



STAFF REPORT

Committee of Adjustment Application

Date:	November 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 29 Toronto-Danforth
Reference:	File No. A0829/16TEY Address: 27 Baltic Avenue Application to be heard: November 9, 2016

RECOMMENDATION

Planning staff respectfully recommend that should the Committee of Adjustment approve Application Number A0686/16TEY, the following variances be refused:

1. Variance 4 to By-law 569-2013 and variance 4 to By-law 438-86 related to parking space location; and,
2. Variance 3 to By-law 569-2013 and variance 3 to By-law 438-86 related to front yard landscaped open space.

APPLICATION

The applicant is seeking relief from the provisions of the Zoning By-law to construct a two-storey detached dwelling.

Variances are requested with respect to density, roof eaves projection, side yard setback, front yard landscaping and parking location.

COMMENTS

The subject property is located on the south side of Baltic Avenue, west of Donlands 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 R2 Z0.6 in Zoning By-law 438-86 of the former City of Toronto and R (d0.6) (x322) 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 on this street, parking in front of the main wall of the house is not the prevailing character of the neighbourhood. For houses on north side of Baltic Avenue, in cases where parking spaces are provided on the lot, the driveways lead to legal parking spots behind the front wall of the house. On the south side of the street, most houses have access to a lane at the rear of their lots, including the subject property.

The Zoning by-law is clear in its intent not to allow parking in the front yard. The prevailing character of this area does not include front yard parking. Rear laneway access is available. Additionally, variances have not been granted to allow parking in front of the main wall of the house on this street.

As such, Planning staff recommend that the parking space location variances be refused. The associated front yard landscaped open space variances required to facilitate the front yard parking location should also be refused.

CONTACT

Jason Tsang, Assistant Planner

Tel: 416-392-4237

E-mail: jtsang2@toronto.ca

SIGNATURE



for

Gregg Lintern, MCIP, RPP

Director, Community Planning, Toronto and East York District

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