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By Committee of Adjustment at 8:54 am, Jun 01, 2018



STAFF REPORT
Committee of Adjustment Application

Date:	May 31, 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 District
From:	Acting Director, Community Planning, Toronto and East York District
Ward:	Ward 22, St. Paul's
Reference:	File No.: A0005/18TEY Address: 46 Banff Rd. Applicant: Ehsan & Azita Vali Agent: Glenn Rubinoff Application to be heard: June 6, 2018 at 1:30 p.m.

RECOMMENDATION

Should the Committee choose to approve Application No. A0005/18TEY, City Planning staff recommends that:

- 1) Variance No. 6 under Zoning By-law 569-2013 regarding building depth be reduced from 20.12 metres to 18.6 metres; and
- 2) The new dwelling shall be built substantially in accordance with the attached plans by Rubinoff Design Group dated May 31, 2018 with regard to the building depth, and dated May 17, 2018 with regard to the front elevation.

APPLICATION

The applicant is seeking relief from the provisions of Zoning By-law 569-2013 and Zoning By-law 438-86, as amended, to construct a new two-storey detached dwelling with an integral garage.

The variances requested are with respect to: the prohibited vehicle entrance through the front main wall of the dwelling; the area of the first floor within 4.0 metres of the front main wall; the area, setback and encroachment into the rear yard setback of the rear deck with a height greater than 1.2 metres above established grade; the building height; the front and rear exterior main wall height; the building depth; the floor space index/gross

floor area; the distance of the roof eaves from the south lot line; and the side yard setback of the building for the portion exceeding a 17 metre building depth.

CONTEXT

The subject property is located on the west side of Banff Road, south of Eglinton Avenue East, in the Davisville Village.

The property is designated *Neighbourhoods* in the Official Plan, which are "considered physically stable areas made up of residential uses in lower scale buildings" including detached dwellings.

Policy 4.1.5 of the Official Plan states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular heights, massing, scale and dwelling type of nearby residential properties.

The property is zoned Residential (R) (d0.6) (x930) under the City-wide Zoning By-law 569-2013, and Residential (R2) (Z0.6) under former City of Toronto Zoning By-law 438-86.

COMMENTS

City Planning staff reviewed the requested variances and the plans for the proposed dwelling on file with the Committee of Adjustment by Rubinoff Design Group, dated February 21, 2018. Planning staff had concerns with the height of the cornice line and the building depth of the proposed dwelling.

The cornice line is the location where the eaves are located and the roof begins. The the cornice line or eaves line is the contributing feature of the dwelling to the street wall height of Banff Road. Zoning By-law 569-2013 limits the maximum permitted main wall height to 7 metres in order to limit the height of the cornice line and the street wall height. A cornice/eaves line with a height of 7.8 metres fails to maintain the intent of the provision.

The proposed building depth would fail to respect the massing of existing nearby properties and adversely impact the adjacent properties.

The applicant agreed to make revisions to the proposed dwelling to address staff's concerns by reducing the height of the cornice/eaves line from 7.8 metres to 7.5 metres above established grade, and by reducing the building depth from 20.12 metres to 18.6 metres.

It is recommended that should the Committee choose to approve the application, the approval of the requested variances be tied to the attached plans by Rubinoff Design Group, dated May 17, 2018 and May 31, 2018, and the building depth be reduced to 18.6 metres.

