



STAFF REPORT
Committee of Adjustment
Application

Date: January 23, 2019

To: Chair and Committee Members of the Committee of Adjustment, North York District

From: Joe Nanos, Director, Community Planning, North York District

Ward: 15 – Don Valley West

File No: A0841/18NY

Address: 14 BROOKFIELD ROAD

Hearing Date: Thursday, February 7, 2019 at 2:00 p.m.

RECOMMENDATIONS

City Planning staff recommend that the application be refused.

APPLICATION

To construct a new dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. **Section 12.4, By-law No. 7625**
The minimum required front yard setback is 6.5 m.
The proposed front yard setback is 5.58 m.
2. **Section 12.7, By-law No. 7625**
The maximum number of permitted storeys is 2.
The proposed number of storeys is 3.
3. **Section 12.7, By-law No. 7625**
The maximum permitted building height is 8 m.
The proposed building height is 10.95 m.
4. **Section 12.7A, By-law No. 7625**
The maximum permitted balcony area at or above the second storey is 3.8 m²
The proposed balcony area at or above the second storey is 47.1 m² on the second floor.
5. **Section 12.7A, By-law No. 7625**
The maximum permitted balcony area at or above the second storey is 3.8 m²
The proposed balcony area at or above the second storey is 23.2 m² on the third floor.
6. **Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 17.15 m

COMMENTS

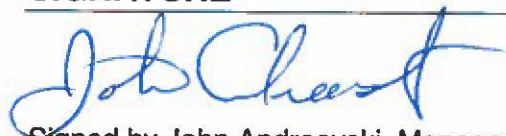
The subject property is located on the north side of Brookfield Road, southeast of Yonge Street and York Mills Road. The property is zoned *R3* under the former North York Zoning By-law No. 7625 and not subject to Zoning By-law No. 569-2013.

The applicant is proposing to construct a new detached dwelling. The applicant is proposing a three-storey dwelling, whereas Zoning By-law No. 7625 permits two storeys. This is not a technical variance as a third floor plan was submitted and the proposed house is a three-storey house on the submitted front elevation drawing. The applicant is also proposing an associated building height of 10.95 m, whereas the by-law permits 8 m. City Planning staff are of the opinion that the proposed third storey and associated building height would not respect and reinforce the existing physical character of the neighbourhood, where the prevailing typology is two-storey detached houses. As such, it is recommended that the application be refused.

CONTACT

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SIGNATURE



Signed by John Andreevski, Manager, Community Planning, North York District on behalf of Joe Nanos, Director, Community Planning, North York District