



STAFF REPORT
Committee of Adjustment
Application

Date:	May 30, 2018
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
From:	Director, Community Planning, Toronto and East York District
Ward:	Ward 29, Toronto-Danforth
Reference:	File No.: A1119/17TEY Address: 1258 Broadview Avenue Application to be heard: June 6, 2018

RECOMMENDATION

Staff respectfully recommend that, should the Committee of Adjustment choose to approve Application A1119/17TEY, the Committee impose the following conditions:

- 1) That the third floor of the proposed dwelling have a maximum building length of 16.99 metres exclusive of the stairs and balcony and that the second and ground floor maximum building length is 18.00 metres exclusive of the stairs and balcony, as per the floor plans shown on drawings A-3.2 to A-3.5 received by the Committee of Adjustment on May 9, 2018.

APPLICATION

To alter the existing two-storey detached dwelling containing one dwelling unit by constructing a rear two-storey addition, a third storey addition, a rear exterior staircase, a front second storey balcony, and two additional dwelling units. A new rear yard parking pad will be constructed and the driveway width will be extended in the rear yard.

The variances requested are with respect to building length, width of the driveway, building height, exterior main wall height, building depth, secondary suite, alteration to a building to accommodate a secondary suite, number of parking spaces and side yard setback.

COMMENTS

The subject site is located on the west side of Broadview Avenue, south of O'Connor Drive. The site is designated *Neighbourhoods* in the City of Toronto Official Plan, which are considered physically stable areas made up of residential uses in lower scale buildings. The site is zoned Residential (RD) in City-Wide Zoning By-law 569-2013, and Residential (RIC) in the former

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East York, as amended. The purpose of the Residential zone category in these respective By-laws is generally to maintain a stable built form, and to limit the impact of new development on adjacent residential properties.

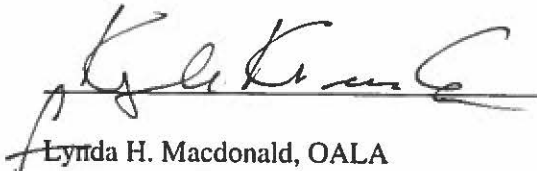
Staff have reviewed the application and do not object to the variances as represented in Application A1119/17TEY. However, staff are concerned that if the application is unconditionally approved, the applicant could potentially build a building to fill the entire zoning envelope, as varied, which would result in a much larger, and more imposing building than the built form proposed in this application. To mitigate this concern, staff recommend that the Committee impose a condition on the maximum allowable building length for the ground, second and third floor.

For these reasons, staff respectfully recommend that should the Committee of Adjustment choose to approve Application A1119/17TEY, the Committee impose the above noted conditions.

CONTACT

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SIGNATURE



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Copy: Councillor Mary Fragedakis, Ward 29 Toronto-Danforth
Serouj Kaloustian, Agent for the Owner