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## **111 GOUGH AVENUE Committee of Adjustment Application**

**Date:** April 15, 2019**To:** Chair and Committee Members of the Committee of Adjustment, Toronto and East York District**From:** Director, Community Planning, Toronto and East York District**Ward:** 14, Toronto-Danforth**File No:** A0082/18TEY**Application to be heard:** April 17, 2019

### **RECOMMENDATIONS**

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Planning staff respectfully recommend that the Committee of Adjustment refuse Application Number A0082/18TEY.

### **APPLICATION**

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To demolish the two-storey detached dwelling and to construct a two-storey detached dwelling with a front integral garage and a rear first storey deck.

Variances are requested with respect to floor space index, building height, rear, side and front exterior main wall height, building depth and vehicle access to a parking space from a street.

### **CONTEXT**

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The subject property is located on the east side of Gough Avenue, north of Danforth Avenue. The property is designated *Neighbourhoods* in the Official Plan, as recently amended by Official Plan Amendment 320 ("OPA 320"). OPA 320 was adopted as part of the Official Plan Five-Year Review and contains new and revised policies on Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods*. OPA 320 policies are in force for all lands in the City of Toronto, except for certain properties that remain subject to site-specific appeals to OPA 320 (which do not include the subject property).

The Official Plan, as amended by OPA 320, requires physical changes to established *Neighbourhoods* to be sensitive, gradual and "fit" the existing physical character. Specifically, new development in established *Neighbourhoods* will respect and reinforce the existing physical character of each geographic neighbourhood, with reference to characteristics including prevailing heights, massing, scale, densities and dwelling types of nearby residential properties.

The property is zoned R (d0.6)(x312) in Zoning By-law 569-2013 of the City of Toronto. 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

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Planning staff have concerns with the variances proposed in this application. Planning staff note that the subject property was previously deferred on July 11, 2018 on the basis that the applicant would have an opportunity to address concerns of neighbours.

Planning staff were not consulted on the revised proposal and have concerns with the application for the following reasons.

The intent of the Zoning By-law is to ensure that parking is provided on the lot behind the main front wall of the house. Where a property has access to a lane in the rear, further provisions require parking access from the lane. In this case, the subject property has access to a lane in the rear but is requesting relief to provide an integral garage at the front of the property. The site plan indicates the detached garage at the rear would be demolished.

Planning staff also note that front integral garages do not form the existing physical character of the area. Given that the site, along with other properties on the east side of Gough Avenue, has access to the lane from the rear and has proposed parking in the form of a detached garage in the rear, the variances related to the vehicle access to a front integral garage does not respect the character of the neighbourhood and is not required to provide parking.

OPA 320 contains policy direction that specifies that consideration of existing physical character take into consideration the prevailing physical character of properties on both sides of the street of the development site, with prevailing to mean most frequently occurring. Integral garages are not common in this neighbourhood.

Planning staff also have concerns with the depth variance that has been proposed. It does not appear to be in line with any of the existing houses on the east side of Gough Avenue.

As the requested variances do not meet the general intent and purpose of the zoning by-law nor the Official Plan and are not minor, Planning staff respectfully request that the Committee refuse the application.

## CONTACT

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## SIGNATURE

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Signed by Kyle Knoeck, Manager, Community Planning on behalf of  
Lynda H. Macdonald, MCIP, RPP, OALA  
Director, Community Planning, Toronto and East York District

copy: Councillor Paula Fletcher, Ward 14  
Sam Spagnuolo, Agent