



STAFF REPORT
Committee of Adjustment
Application

Date:	June 2, 2016
To:	Chair and Committee Members of the Committee of Adjustment Toronto and East York District c/o Anita MacLeod, Manager & Deputy Secretary-Treasurer, Toronto and East York District
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 29 Toronto-Danforth
Reference:	File No. A0218/16TEY Address: 84 Wiley Avenue Application to be heard: June 9, 2016 at 1:30 pm

RECOMMENDATION

Planning staff recommend that should the Committee of Adjustment approve Application Number A1144/15TEY, the following variances be revised:

1. Variance 2 to By-law 569-2013 related to the lot coverage be revised to 43% of the lot area;
2. Variance 3 to By-law 569-2013 related to the front exterior main wall height variance be revised to 7.88 metres;
3. Variance 4 to By-law 569-2013 related to the side exterior main wall height be revised to 7.57 metres;
4. Variance 3 to By-law 6752 related to front stair setback be revised to 1.3 metres

The following variances should be refused as they are not required:

1. Variance 3 to By-law 569-2013 related to the rear exterior main wall height variance; and,
2. Variance 5 to By-law 569-2013 related to first floor height above established grade.

The following condition should be imposed if Variance 5 to By-law 6752 is approved:

1. The lot coverage of the dwelling excluding the front porch and rear deck shall be no greater than 43% of the lot area.

APPLICATION

The applicant is seeking relief from the provisions of the Zoning By-law to alter the existing one-storey detached dwelling by constructing a complete second storey, a rear two-storey addition, a new covered front porch a rear deck and a rear entrance for a secondary suite in the basement.

Variations are requested with respect to parking supply, lot coverage, front, rear and side exterior main wall height, first floor height above established grade, density, front yard setback, roof eave projection, front stair setback to a lot line and alterations to the main front wall to accommodate a secondary suite.

COMMENTS

The subject property is located on the west side of Wiley Avenue. The property is designated "Neighbourhoods" in the Official Plan, which requires new development in established residential areas to respect and reinforce the existing physical character of the surrounding neighbourhood, including scale and massing of the buildings. The property is zoned R2A in Zoning By-law 6752 of the former Borough of East York and RS (f10.5; a325; d0.75) (x312) in Zoning By-law 569-2013 of the City of Toronto. The purpose of the Zoning By-law is to respect and reinforce a stable built form and to limit the impact of new development on adjacent residential properties.

Planning staff had concerns with the lot coverage variance listed on the Public Hearing Notice. The applicant has revised their plans. The rear deck has been reduced so that it is not included in the lot coverage under By-law 569-2013. The front porch is not counted in lot coverage under By-law 569-2013. Under By-law 6752, while the rear deck is not included in the lot coverage, the front porch is included. Planning staff note that the house excluding the front porch and the rear deck is not greater than 43% of the lot area. Should the lot coverage variances be approved, an approval condition should be imposed to ensure the house is not larger than 43% of the lot area.

Planning staff note that the applicant has made other revisions to reduce impact of the requested variances. Should these revisions be acceptable to the Committee, the requested variances should be modified to reflect the revised plans.

CONTACT

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SIGNATURE



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Director, Community Planning, Toronto and East York District

Copy: Councillor Mary Fragedakis, Ward 29 Toronto-Danforth
David Smith, Agent for the Applicant