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STAFF REPORT

37 Boustead Avenue- Committee of Adjustment Application

Date: December 2, 2020

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

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

Ward: Parkdale-High Park (4)

File No: A0403/20TEY

Hearing Date: Thursday, December 10, 2020

RECOMMENDATIONS

Community Planning staff recommend that the Committee of Adjustment refuse the following variances, as shown on the public notice:

1. Variance 3 to Chapter 10.5.80.10.(3) of Zoning By-law 569-2013 relating to front yard parking; and
2. Variance 6 to Chapter 200.5.10.1.(1) of Zoning By-law 569-2013 related to required number of parking spaces to be provided beyond the main front wall.

APPLICATION

The applicant is seeking relief from the provisions of Zoning By-law 569-2013 to alter the existing two-storey detached dwelling by constructing a rear three storey addition, full third storey addition and a rear second storey balcony. Interior alterations will be performed to construct an additional secondary suite for a total of four units within the dwelling.

COMMENTS

The subject site is located on the south side of Boustead Avenue, west of Dundas Street West. The property is located in an area designated as *Neighbourhoods* in the 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. Physical changes to our established neighbourhoods must be sensitive, gradual, and generally 'fit' the existing physical character.

Policies 2.3.1.1 and 4.1.5.(g) of the Toronto Official Plan state that development in *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood including prevailing streetscape and open space patterns.

Policy 2.3.6 of the Toronto Official Plan advances environmentally sustainable development in *Neighbourhoods* by "investing in naturalization and landscaping improvement...[and] sustainable technologies for stormwater management and energy efficiency".

Policy 4.1.8 of the Toronto 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*.

The property is zoned R (d0.6) (x290) under City Wide Zoning By-law 569-2013. The general intent of the Residential Zone is to respect and reinforce a stable built form and to limit the impact of new development on adjacent properties. The general intent of Zoning By-law provisions relating to front yards in the Residential Zone is to maintain a consistent, attractive and pedestrian friendly streetscape pattern.

Community Planning staff have concerns with the variance for a front yard parking pad. Staff are concerned that the requested variance is not in keeping with prevailing characteristics in the established neighbourhood.

Staff note that a number of licensed front yard parking pads exist on Boustead Avenue, but they are not the most frequently occurring feature of front yards on this street and they each serve properties that do not have legal access to a rear parking spot.

The magnitude of the front yard parking pad creates variances that do not meet the general intent and purpose of the Official Plan and Zoning By-law, they are not minor in nature and not appropriate for the development of the land. Community Planning staff recommend that variances related to the front yard parking pad be refused.

CONTACT

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SIGNATURE



Signed by Dan Nicholson, Manager, Community Planning on behalf of
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning
Toronto and East York District

copy: Councillor Perks, Parkdale-High Park
Ali Malek-Zadeh, Agent