



STAFF REPORT
Committee of Adjustment
Application

Date:	January 11, 2016
To:	Chair and Committee Members of the Committee of Adjustment North York District
From:	Joe Nanos, Director, Community Planning, North York District
Ward:	Ward 26 (Don Valley West)
Reference:	File No: A1034/15NY Address: 164 PARKHURST BOULEVARD Application to be heard: Thursday, January 21, 2016

RECOMMENDATION

Should the Committee choose to approve this application at this time, staff recommend that the following variances first be modified to be more in keeping with the intent of the Zoning By-laws:

1. Variance Nos. 2 and 5 with respect to the proposed Floor Space Index.

APPLICATION

This application proposes to construct a new two-storey dwelling. The existing dwelling would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. **Chapter 10.20.40.10, By-law No. 569-2013**
The maximum permitted building height is 8.5m.
The proposed building height is 8.89m.

2. **Chapter 10.20.40.40, By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.45 times the lot area.
The proposed Floor Space Index is 0.646 times the lot area.
3. **Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.0m² of the first floor must be within 4.0m of the front main wall.
The proposed area of the first floor within 4m of the main front wall is 8.95m².
4. **Section 6.2.3, By-law No. 1916**
The maximum permitted building height is 8.5m.
The proposed building height is 8.78m.
5. **Section 6.2.3, By-law No. 1916**
The maximum permitted Floor Space Index is 0.45 times the lot area.
The proposed Floor Space Index 0.646 times the lot area.

COMMENTS

The subject property is located on the north side of Parkhurst Boulevard, west of Laird Drive. The property is zoned *R1A* under the former Leaside Zoning By-law No. 1916 and zoned *RD* (*f9.0; a275; d0.45*) in the new City of Toronto Zoning By-law No. 569-2013. The application proposes to construct a new two-storey dwelling.

The applicant proposes a Floor Space Index of 0.646 times the area of the lot whereas both By-law No. 1916 and By-law No. 569-2013 permit a maximum Floor Space Index of 0.45 times the area of the lot. Although several properties within the neighbourhood have been approved at a Floor Space Index greater than is permitted under the Zoning By-laws, recent approvals for increased Floor Space Index on this section of Parkhurst Boulevard, which are restricted to 0.45 times the area of the lot, have generally ranged between 0.45 and 0.54 times the area of the lot. Floor Space Index restrictions are devised, in part, to regulate the size of structures on a given lot. Staff are of the opinion that the proposed Floor Space Index is not in keeping with the intent of the Zoning By-laws.

In addition, staff have concerns that certain variances may have been missed or incorrectly identified on this application and that additional or other variances may be required.

Should the Committee choose to approve this application at this time, staff recommend that the proposed Floor Space Index be reduced to be more in keeping with the intent of the Zoning By-laws.

CONTACT

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SIGNATURE

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