



STAFF REPORT

Committee of Adjustment Application

Date:	April 6, 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 29, Toronto-Danforth
Reference:	File No.: A1356/17TEY Address: 62 Chester Hill Road Application to be heard: April 11, 2018

RECOMMENDATION

Should the Committee of Adjustment choose to approve Application No. A1356/17TEY, Planning staff respectfully recommend the following:

- 1) Variance 1 to Zoning By-law 569-2013 regarding height of the side exterior main wall be reduced to 9.60 metres.
- 2) The approval be conditional to the following:
 - i. The third floor addition to the existing two-storey detached dwelling be constructed substantially in accordance with the plans A3.0.0 and A2.2.3 date stamped received by City Planning on April 6, 2018. Any variances that may appear on these plans that are not listed in the written decision are not authorized.

APPLICATION

The applicant is seeking relief from the provisions of Zoning By-law 569-2013 and Zoning By-law 438-86, as amended, to alter the existing two-storey detached dwelling by constructing a third storey addition.

The variances requested are with respect to the height of the side exterior main wall, floor space index, gross floor area and bay window projection.

CONTEXT

The subject property is located on the north side of Chester Hill Road, north of Danforth Avenue and west of Broadview Avenue. The property is designated *Neighbourhoods* in the Official Plan, which are "considered physically stable areas made up of residential uses in lower scale buildings". Policy 4.1.5 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 policy goes on to say that "no changes will be

made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood."

The property is zoned Residential under City of Toronto Zoning By-law 569-2013 and Residential (R2) under former City of Toronto Zoning By-law 438-86. 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.

COMMENTS

Planning staff have reviewed the minor variance application and contacted the applicant to discuss concerns with the proposed third floor addition and the height of the side exterior main wall. Staff have concerns with the 10.0 metre height for a flat roof as it would not be in keeping with the physical character of the neighbourhood consisting of dwellings that complied with the Zoning By-law provisions on height.

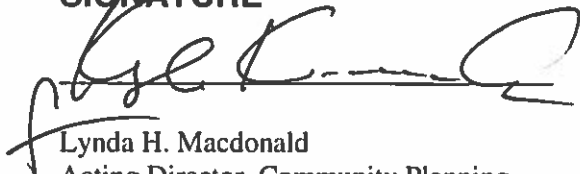
In response to these concerns, the applicant has shared revised plans with the Planning staff and filed with the Committee of Adjustment dated April 6, 2018 that reduce the side exterior main wall height to 9.60 metres and a setback on the third floor from the front main wall. A reduction in the building height and a setback on the third floor addresses Planning staff's concerns.

Staff are satisfied that the revised proposal addresses the concerns outlined in this report. Staff respectfully recommend that the application be approved subject to the recommendations listed above.

CONTACT

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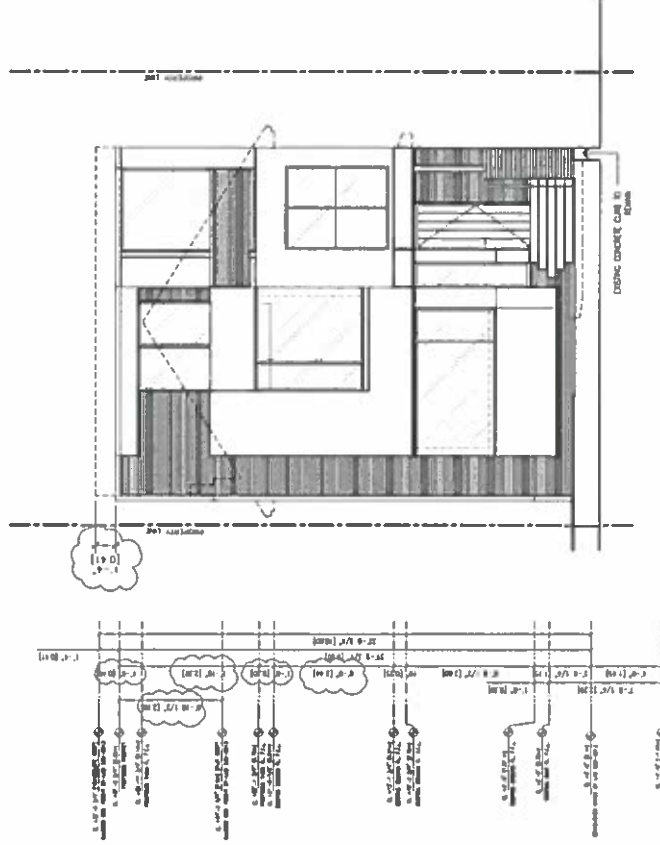
SIGNATURE



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

Copy: Councillor Mary Fragedakis, Ward 29 Toronto-Danforth
Boxer Architects Inc c/o Michael Boxer, Agent for the Applicant