CONTACT

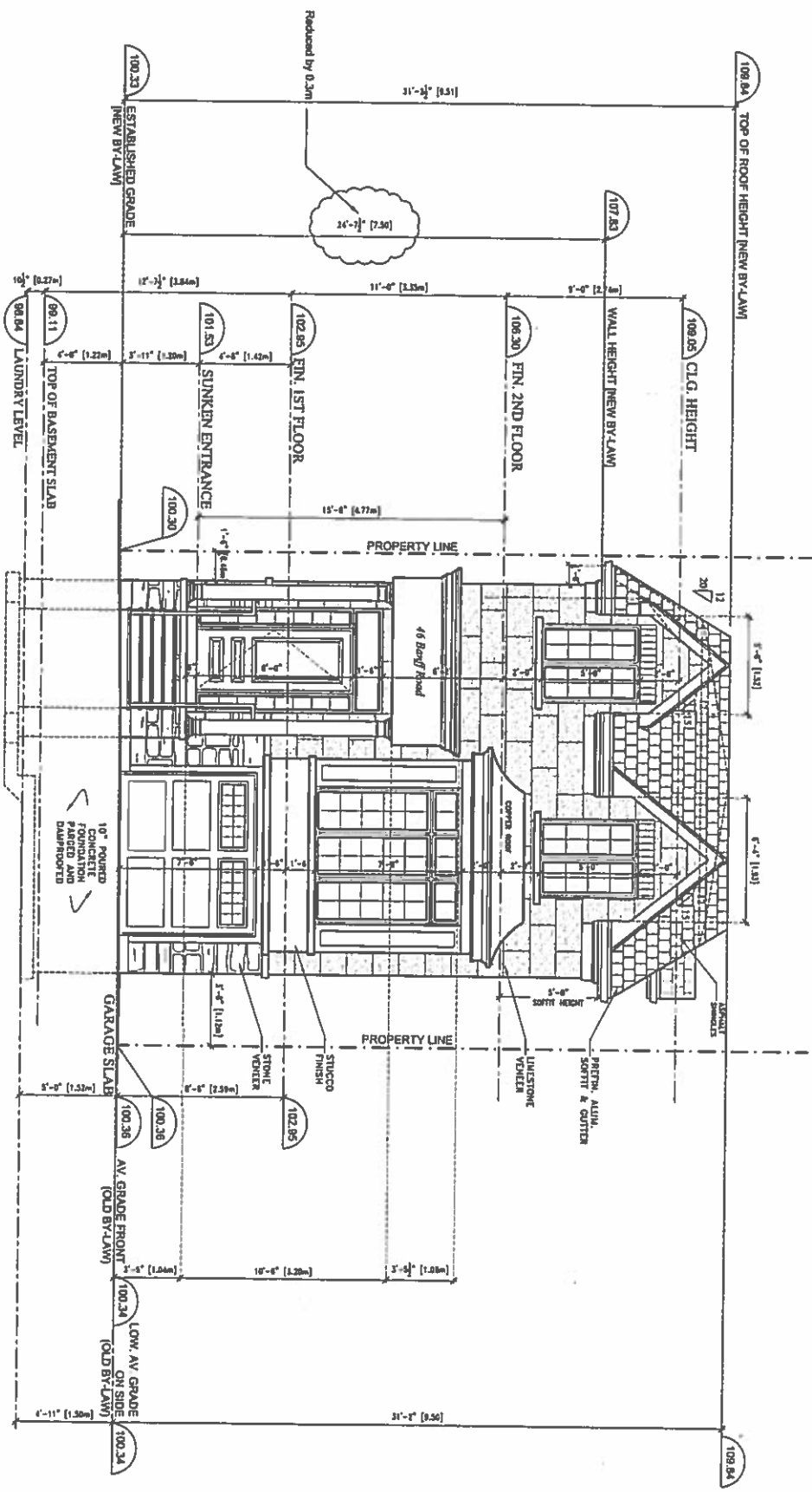
Catherine Jung, Assistant Planner
Tel: 416-338-3735
E-mail: Catherine.Jung@toronto.ca

SIGNATURE

A handwritten signature in blue ink, appearing to be 'Lynda H. Macdonald', written over a horizontal line.

