



STAFF REPORT

Committee of Adjustment Application

Date: November 13, 2019

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

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

Ward: 17 – Don Valley North

File No: A0648/19NY

Address: 36 George Henry Boulevard

Hearing Date: Thursday, November 21, 2019

RECOMMENDATIONS

City Planning staff recommend that the Committee of Adjustment:

1. Defer Application No. A0648/19NY; however
2. Should a deferral not be granted, staff recommend the application be refused.

APPLICATION

To construct a new two storey addition in the front of the dwelling, and a second storey addition above the existing garage and family room, resulting in a secondary suite.

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

- 1. Chapter 10.20.40.50(1)(A), By-law No. 569-2013**
The permitted maximum number of platforms at or above the second storey located on the (front/rear) wall of a detached house is 1.
The proposed number of platforms located on the rear wall is 3.
- 2. Chapter 10.5.100.1.1(C), By-law No. 569-2013**
If an individual private driveway leads directly to the dwelling unit, a driveway that is located in or passes through the front yard may be for lots with a lot frontage of 6.0m to 23.0 m inclusive, or a townhouse dwelling unit at least 6.0 m wide, a maximum of 5.436 m wide.
The proposed driveway width is 7.64 m.
- 3. Chapter 10.20.20.10.(1), By-law No. 569-2013**
The proposed use, Duplex, is not permitted in the Residential Zone.
- 4. Chapter 150.10.20.1.(1), By-law No. 569-2013**
A secondary suite is a permitted use provided that it is located only in a detached house, a semi-detached house and a townhouse if it is in the R zone.
The proposed secondary suite is located in a Duplex.

5. Chapter 150.10.40.1.(3)(A), By-law No. 569-2013

A secondary suite is a permitted use provided that an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof that faces a street.

The proposed addition alters a front main wall that faces a street.

6. Chapter 5.10.40.70.(6), By-law No. 569-2013

If the Toronto and Region Conservation Authority determines that a shoreline hazard limit or a stable top-of-bank crosses a lot, a building or structure on that lot must be set back a minimum of 10.0 m from that shoreline hazard limit or stable top-of-bank.

The proposed building is set back within 10.0 m from that shoreline hazard limit or stable top-of-bank.

7. Chapter 5.10.40.80.(1), By-law No. 569-2013

On lands under the jurisdiction of the Toronto and Region Conservation Authority, a building or structure on a lot must be no closer than 10.0 m from a shoreline hazard limit or a stable top-of-bank not on that lot.

The proposed building or structure is within 10.0 m from a shoreline hazard limit or a stable top-of-bank not on that lot.

COMMENTS

The subject property is located on the north side of George Henry Boulevard, southeast of Leslie Street and Sheppard Avenue East. The property is zoned *RD (f18.0; a690)* under City of Toronto Zoning By-law 569-2013.

The applicant has indicated that they will be requesting deferral of the application on the floor of Committee in order to provide additional time to review the duplex variance triggered by the proposed additional unit in the second floor addition.

City Planning staff have concerns with the proposal in its current form, including the driveway width. As such, City Planning staff recommend deferral of the application to

allow the applicant to review the proposed duplex variance and staff concerns.

CONTACT

Michael Romero, Assistant Planner, Community Planning, North York District, 416-395-6747, Michael.Romero@toronto.ca

SIGNATURE



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