



STAFF REPORT
Committee of Adjustment
Application

Date:	February 27, 2017
To:	Chair and Committee Members of the Committee of Adjustment North York District
From:	Joe Nanos, Director, Community Planning, North York District
Ward:	Ward 16 (Eglinton-Lawrence)
Reference:	File No: A1131/16NY Address: 235 DELORAINE AVENUE Application to be heard: Thursday, March 9, 2017

RECOMMENDATION

Should the Committee choose to approve the application, staff recommend that the following variance first be modified to be more in keeping with the intent of the Zoning By-law:

1. Variance No. 4 with respect to building depth.

APPLICATION

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

1. Chapter 10.5.40.10.(5), By-law No. 569-2013

A minimum of 10.00m² of the first floor area must be within 4.00m of the main front wall.
The proposed first floor area is 4.45m² within 4.00m of the main front wall.

2. Chapter 10.20.40.40.(1), By-law No. 569-2013

The maximum permitted floor space index is 0.60 times the lot area.
The proposed floor space index is 0.653 times the lot area.

3. Chapter 10.5.40.60.(1), By-law No. 569-2013

A platform without main walls, attached to or less than 0.30m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.50m if it is no closer to a side lot line than the required side yard setback.
The proposed platform encroaches 3.34m into the required front yard setback.

4. Chapter 10.20.40.30.(1), By-law No. 569-2013

The maximum permitted building depth is 17.00m.

The proposed building depth is 18.82m.

5. Chapter 10.20.40.10.(2), By-law No. 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.

The proposed height of the side exterior main walls facing a side lot line is 8.63m.

6. Section 6(3) Part I 1, By-law No. 438-86

The maximum permitted gross floor area is 0.60 times the lot area.

The proposed gross floor area is 0.65 times the lot area.

7. Section 6(3) Part II 3.B(II), By-law No. 438-86

The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.

The proposed west side yard setback is 0.45m for the 1.81m portion of the dwelling exceeding 17.00m in depth.

8. Section 6(3) Part II 3.B(II), By-law No. 438-86

The minimum required side yard setback is 7.50m for the 1.81m portion of the dwelling exceeding 17.00m in depth.

The proposed east side yard setback is 1.06m for the portion of the dwelling exceeding 17.00m in depth.

9. Section 6(3) Part II 8 D(I), By-law No. 438-86

The permitted maximum height of an uncovered platform which projects into the required setbacks is 1.20m above grade.

The proposed height of the uncovered platform at the rear is 2.40m above grade.

COMMENTS

The subject property is located on the south side of Deloraine Avenue, east of Avenue Road. The property is zoned *R2 Z0.6* under Toronto Zoning By-law No. 738-86 and *R (f7.5; d0.6)(x604)* in the City of Toronto Zoning By-law No. 569-2013. The subject property is designated *Neighbourhoods* in the City of Toronto Official Plan.

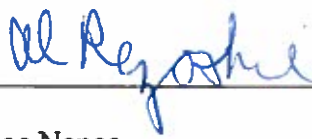
The proposal is to construct a new two-storey detached dwelling with an integral garage. The application proposes a building depth of 18.82 metres whereas 17 metres is permitted under the new City of Toronto Zoning By-law No. 569-2013. Building depth is devised, in part, to regulate the size of structures to maintain a consistent pattern of development between neighbouring properties. The proposed building depth does not maintain the general massing and scale of the neighbourhood. There have been some similar approvals for the first floor of the dwellings in the neighbourhood, however the depth above the first floor has conformed to the 17 metres required by the By-law. Staff believe that the proposed building depth is contrary to the intent of the Zoning By-law.

Should the Committee choose to approve this application, staff recommends that the building depth be reduced to be more in keeping with the intent of the Zoning By-law.

CONTACT

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SIGNATURE

for/  _____

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A1131/16NY