

**STAFF REPORT**

20 Long Crescent Committee of Adjustment Application

Date: February 3, 2022

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: 19, Beaches-East York

File No: A1324/21TEY

Application to be heard: February 9, 2022 (Virtual hearing)

RECOMMENDATIONS

Planning staff recommend that the Committee of Adjustment refuse the application.

APPLICATION

The applicant is seeking relief from the provisions of City-wide Zoning By-law 569-2013 and former City of Toronto Zoning By-law 438-86 to construct a new three-storey detached dwelling with an integral garage, a front porch, a rear deck, a front basement walkout, and fourth storey front and rear balconies.

Variances are requested with respect to maximum height, maximum number of storeys, floor space index, front yard soft landscaping, driveway width, and main pedestrian entrance height above established grade.

CONTEXT

The site is located south of Kingston Road and east of Woodbine Avenue. The site is designated *Neighbourhoods* in the Official Plan.

The Official Plan, as amended by OPA 320, requires physical changes to established *Neighbourhoods* to be sensitive, gradual and "fit" the existing physical character. Specifically, new development in established *Neighbourhoods* will respect and reinforce the existing physical character of each geographic neighbourhood, with reference to characteristics including prevailing heights, massing, scale, densities and dwelling types of nearby residential properties.

On September 11, 2020 City Council adopted Official Plan Amendment 480, which updated the Official Plan's Built Form policies. These Built Form policies are in full force and effect. Policy 3.1.2.5 states that development will be located and massed within the existing and planned context

to fit with the character by stepping back building mass and reducing building footprints above the street wall height.

Policy 4.1.5 of the Official Plan provides criteria to evaluate new development relative to the character of its immediate context, including prevailing size and configuration of lots, massing, scale, density, and dwelling types of nearby properties. Policy 4.1.8 of the Official Plan further states that Zoning By-laws will contain standards, including height, density, and other performance standards, to ensure that new development is compatible with the physical neighbourhood character.

The property is zoned RD (f10.0; d0.35) (x1392) in City-wide Zoning By-law 569-2013 and R1 Z0.35 in former City of Toronto Zoning By-law 438-86. The purpose of the zoning by-law is to respect and reinforce a stable built form and to limit the impact of new development on adjacent properties.

COMMENTS

City Planning staff have concerns with the proposed variances, and have spoken with the applicant seeking reductions in the proposed number of storeys, thereby also reducing the proposed height and floor space index. The applicant completed revisions in response to staff comments in the plans submitted to the Committee on February 2, 2022. In the revised plans, the number of stories, maximum height, and the floor space index variances were reduced and the maximum height of the main pedestrian entrance variance was removed. The applicant however was not able to address staff concerns.

The proposal does not respect the existing physical character of its context and represents overdevelopment of the lot. City Planning is recommending refusal as the proposed development fails to maintain the intent of the Zoning By-law and the Official Plan, is not minor in nature, and is not desirable for the appropriate development or use of the land.

CONTACT

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SIGNATURE



Signed by Carly Bowman, Manager, Community Planning
On behalf of Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
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