



**STAFF REPORT**  
**Committee of Adjustment**  
**Application**

<b>Date:</b>	October 25, 2017
<b>To:</b>	<b>Chair and Committee Members of the Committee of Adjustment Toronto and East York District c/o Anita MacLeod, Manager &amp; Deputy Secretary-Treasurer, Toronto and East York District</b>
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 29 Toronto-Danforth
<b>Reference:</b>	File No. A0785/17TEY Address: 821 Carlaw Avenue Application to be heard: November 8, 2017

**RECOMMENDATION**

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Planning staff respectfully recommend that should the Committee of Adjustment approve Application Number A0696/17TEY in its current form, the following conditions should be imposed:

1. The enclosed front porch, requiring the front yard setback variances under By-laws 569-2013 and 438-86, shall be no greater than one storey in height;
2. The setback from the front property line for the existing second floor of the dwelling as shown on the site plan submitted to Committee of Adjustment on August 24, 2017, shall remain unchanged at a minimum of 4.94 metres.

**APPLICATION**

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The applicant is seeking relief from the provisions of the Zoning By-law to construct a rear one-storey addition, convert with front porch and attic into living space, and to add a third dwelling unit within the existing 2 storey detached dwelling.

Variances requested are with respect to floor space index, building depth, front and side yard setback, and landscape opened space.

**COMMENTS**

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The subject property is located on the east side of Carlaw Avenue, north of Danforth 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)(x312) 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.

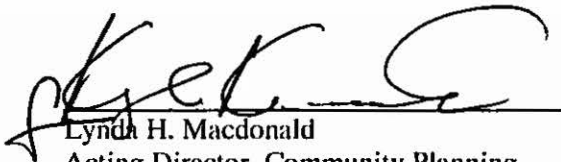
Planning staff note that the front yard setback variance is to accommodate the proposed enclosure of the existing porch.

Conditions should be imposed to ensure that the front yard setback variance applies only to the proposed enclosed porch, and that it remain one storey only, as potential additions above the enclosed front porch, in front of the existing second floor, would create additional massing with potential impacts on the streetscape of Carlaw Avenue.

## **CONTACT**

George Pantazis  
Tel: 416-392-3566  
E-mail: [george.pantazis@toronto.ca](mailto:george.pantazis@toronto.ca)

## **SIGNATURE**



Lynda H. Macdonald  
Acting Director, Community Planning  
Toronto and East York District

Copy: Councillor Fragedakis, Ward 29 Toronto-Danforth  
Sean Galbraith, Agent for the Applicant