City Planning Division
City of Toronto
APR 06 2018
DATE RECEIVED



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ADDRESS
CHESTER HILL RESIDENCE
42 CHESTER HILL ROAD,
TORONTO, ONTARIO

DRAWING TYPE
SOUTH ELEVATION
PROPOSED

SCALE
1/8" = 1'-0"

DATE
MAY 22, 2018

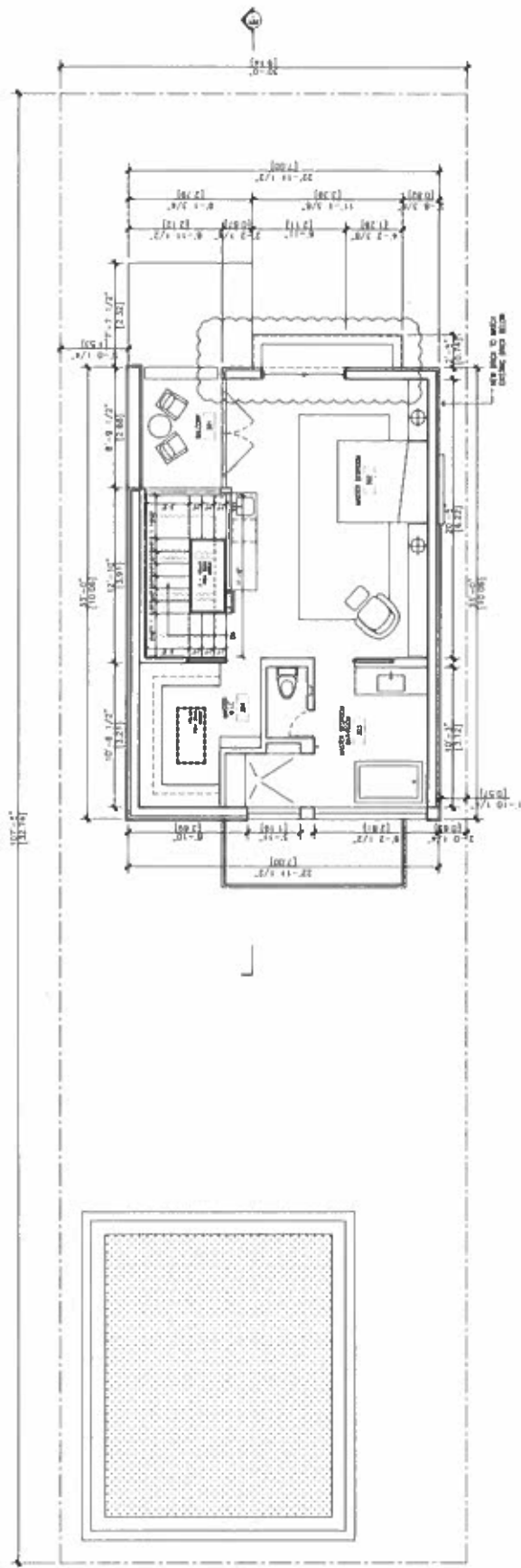
ISSUE DATE(S)

ISSUE DATE(S)	ISSUED FOR ZCC	ISSUED FOR ZCC	ISSUED FOR ZCC	ISSUED FOR ZCC	ISSUED FOR ZCC
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02	ISSUED FOR ZCC	ISSUED FOR ZCC	ISSUED FOR ZCC	ISSUED FOR ZCC	ISSUED FOR ZCC
03	ISSUED FOR ZCC	ISSUED FOR ZCC	ISSUED FOR ZCC	ISSUED FOR ZCC	ISSUED FOR ZCC
04	ISSUED FOR ZCC	ISSUED FOR ZCC	ISSUED FOR ZCC	ISSUED FOR ZCC	ISSUED FOR ZCC
05	ISSUED FOR ZCC	ISSUED FOR ZCC	ISSUED FOR ZCC	ISSUED FOR ZCC	ISSUED FOR ZCC

DRAWING NO.

A 3.0.0

City Planning Division
City of Toronto
APR 06 2010
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ADDRESS
CHESTER HILL RESIDENCE
52 CHESTER HILL ROAD,
TORONTO, ONTARIO

DRAWING TYPE
THIRD FLOOR
PROPOSED

SCALE
1/8" = 1'-0"

DATE
AUG 22 2010

ISSUE DATE(S)

ISSUE NO.	ISSUED FOR ZCC	ISSUE DATE
01	ISSUED FOR ZCC	2010 10 17
02	ISSUED FOR ZCC	2011 10 17
03	ISSUED FOR ZCC	2017 11 03
04	ISSUED FOR ZCC	2017 11 20
05	ISSUED FOR ZCC	2018 04 08

DRAWING NO.

A 2.2.3