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STAFF REPORT
Committee of Adjustment
Application

Date:	October 20, 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. A0685/16TEY Address: 45 Roosevelt Road Application to be heard: October 25, 2016

RECOMMENDATION

Planning staff respectfully recommend that the Committee refuse Application No. A0788/16TEY.

APPLICATION

The applicant is seeking relief from the provisions of the Zoning By-law to alter the existing two-storey semi-detached dwelling by constructing a rear two-storey addition and rear deck, a rear basement walkout and to enclose the existing front porch.

Variances are requested with respect to front yard setback, rear yard soft landscaping, lot coverage, density, front stair encroachment and driveway width.

COMMENTS

The subject property is located on the east side of Roosevelt Road south of Mortimer 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 have concern with the lot coverage and density variances. On Roosevelt Road and Monarch Park Avenue, north of Sammon Road and south of Memorial Park Avenue, in the same R2A/RS zone as the subject property, there have only been three approvals that have received lot coverage variances located at 50 Roosevelt Road (41.74%), 86 Roosevelt Road (42%) and

351 Monarch Park Avenue (36.6%). The proposed development at 45 Roosevelt Road has a detached garage that accounts for approximately 7.98% of the proposed lot coverage, leaving the proposed dwelling with a lot coverage of 47.09%. The coverage of the proposed detached dwelling is larger than any of these other approvals.

Additionally, the highest density variance granted in the same search area is 0.84 times the area of the lot at 38 Roosevelt Avenue.

It is Planning staff's recommendation that the lot coverage of the dwelling exclusive of the detached garage be reduced to be in line with other approvals in the area. This will result in a reduction in the density variance. As such, the minor variance application in its current form should be refused.

CONTACT

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SIGNATURE



for

Gregg Lintern, MCIP, RPP

Director, Community Planning, Toronto and East York District

Copy: Councillor Mary Fragedakis, Ward 29 Toronto-Danforth
Leo Mastrandrea, Agent for the Applicant