



STAFF REPORT
Committee of Adjustment
Application

Date:	June 3, 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 31 Beaches-East York
Reference:	File No. A0233/16TEY Address: 49 Orley Avenue Application to be heard: June 9, 2016 at 1:30 pm

RECOMMENDATION

Planning staff respectfully recommend that should the Committee of Adjustment approve Application Number A0233/16TEY, 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 35.1% of the lot area under Zoning By-law 6752 and 569-2013.

APPLICATION

The applicant is seeking relief from the provisions of the Zoning By-law to alter the existing two-storey detached dwelling by re-constructing the second storey and constructing a new two-storey rear addition.

Variances are requested with respect to lot coverage, floor space index and side yard setback.

COMMENTS

The subject property is located on the south side of Orley Avenue between Westlake Avenue and Chisholm 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 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 45.17% of the area of the lot under both Zoning By-laws 569-2013 and 6752 includes both the detached dwelling as altered and the existing rear detached garage. The existing garage has a size of 23.54 square metres.

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

CONTACT

Jason Tsang, Assistant Planner

Tel: 416-392-4237

Fax: 416-392-1330

E-mail: jtsang2@toronto.ca

SIGNATURE



for

Gregg Lintern, MCIP, RPP

Director, Community Planning, Toronto and East York District

Copy: Councillor Janet Davis, Ward 31 Beaches-East York
Michael Baytman, Agent for the Applicant