



STAFF REPORT
Committee of Adjustment
Application

Date:	July 27, 2018
To:	Chair and Committee 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:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 Beaches-East York
Reference:	File No. A0452/14TEY Address: 2401 Queen Street East Application to be heard: August 1, 2018

RECOMMENDATION

Planning staff respectfully recommend refusal of Application No. A0452/14TEY.

APPLICATION

The applicant is seeking to alter the existing three-storey 21-unit apartment building by constructing a rear three storey and third storey addition and adding one live/work unit.

COMMENTS

The subject property is located on the southeast corner of Queen Street East and Willow Avenue. The site is located on an Avenue in the Urban Structure map of the Official Plan and is designated Mixed Use Areas in the Official Plan. The subject property is also subject to Official Plan Amendment 151. Immediately to the north of the site are lands designated Neighbourhoods. The site is zoned MCR T2.0 C0.5 R2.0 (Mixed Commercial Residential) in the former City of Toronto Zoning By-law 438-86 as amended and is also subject to a previous Committee of Adjustment application A0116/13TEY. The site is not subject to City of Toronto Zoning By-law 569-2013.

Planning staff note that a previous approval by the Committee of Adjustment in April 2013 allowed for laundry facilities at the rear of the building as an amenity for residents of the existing three-storey apartment building.

Planning staff also note that another application was filed in January 2015 to convert the laundry facilities into a commercial laundry facility accessible to the public that was refused by the Committee of Adjustment.

The April 2013 approval facilitated a new laundry room for the residents, as well as an addition over the laundry room for the purposes of a manager's office. The variances applied for at that time related to the rear setback (0.13 metres instead of the 7.5 metres required), non-compliance with the rear angular plane and parking.

Since the April 2013 approval, Official Plan Amendment 151 was enacted on July 11, 2014 and is in force and effect.

Official Plan Amendment 151 added Site and Area Specific Policy 466 that applies to the subject site. Policy 2.4 of Site and Area Specific Policy 466 states:

Urban Design Guidelines adopted by City Council for Queen Street East, Coxwell Avenue to Nursewood Avenue will be used as a tool to evaluate proposed development in the area and ensure that such development is consistent with the Official Plan. To this purpose, the Urban Design Guidelines will:

- a) be used to implement Official Plan policies;
- b) provide understanding of the character of the area as a whole and each of the Precincts;
- c) explain how development can respect and reinforce local character for the area as a whole and each of the precincts;
- d) articulate planning priorities for new development in the area;
- e) identify setbacks, stepbacks, height and built form to mass development appropriately within the local context for each precinct; and
- f) describe the prevailing public realm conditions and future public realm goals.

The urban design guidelines requirements for the subject property require a 7.5 metre setback from the rear property line along with an angular plane. This purpose of this setback and angular to form a transition area between areas of different development intensity and scale. This setback further supports Development Criteria in Mixed Use Area policies in the Official Plan, where providing appropriate setbacks and/or stepping down of heights, particularly toward lower scale Neighbourhoods is a policy objective and is implemented through the Zoning By-law.

While a laundry room amenity and office space were previously approved and permitted to encroach into the required rear yard setback and angular plane, a live/work unit and office space addition that increases the building volume and further encroaches into the

required rear yard setback and angular plane, an area intended as a transition area from a Mixed Use Area to Neighbourhoods, does not meet the intent of the policies.

As such, it is Planning staff's opinion that the proposed new office space and live-work unit do not meet the general intent and purpose of the Official Plan. It also does not meet the general intent and purpose of the Zoning By-law. The impact of a live-work unit at the third storey above ground and 0.13 metres from a residential property line is not minor and is not desirable for the development of the building or land. Planning staff recommend refusal of this application.

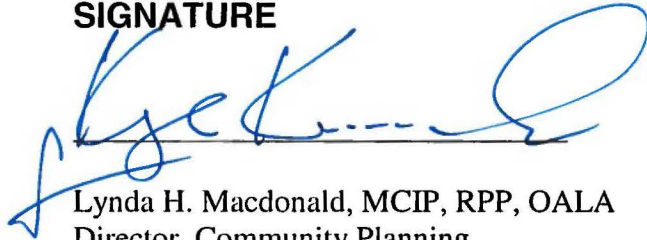
CONTACT

Jason Tsang, Planner

Tel: 416-392-4237

E-mail: jason.tsang@toronto.ca

SIGNATURE



Lynda H. Macdonald, MCIP, RPP, OALA
Director, Community Planning
Toronto and East York District

Copy: Councillor Mary-Margaret McMahon, Ward 32 Beaches-East York
Westwood Holdings Inc, Agent for the Applicant