

Date: February 13th, 2020

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

From: Giulio Cescato, Director (Acting), Community Planning, North York District

Ward: 15 – Don Valley West

File No.: A0746/19NY

Address: 31 Roslin Avenue

Hearing Date: February 20th, 2020

RECOMMENDATIONS

Should the Committee choose to approve this application, City Planning staff recommend that the following conditions be attached:

1. The proposal be developed in accordance with the site plan, east and west side elevation drawings attached to this report; and,
2. The applicant is to provide permanent opaque privacy screening along the east and west sides of the proposed rear second storey balcony with a minimum height of 1.5 m from the balcony floor.

APPLICATION

To construct a third storey addition over the existing dwelling, in conjunction with three-storey addition to the rear. The applicant is also proposing other interior and exterior alterations to facilitate the conversion of the dwelling into a triplex.

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

1. Chapter 10.5.40.50.(2), By-law No. 569-2013

A platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.3 m of a building, must comply with the required minimum building setbacks for the zone; in this case 1.2 m.

The proposed west side yard setback for the rear main floor platform is 0.41 m;

The proposed west side yard setback for the rear second storey platform is 0.21 m; and

The proposed east side yard setback for the rear second storey platform is 1.07 m.

2. **Chapter 10.10.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth for a triplex is 14.00 m.
The proposed building depth is 19.31 m.
3. **Chapter 10.10.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback for a triplex is 1.20 m.
The proposed east side yard setback is 1.07 m.
4. **Chapter 10.10.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback for a triplex is 1.20 m.
The proposed west side yard setback is 0.21 m.
5. **Chapter 10.5.40.60.(7), By-law No. 569-2013**
Roof eaves may project a maximum of 0.90 m provided that they are no closer than 0.30 m to a lot line.
The proposed eaves are 0.06 m from the west lot line.
6. **Chapter 10.5.40.60.(5), By-law No. 569-2013**
An architectural feature on a building may encroach into a required building setback a maximum of 0.6 m, if it is no closer to a lot line than 0.3 m.
The proposed architectural feature is 0.08 m from the west lot line.
7. **Chapter 10.5.80.10.(3), By-law No. 569-2013**
A parking space may not be located in a front yard or a side yard abutting a street.
The proposed parking spot is located in a front yard.
8. **Chapter 10.10.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.6 times the lot area.
The proposed floor space index is 0.998 times the lot area.
9. **Chapter 10.5.50.10.(1), By-law No. 569-2013**
The minimum required front yard soft landscaping is 75.00%.
The proposed front yard soft landscaping is 63.9%.
10. **Chapter 10.10.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50 m.
The proposed height of the side exterior main walls facing a side lot line is 9.97 m.

11. Chapter 200.5.10.1.(1), By-law No. 569-2013

The required minimum number of parking space(s) for a triplex is three (3) spaces.

The proposal will have ones (1) parking space.

COMMENTS

The subject property is located on the south side of Roslin Avenue, northeast of Yonge Street and Lawrence Avenue East. The property is zoned *R (f7.5; d0.6) (x933)* under City of Toronto Zoning By-law No. 569-2013.

Zoning By-law No. 569-2013 permits detached and semi-detached dwellings in the Residential (R) Zone to have a maximum building depth of 17.0 metres, while duplexes and triplexes are permitted to have a maximum building depth of 14.0 metres. In this case, the applicant is requesting a building depth of 19.31 metres for the proposed triplex. This measurement is based on the ground floor footprint. As seen on the side elevation drawings, the proposed second floor (excluding the balcony) is stepped back at the rear of the building and has a depth of approximately 18.7 metres, with the proposed third floor further stepped back and having a depth of approximately 15.77 metres. The applicant is also requesting a side exterior main wall height of 9.97 metres, whereas Zoning By-law No. 569-2013 permits a side wall height of 7.5 metres. City Planning staff are of the opinion that the second and third floor step backs at the rear help to mitigate the impact of the additional depth and side wall height on the abutting neighbours while still allowing for an increase in livable space and family-sized rental units.

A floor space index of 0.998 times the area of the lot is also being requested, whereas Zoning By-law No. 569-2013 permits a maximum floor space index of 0.6 times the area of the lot. Committee of Adjustment approvals for floor space index on Roslin Avenue and neighbouring streets have ranged from approximately 0.6 to 1.04 times the area of the lot with a mix of two-storey and three-storey buildings approved.

The applicant is also requesting a west side yard setback of 0.21 metres and an east side yard setback of 1.07 metres, whereas Zoning By-law No. 569-2013 requires a side yard setback of 1.2 metres. These measurements are the setbacks for the existing building and the proposed rear addition will be maintaining these setbacks.

