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## STAFF REPORT

### 52 Wright Avenue- Committee of Adjustment Application

**Date:** December 3 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:** A0678/20TEY

**Hearing Date:** Thursday, December 10, 2020

#### RECOMMENDATIONS

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

1. Variance 1 to Chapter 10.5.80.10.(3) of Zoning By-law 569-2013 relating to front yard parking;
2. Variance 4 to Chapter 10.5.50.10.(1)(D) of Zoning By-law 569-2013 relating to front yard soft landscaping; and
3. Variance 5 to Chapter 10.5.50.10.(1)(B) of Zoning By-law 569-2013 relating to front yard landscaping.

#### APPLICATION

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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 two-storey addition and a rear ancillary building (shed) with a front yard parking pad.

#### COMMENTS

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The subject site is located on the north side of Wright Avenue, east of Roncesvalles Avenue. 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 improvements...[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 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 as the configuration of the proposed parking space is not useable. The proposed parking space is 2.56 m wide. Due to the width of the parking space and the restriction of the wall (on both sides) the parking that is shown on the drawing at the side of the house is effectively not a parking space.

Staff are of the opinion that the parking should be provided at the rear of the house, with a greater landscaped area in the front.

The magnitude of the additional 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 and reduction in landscaping be refused.

## **CONTACT**

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## **SIGNATURE**

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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 (4)  
Michael Gauthier, Agent