



STAFF REPORT
Committee of Adjustment
Application

Date:	March 17, 2017
To:	Chair and 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
Ward:	Ward 29, Toronto-Danforth
Reference:	File No: A1155/16TEY Address: 19 Lankin Boulevard Applicant: Kristina Tachkova Agent: Cristina Beligan Application to be heard: March 28, 2017

RECEIVED

By C of A at 10:13 am, Mar 17, 2017

RECOMMENDATION

Planning staff respectfully recommend that the Committee of Adjustment refuse this application.

APPLICATION

This application proposes to construct a four-storey detached dwelling with an integral garage and a rear fourth floor balcony.

COMMENTS

The subject property is located on the east side of Lankin Boulevard, west of Coxwell Avenue. The property is designated *Neighbourhoods* in the Official Plan, which requires new development in established residential areas to have regard for the existing physical character of the surrounding neighbourhood, including scale and massing of buildings. The property is zoned R1A in Zoning By-law 6752 of the East York By-law and RD (f9.0; a280; d0.45) 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.

Properties designated *Neighbourhoods* in the Official Plan are subject to a number of development criteria intended to have new development respect and reinforce the existing physical character of the neighbourhood, including in particular the heights, massing,

scale and dwelling type of nearby residential properties. No changes will be made through rezoning, minor variance, consent or public action that are out of keeping with the physical character of the neighbourhood.

Planning staff object to the proposal in its current form, particularly with regard to the proposed height, number of storeys, lot coverage and density.

The new building proposes a height of 11 metres and 4-storeys. Under Zoning By-law 569-2013, the maximum permitted height is 7.2 metres for a flat or shallow roof, which characterises this proposal's roof design. Under the East York By-law 6752, a height of 8.5 metres would be required. As well, By-law 569-2013 allows for a maximum of two storeys. Nearby properties on Lankin Boulevard reveal one and two-storey detached dwellings, most of which have pitched roofs. There are a few detached dwellings that obtained a variance on height, which have generally not exceeded 9 metres. No dwellings are four-storeys, either existing or as part of new construction.

The applicant proposes a density of 1.02 times the area of the lot and a lot coverage of 44.8% in By-law 569-2013 and 41.83% in By-law 6752. The By-laws permit a maximum density of 0.45 and a maximum lot coverage of 35%. The proposal more than doubles the maximum permitted density. Other detached dwellings, which have received a variance on density, have been within the range of 0.6 to 0.7 times the area of the lot. As for lot coverage, minor variances are typically approved in the 37-38% range.

The proposal at 19 Lankin Boulevard does not generally maintain the intent and purpose of the Official Plan or the Zoning By-law; therefore, Planning staff respectfully recommend that the Committee of Adjustment refuse this application.

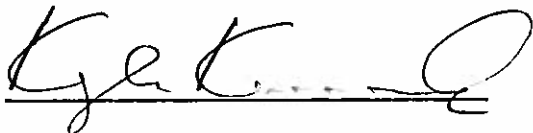
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SIGNATURE



for

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

cc. Councillor Fragedakis
Ms. Cristina Beligan