



STAFF REPORT
Committee of Adjustment
Application

Date: August 6, 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 Nos: B0017/19NY, A0305/19NY, A0306/19NY

Address: 149 HIGHLAND CRESCENT

Hearing Date: Thursday, August 15, 2019

RECOMMENDATIONS

Should the Committee of Adjustment choose to approve the subject consent application, City Planning staff recommend it be made subject to the following conditions:

- a. Confirmation of payment of outstanding taxes to the satisfaction of the City's Revenue Services Division.
- b. A draft Certificate of Official, as prescribed in O.Reg. 197/96 as Form 2 or 4, and in a form satisfactory to the Deputy Secretary-Treasurer, that includes a completed and registerable description of the land that is the subject of the consent, shall be submitted to the Deputy Secretary-Treasurer within one year of the date of the giving of notice of this decision.
- c. Copies of a deposited Reference Plan of Survey, integrated with the Ontario Co-ordinate System, and clearly delineating the parcels of land approved by the Committee of Adjustment. A listing of the PARTS and their respective areas is required.
- d. A copy of a letter from the Chief Engineer and Executive Director of Engineering and Construction Services advising that the applicant has obtained the necessary adjustment to the municipal addressing of the land. Contact Survey and Mapping Services, Engineering and Construction Services at (416) 392-7755. The application for municipal addressing must be accompanied by a copy of the deposited Reference Plan of Survey, integrated with the Ontario Co-ordinate System, and specify the PART numbers that will comprise each of the new parcels.
- e. This Decision shall become null and void within 12 months unless the Certificate of the Committee of Adjustment is affixed to the relevant documents.

Should the Committee choose to approve the subject minor variance applications, City Planning staff recommend that the following condition be attached:

1. The proposal be developed substantially in accordance with the revised east elevation drawings attached to this report.

APPLICATIONS

THE CONSENT REQUESTED:

To obtain consent to sever the property into two residential lots.

RETAINED - PART 1

Address to be assigned

The lot frontage is 17.22m and the lot area is 765.51m².

The property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law(s), as outlined in application A0305/19NY.

CONVEYED - PART 2

Address to be assigned

The lot frontage is 17.22m and the lot area is 767.58m².

The property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law(s), as outlined in application A0306/19NY.

****Files B0017/19NY, A0305/19NY and A0306/19NY will be considered jointly.**

A0305/19NY - 149 HIGHLAND CRESCENT (Part 1)

PURPOSE OF THE APPLICATION:

To construct a new dwelling.

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

1. **Chapter 10.20.30.20.(1), By-law 569-2013**
The minimum required lot frontage is 18.0m.
The proposed lot frontage is 17.22m.
2. **Chapter 10.20.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.50m.
3. **Chapter 10.20.40.10.(2), By-law 569-2013**
The maximum permitted height of exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 8.64m.

4. **Section 12.7, By-law 7625**
The maximum permitted building height is 8.80m.
The proposed building height (the midpoint of the centre gable) is 9.73m.
5. **Section 12.7, By-law 7625**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
6. **Section 6(30)a, By-law 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.69m.

A0306/19NY - 149 HIGHLAND CRESCENT (Part 2)

PURPOSE OF THE APPLICATION:

To construct a new dwelling.

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

1. **Chapter 10.20.40.70.(3), B-law 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.5m.
2. **Chapter 10.20.30.20.(1), By-law 569-2013**
The minimum required lot frontage is 18.0m.
The proposed lot frontage is 17.22m.
3. **Chapter 10.20.40.10.(2), By-law 569-2013**
The maximum permitted height of all side main walls facing a side lot line is 7.50m.
The proposed height of the side exterior main walls facing a side lot line is 8.69m.
4. **Chapter 10.5.40.60.(3), By-law 569-2013**
Exterior stairs providing pedestrian access to a building may encroach into a required building setback if the stairs are no wider than 2.0m.
The proposed width of the front porch stairs is 2.84m.
5. **Section 12.7, By-law 7625**
The maximum permitted building height is 8.80m.
The proposed building height (the midpoint of the centre hip on front main wall) is 9.84m.
6. **Section 12.7, By-law 7625**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.

7. Section 6(30, By-law 7625

The maximum permitted finished first floor height is 1.5m.

The proposed finished first floor height is 1.69m.

COMMENTS

The subject property is located on the south side of Highland Crescent, southwest of Bayview Avenue and York Mills Road. The property is zoned *RD (f18.0; a690)* under City of Toronto Zoning By-law No. 569-2013 and *R3* under the former North Zoning By-law No. 7625.

The applicant is proposing to sever the existing lot into two lots and construct detached houses on each of the newly created lots. Frontages of 17.22 m are being requested, whereas Zoning By-law No. 569-2013 requires a minimum of 18 m. The proposed lots comply with the minimum lot area requirement of 690 m² under Zoning By-law No. 569-2013.