City Planning staff are of the opinion that the variances being requested maintain the general intent of the zoning by-law. Should the Committee of Adjustment approve this application, City Planning staff recommend the proposal be developed in accordance with the site plan, east and west side elevation drawings attached, and that permanent

opaque privacy screening be provided along the east and west sides of the proposed rear second storey balcony with a minimum height of 1.5 m from the balcony floor.

CONTACT

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SIGNATURE



Signed by John Andreevski, Manager, Community Planning, North York District on behalf of Giulio Cescato, Director (Acting), Community Planning, North York District

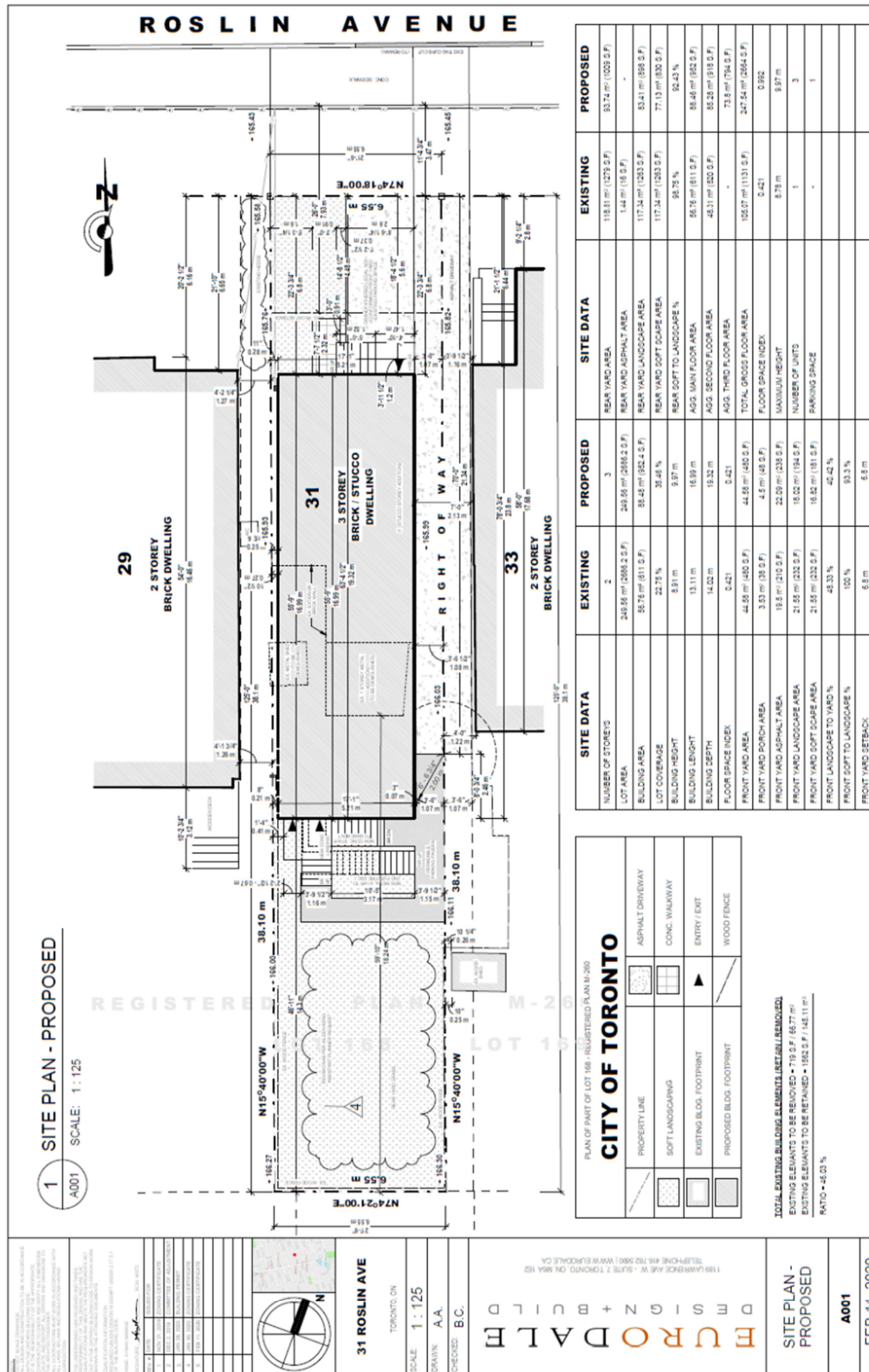
ATTACHMENTS:

Attachment 1: Site Plan

Attachment 2: East Side Elevation

Attachment 3: West Side Elevation

Attachment 1: Site Plan



31 Roslin Avenue – Staff Report



31 Roslin Avenue – Staff Report

