



STAFF REPORT
Committee of Adjustment
Application

Date:	May 2, 2017
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. A0055/17TEY Address: 374 O'Connor Drive Application to be heard: May 10, 2017

RECOMMENDATION

Planning staff respectfully recommend that the Committee of Adjustment refuse this application in its current form.

APPLICATION

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two-storey rear addition and a partial second-storey addition to an existing one-storey detached dwelling.

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

COMMENTS

The subject property is located on the north side of O'Connor Drive, east of Greenwood 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 R1B in Zoning By-law 6752 of the former Borough of East York and RD (f12.0; a370; d0.6) 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 concerns with the lot coverage and building length variances. The lot coverage of 49% includes both the altered detached dwelling and the existing detached garage. Excluding the detached garage, the altered detached dwelling would still be over 40%.

The lot coverage also requires a building length variance of 18.13 metres under both by-laws. This would result in a dwelling that is longer than what is permitted in the Zoning By-law, particularly where none of the houses in this part of O'Connor Drive have been granted length variances. It is Planning staff's opinion that the additional length beyond the as-of-right permission of 17.0 metres does not respect and reinforce the existing physical character of dwellings on O'Connor Drive.

Planning staff would have no objection to the application if the building length variance was removed and the coverage variance was reduced accordingly. While Planning staff have no objection to the requested floor space index variance, reductions in the building length and coverage variances may also result in a corresponding reduction in the floor space index variance.

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
Angela Cvetanovska Gjemailji, Agent for the Applicant