



STAFF REPORT

Committee of Adjustment Application

Date: Wednesday, January 22, 2020

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

From: Neil Cresswell, Director, Community Planning, Etobicoke York District

Ward: 3 (Etobicoke-Lakeshore)

File No: A0345/19EYK

Address: 60 Meadowvale Drive

Application to be heard: Thursday, January 30, 2020

RECOMMENDATIONS

Should the Committee of Adjustment choose to approve the application, it is recommended that the following condition be imposed:

1. The proposed new detached dwelling shall be constructed substantially in accordance with the North and South Elevation submitted and held on file by the Committee of Adjustment office (received December 12, 2019), to the satisfaction of the Director, Community Planning, Etobicoke York District. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

APPLICATION

To construct a new detached dwelling.

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

1. **Section 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted coverage is 33% of the lot area (84.3 m²).
The proposed dwelling will cover 39% of the lot area (99.9 m²).
2. **Section 900.3.10(18)(E), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the area of the lot (114.96 m²).
The proposed dwelling will have a floor space index equal to 0.68 times the area of the lot (173 m²).
3. **Section 900.3.10.(18)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m and the aggregate width of both yards shall not equal less than 2.1 m.

The proposed dwelling will be located 0.46 m from the north side lot line, 1.07 m from the south side lot line and will have an aggregate side yard width of 1.53 m. The proposed dwelling will be located 0.46 m from the north side lot line and will have an aggregate side yard width of 1.53 m.

4. Section 900.3.10(18)(A), By-law 569-2013

The maximum permitted height of a peaked roof dwelling is 8.5 m.

The proposed peaked roof dwelling will have a height of 9 m.

5. Section 900.3.10.(18)(B)(ii), By-law 569-2013

The maximum permitted side exterior main wall height facing a side lot line is 6 m.

The proposed dwelling will have a height of 7.9 m facing the south side lot line and 6.9 m facing the north side lot line.

6. Section 320-42.1.B(2)

The maximum permitted soffit height for peaked roof dwellings shall not exceed 6.5 m.

The proposed soffit height for the peaked roof dwelling will be 6.9 m.

COMMENTS

Official Plan

The subject property is designated *Neighbourhoods* on Map 15 in the Toronto Official Plan. The Official Plan acknowledges that *Neighbourhoods*, while stable, will be subject to physical change in the form of enhancements, additions, and infill housing. The key objective of the Plan is to ensure that new development will respect and reinforce the existing physical character of the neighbourhood. Section 4.1 of the Plan outlines the development policies for *Neighbourhoods*.

Policy 4.1.5 of the Official Plan outlines development criteria for established *Neighbourhoods*. Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the area, including in particular:

- c) prevailing heights, massing, scale and dwelling type of nearby residential properties; and
- g) prevailing patterns of rear and side yard setbacks and landscaped open space.

The Official Plan further states that "*No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the overall physical character of the entire Neighbourhood.*"

Policy 4.1.8 of the Official Plan states that Zoning By-laws will contain numerical site standards for matters such as building type and height, density, lot sizes, lot depths, lot

frontages, parking, building setbacks from lot lines, landscaped open space and any other performance standards to ensure that new development will be compatible with the physical character of established residential *Neighbourhoods*.

Zoning By-law

The subject property is zoned Residential Detached (RD) under the City wide Zoning By-law No. 569-2013 and R2 under the former Etobicoke Zoning Code. The objective of the Zoning By-law is to establish specific standards as to how land is developed.

Application Review

The application proposes to construct a new detached dwelling. Planning staff note that the application was deferred from the October 24, 2019 hearing date to provide the applicant with an opportunity to consult with Community Planning staff and the community. The applicant has met with Community Planning to discuss the revised application. As a result of this meeting, the applicant has submitted revised plans on December 19, 2019.

Planning Staff have reviewed the revised proposal and the variances in the revised application differ from the application heard by the Committee of Adjustment on October 24, 2019 in the following ways as follows:

- The lot coverage has increased from 37% to 39%;
- The floor space index remains unchanged;
- The side yard setbacks remain unchanged;
- The peaked roof dwelling height has been reduced from 9.5 m to 9.0 m;
- The side wall height has been reduced from 8.35 m to 7.9 m and 6.9 m;
- The first floor height has been removed;
- The soffit height has been removed; and
- The 2 platforms located on the front wall have been removed.

Planning staff have reviewed the application, supporting materials and previous Committee approvals in the area. In review of the revised application Planning staff are of the opinion that the requested variance for a lot coverage of 39% is consistent with the pattern of redevelopment in the area for lot coverage. Planning staff were initially concerned with the requested south side main wall height of 7.9 m. The architectural plans illustrate the variance for side exterior main wall height is a result of the architectural feature and is measured to the top of the second storey bay window. The majority of the side main wall has a height of 6.93 m.

As such, Planning staff recommend that the new proposed detached dwelling be constructed substantially in accordance with the North and South Elevation submitted and held on file by the Committee of Adjustment office (received December 12, 2019), to the satisfaction of the Director, Community Planning, Etobicoke York District.

CONTACT

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SIGNATURE



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