



STAFF REPORT
Committee of Adjustment
Application

Date:	August 5, 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. A0375/16TEY Address: 14 Pepler Avenue Application to be heard: August 10, 2016 at 9:30 am

RECOMMENDATION

Planning staff respectfully recommend that should the Committee of Adjustment approve Application Number A0375/16TEY, the following condition should be imposed:

1. The lot coverage of the proposed detached dwelling exclusive of any detached accessory structures be no greater than 40% of the lot area under Zoning By-law 6752 & Zoning By-law 569-2013.

APPLICATION

The applicant is seeking relief from the provisions of the Zoning By-law to legalize and maintain the rear detached garage/shed which was constructed without a building permit.

Variations are requested with respect to lot coverage, rear yard setback, roof eaves projection of an ancillary building and side yard setback.

COMMENTS

The subject property is located on the west side of Pepler Avenue south of O'Connor Drive. 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 R1C in Zoning By-law 6752 of the former Borough of East York and RD (f6.0; a185; d0.75) 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 note that the proposed lot coverage of 46% of the area of the lot under Zoning By-law 569-2013 and Zoning By-law 6752 includes both the detached dwelling and the proposed rear detached garage. The garage has a size of approximately 11.9 square metres. The detached house has a lot coverage of approximately 40%.


Should the lot coverage variances be approved, a condition should be imposed to limit the lot coverage of the existing house exclusive of any detached accessory structures.

CONTACT

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SIGNATURE



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Copy: Councillor Mary Fragedakis, Ward 29 Toronto-Danforth
Dean Ruston, Agent for the Applicant