



STAFF REPORT
Committee of Adjustment
Application

Date:	September 13, 2016
To:	Chair and Members of the Committee of Adjustment Toronto and East York District
From:	Director, Community Planning, Toronto and East York District
Ward:	Ward 19, Trinity-Spadina
Reference:	File No: A0590/16TEY Address: 103 Beatrice Street Applicant: Jason Rioux Agent: Jason Rioux Application to be heard: September 22, 2016

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By C of A at 3:35 pm, Sep 15, 2016

RECOMMENDATION

Planning staff respectfully recommend that should the Committee of Adjustment approve Application Number A0590/16TEY, the following variances should be refused:

1. Variances 2, 3 and 4 to Zoning By-law 569-2013 related to ancillary building height, ancillary building storeys and ancillary building floor area; and
2. Variances 2 and 3 to Zoning By-law 438-86 related to ancillary building height and ancillary building floor area.

APPLICATION

The application proposes to construct a two-storey ancillary building at the rear with a garage on the first floor and storage space on the second floor.

COMMENTS

The subject site is located on the east side of Beatrice Street, north of Dundas Street West and east of Ossington Avenue. The site is designated *Neighbourhoods* in the City of Toronto Official Plan. Section 4.1 of the Official Plan discusses criteria for development in *Neighbourhoods*. The following Official Plan *Neighbourhoods* Policy is of relevance to this application:

- Policy 4.1.5(c) states that development in established neighbourhoods will respect and reinforce the existing physical character of the neighbourhood regarding heights, massing, scale, and dwelling type of nearby residential properties.

The site is zoned Residential (R) in Zoning By-law 569-2013, and Residential (R2) in City of Toronto Zoning By-law 438-86, as amended. The purpose of the Residential Zone category in these respective By-laws is generally to maintain a stable built form, and to limit the impact of new development on adjacent residential properties.


City Planning Staff have reviewed the application and have concerns related to the height and size of the proposed ancillary building not respecting and reinforcing the recognized physical character of the street. Staff have conducted a site visit and note that the majority of garages on the laneway appear to be compliant with the Zoning By-law in terms of height and size. Planning Staff is of the opinion that the variances related to the ancillary building height and size are out of character with the prevailing built-form of the other garages along the street, and do not meet the intent of the Official Plan and Zoning By-laws. In order to maintain the established built form context, Planning Staff recommend refusal of the variances related to the height of the garage.

For these reasons, City Planning Staff respectfully recommend that, should the Committee of Adjustment choose to approve Application A0590/16TEY, the Committee refuse the above noted variances.

CONTACT

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SIGNATURE



Gregg Lintern, MCIP RPP
Director, Community Planning, Toronto and East York District

Copy: Councillor Layton, Ward 19, Trinity-Spadina
Jason Rioux, Agent