

49 Glenholme Avenue, Committee of Adjustment Application

Date: October 16, 2019

To: Chair and Committee Members of the Committee of Adjustment, Toronto and East York Panel

From: Director, Community Planning, Toronto and East York District

Wards: Davenport (09)

File Number: A0578/19TEY

Hearing Date: October 23, 2019

RECOMMENDATIONS

Should the Committee of adjustment choose to approve this application, Community Planning Staff recommend that the following condition be imposed:

1. The proposal shall be constructed substantially in accordance with the Plans submitted and held on file by the Committee of Adjustment office, date stamped received on July 29, 2019.

APPLICATION

The applicant is proposing to construct a one-storey addition on the south side of the existing rear detached garage for the purpose of converting it into a dwelling unit. The following variances are being requested:

1. Chapter 10.5.50.10.(3)(A), By-law 569-2013
A minimum of 50% (8.3 m²) of the rear yard is required to be maintained as soft landscaping.
In this case, 4% (8.3 m²) of the rear yard will be maintained as soft landscaping.
2. Chapter 10.10.40.1.(2)(2), By-law 569-2013
The maximum permitted number of residential buildings on a lot in a Residential (R) Zone is one.
In this case, there will be two residential buildings on the lot.

3. Chapter 10.10.40.30.(1)(A), By-law 569-2013
The maximum permitted building depth for a detached house is 17.0 m.
The altered detached house is 31.7 m.
4. Chapter 10.10.40.70.(2), By-law 569-2013
The minimum required rear yard setback is 7.5 m.
The altered rear detached garage will be located 0.4 m from the rear lot line.
5. Chapter 200.5.10.1.(1), By-law 569-2013
A minimum of two parking spaces are required to be provided on the lot.
In this case, zero parking spaces will be provided on the lot.
6. Section 4(4), By-law 438-86
A minimum of two parking spaces are required to be provided on the lot.
In this case, zero parking spaces will be provided on the lot.

COMMENTS

The subject property is located south of St .Clair Avenue West and west of Oakwood Avenue. The site is zoned R (d0.6)(x730) under By-law 569-2013 and R2 Z0.6 under By-law 438-86. The property is occupied by a two-storey detached dwelling and a detached garage in the rear yard.

This property is a through lot with frontage on both Glenholme Avenue and Springmount Avenue. The proposed ancillary dwelling unit in the rear yard is not a laneway suite as it is not located on a laneway.

Community Planning generally objects to applications for detached ancillary dwelling units in the rear yard, commonly referred to as garden suites and coach houses, that are not located on a laneway. However, in this case the proposed detached ancillary dwelling unit in the rear yard is located on a through lot and will front onto a public street. The proposal is located along a portion of Springmount Avenue where there are rear yard garages facing the west side of the street and detached dwellings facing the east side of the street.

Community Planning notes that there is currently no proposal to sever the property. However, should an application for consent to sever the property be submitted, Community Planning would not support the application.

The existing detached garage in the rear yard will be altered with a one-storey addition on the south side. Although not a laneway suite, the proposed ancillary dwelling unit is generally designed to be in keeping with the Laneway Suites By-law in terms of height, separation distances and setbacks. The requested variances for landscaping and building depth are due to the proposal being reviewed under the Zoning By-law as two residential buildings on the lot.

The requested variance for rear yard soft landscaping of 4% (8.3 m²) is measured from the rear wall of the ancillary dwelling unit to the rear lot line (Variance No. 1). However,

the separation distance between the main house and the ancillary dwelling unit is approximately 10 m and the proposed rear yard soft landscaping between the two buildings is 85%. A paved walkway over 1 m in width and refuse storage area is located along the south property line.

The requested variance for building depth of 31.7 m is measured from the front yard setback to the rear wall of the ancillary dwelling unit (Variance No. 3). Community Planning notes that the existing detached dwelling fronting onto Glenholme Avenue is approximately 12 m in length, measured from front wall to rear wall. The proposed ancillary dwelling unit is approximately 10 m in length, measured from front wall to rear wall.

Community Planning recommends, should the Committee approve the application, that the decision be tied to the plans to ensure the proposed ancillary dwelling unit is built substantially in accordance with submitted drawings.

CONTACT

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SIGNATURE



Signed by Dan Nicholson, Acting Manager, Community Planning on behalf of
Lynda H. Macdonald, MCIP, RPP, OALA, FCCLA
Director, Community Planning
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