The subject property is designated *Neighbourhoods* in the Official Plan. City Planning staff conducted a lot study of 241 lots within the area and are satisfied that the proposed severance would conform with the Official Plan *Neighbourhoods* policies, and the development criteria in Policy 4.1.5, which require that development in areas designated *Neighbourhoods* will respect and reinforce the existing physical character of the geographic neighbourhood, in particular the prevailing size and configuration of lots.

The applicant is requesting a number of variances to facilitate the development, as outlined above. The applicant is proposing a third storey, whereas Zoning By-law No. 7625 permits two storeys. The variance is triggered by the proposed theatre room under the garage. City Planning staff have no objections as the house appears like a two-storey house and a third floor plan was not submitted.

The applicant is also proposing side exterior main wall heights of 8.69 m for both dwellings, whereas Zoning By-law No. 569-2013 permits a maximum of 7.5 m. The applicant has agreed to revise the east elevations to address City Planning staff concerns about the extent of the wall subject to the variance. While the variances remain, the extent of the walls subject to the variances has been reduced. The proposed wall height now affects small portions of the walls to accommodate bathroom windows.

To ensure that the proposal is implemented as shown, City Planning staff recommend that it be developed substantially in accordance with the attached revised east elevation drawings.

CONTACT

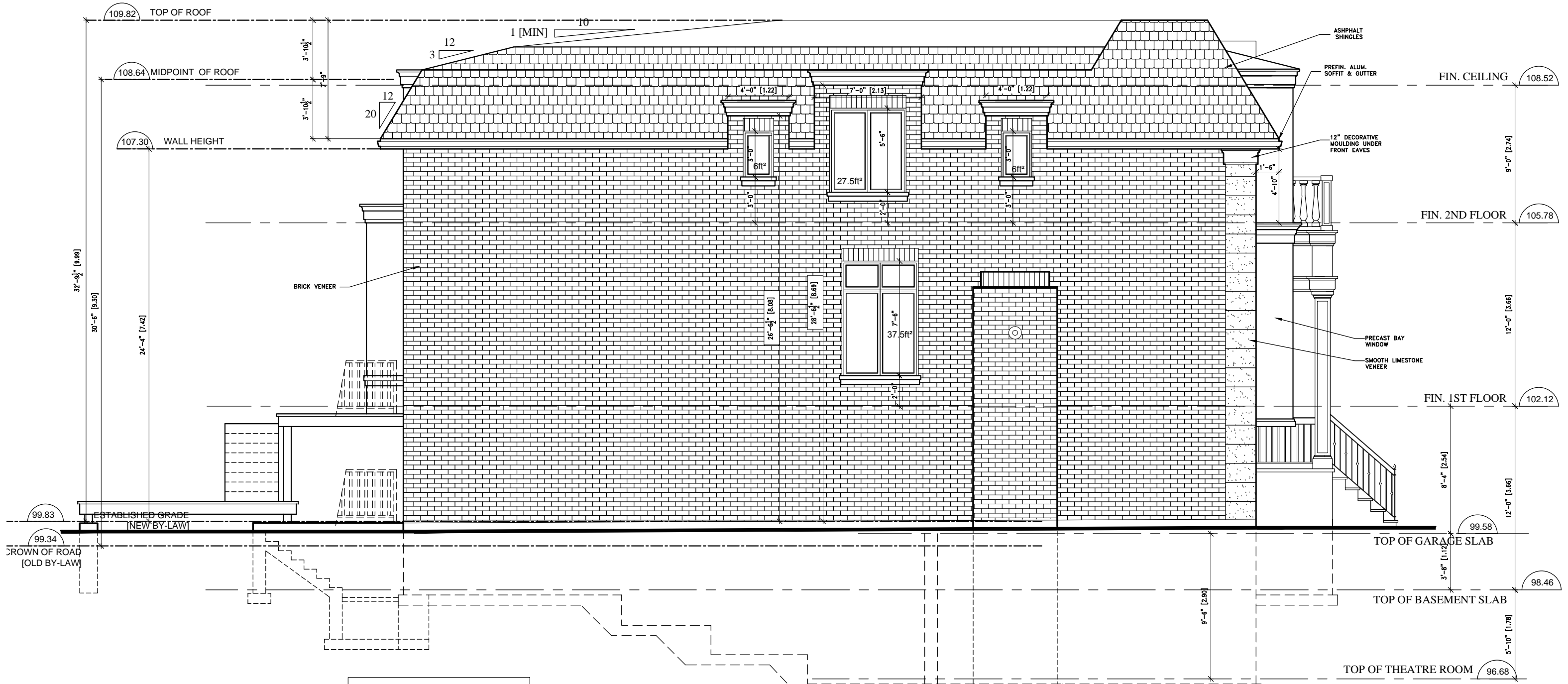
Simona Rasanu, Planner, Community Planning, North York District, 416-395-7687,
Simona.Rasanu@toronto.ca

SIGNATURE

A handwritten signature in blue ink, appearing to read "John Andreevski", is displayed on a light grey rectangular background.

