



REVISED STAFF REPORT
Committee of Adjustment
Application

Date:	January 8, 2018
To:	Chair and Committee Members of the Committee of Adjustment Etobicoke York Panel
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke Lakeshore
Reference:	File No. A0390/17EYK Address: 74 Royal York Road Application to be heard: January 11, 2018

RECOMMENDATION

Should the Committee see fit to approve the application, the following condition be imposed:

1. That there be a maximum of nine (9) on-site staff (including supervisory staff).

APPLICATION

The application seeks approval of the following variances to convert the existing electronic retail store to a daycare/nursery school. The applicant is seeking the following variances:

1. **Section 340-30(G)(3)**
The minimum required front yard setback is 6 m.
The altered building will be located 1.67 m from the front lot line.
2. **Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 340-30(G)(4)
The minimum required side yard setback is 0.9 m.
Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 340-30(G)(4)
The altered building will be located 0.58 m from the north side lot line.

3. Section 10.80.40.20.(1), By-law 569-2013

The maximum permitted building length is 17 m.
The altered building will have a length of 22.4 m.

4. Section 340-30(G)(6)

A minimum of 25% of the lot area shall be maintained as landscaping (145.1 m²).
A total of 13.8% of the lot area will be maintained as landscaping (80 m²).

COMMENTS

The subject property is designated *Neighbourhoods* under the Toronto Official Plan. The site is zoned Second Density Residential (R2) under the former City of Etobicoke Zoning Code as and Residential Multiple Dwelling (RM) under City-wide Zoning By-law 569-2013.

Planning staff had previously reviewed the application and supporting materials. Based on this review, staff identified a concern with the requested variances for the number of parking spaces (4 instead of 19) and the amount of access to be provided in front of the parking spaces (0 metres).

The application has since been revised to reduce the size and scale of the proposal from a daycare that could accommodate 90 children to a facility for 54 children and eliminated the parking variances. The revised proposal provides 9 parking spaces on site which is the required one parking space per employee requirement under the Zoning By-law. The remaining variances are for the existing structure save for the proposed landscaping which is tied to the parking being provided on site.

Planning staff have no further concerns subject to the following condition:

1. That there be a maximum of nine (9) on-site staff (including supervisory staff).

CONTACT

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