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

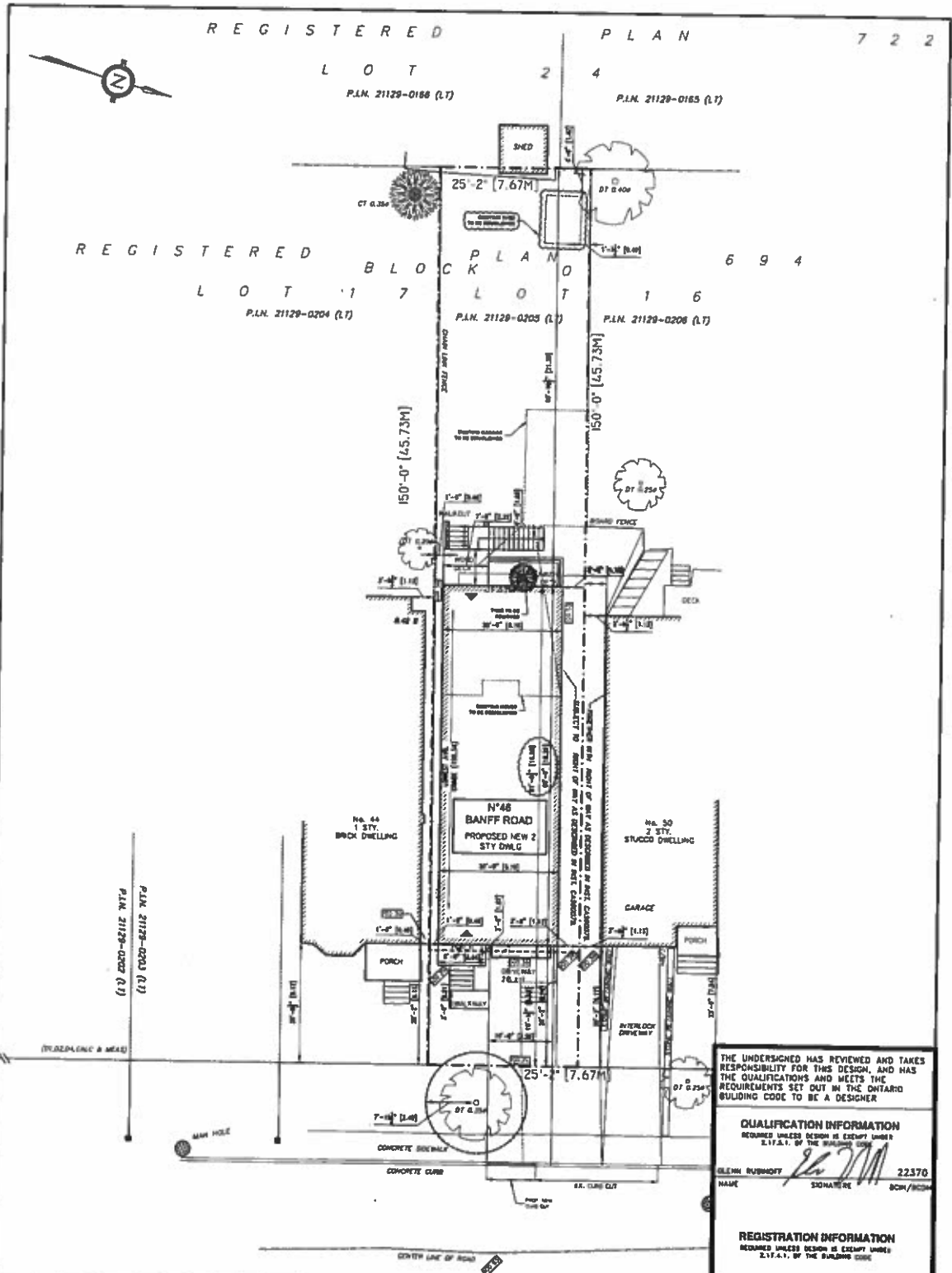
Copy: Councillor Josh Matlow, Ward 22
Glenn Rubinoff, Agent for the Applicant



FRONT ELEVATION (NORTH)

N^o46 BANFF ROAD

Rubinfoff Design Group
 697 MOUNT PLEASANT RD.
 Toronto, Ontario M4S 2M4
 TEL: 416-492-7412 FAX: 416-497-7111 EMAIL: info@rubinfoffdesign.com
 SCALE: 3/8" = 1'-0" MAY 17, 2018



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE BUILDING CODE

ELENE RUBINOFF 22370
 NAME SIGNATURE BCN/BCSN

REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1. OF THE BUILDING CODE

RUBINOFF DESIGN GROUP 27293
 FIRM NAME BCN/BCSN

SITE STATISTICS :	
PART LOT 16 AREA = 3778 ^{ft} ² [350.3 ^m ²]	
FRONT YARD AREA = 637 ^{ft} ² [59.2 ^m ²]	
PORCH & STEPS AREA = 65 ^{ft} ² [6.0 ^m ²]	
R.O.W. (RIGHT OF WAY) = 74 ^{ft} ² [6.8 ^m ²]	
DRIVEWAY AREA = 215 ^{ft} ² [19.9 ^m ²]	
FRONT YARD HARD SURFACE AREA = 354 ^{ft} ² [32.9 ^m ²]	
(PORCH, STEPS, WALKWAY & DRIVEWAY) / = 85.0% (85% MAX. PERMITTED)	
FRONT YARD SOFT LANDSCAPED AREA = 637 ^{ft} ² [59.2 ^m ²]	
(FRONT YARD AREA) - (DRIVEWAY & R.O.W.) = 348 ^{ft} ² [32.3 ^m ²]	
PORCH & STEPS & WALK AREA = 65 ^{ft} ² [6.0 ^m ²]	
MIN 70% RECD	
GFA / F81 = 2445.5 ^{ft} ² [227.2 ^m ²] [64.6%]	

BANFF ROAD
 (FORMERLY MOWAT STREET)
 (BY REGISTERED PLAN 694, P.I.N.21129-0524 (LT))

PRIVATE RESIDENCE		<p>837 Mount Pleasant Rd. Toronto, Ontario M4S 2S4 TEL. 416.667-8322 FAX. 416.667-8781 EMAIL: info@rubinoffdesign.com</p>	
PROJECT: SITE PLAN PROJECT: 46 BANFF ROAD TORONTO, ONTARIO			
PROJECT DESIGNER:	G.R.	PROJECT NO.	
DRAWN BY:	K.S.	DATE:	MAY 31, 2018
CHECKED BY:	G.R.	SCALE:	1:200
		A	