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

Attachment: east elevation drawings

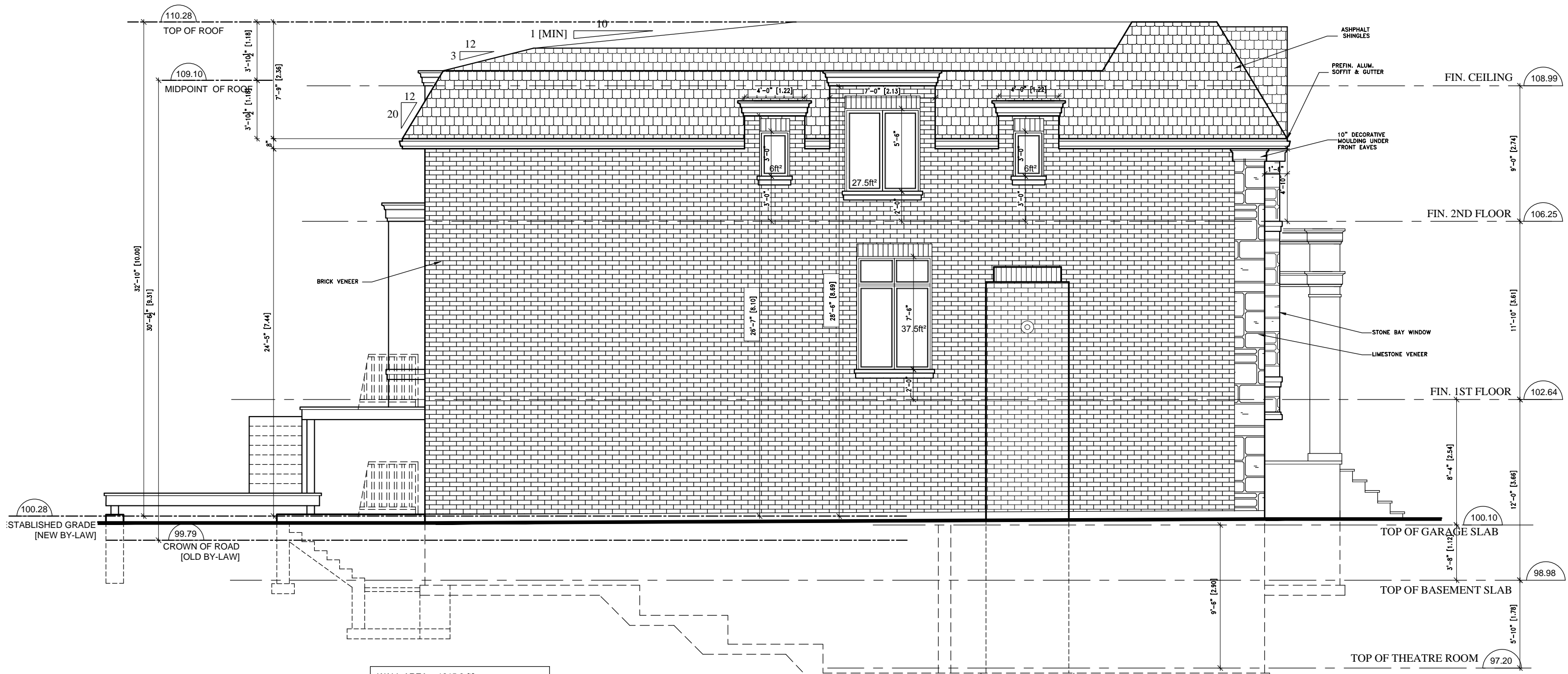


WALL AREA = 1615.9 ft²
 7% ALLOWABLE OPENINGS = 113.113 ft²
 PROPOSED OPENINGS = 83.5 ft²
 90% GLAZING = 75.15 ft²

EAST ELEVATION
 - 149 B HIGHLAND CRES. -
 PART 2

Rubinoff Design Group
 697 Mount Pleasant Rd.,
 Toronto, Ontario M4S 2N4
 TEL. 416.667-0322 FAX. 416.667.0751 EMAIL. info@rubinoffdesign.com

SCALE = 1:75 JULY 2019



WALL AREA = 1615.9 ft ²
7% ALLOWABLE OPENINGS = 113.113 ft ²
PROPOSED OPENINGS = 83.5 ft ²
90% GLAZING = 75.15 ft ²

EAST ELEVATION
 - 149 B HIGHLAND CRES. -
 PART 1

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