

**STAFF REPORT****120 Glenlake Avenue - Committee of Adjustment Application**

Date: October 26, 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: 4, Parkdale- High Park

File No: A0955/22TEY

Application to be heard: November 9, 2022 at 3:30 p.m.

RECOMMENDATIONS

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

APPLICATION

The applicant is seeking relief from the provisions of Zoning By-law 569-2013 to install a front yard parking pad capable of charging electric vehicles and bikes.

COMMENTS

The subject site is located north of Bloor Street West and west of Dundas Street West.

The property is located in an area designated as *Neighbourhoods* in the Official Plan. Section 4.1.5 states that development in *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including height, massing and scale.

The property is zoned R (d0.6) (x737) under City Wide Zoning By-law 569-2013.

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*.

Community Planning staff have concerns with the variance for a front yard parking pad and the reduced soft landscaping to accommodate it. Staff are concerned that the requested variances are not in keeping with prevailing characteristics in the established neighbourhood and will result in the reduction of on-street parking.

Staff note that a number of licensed front yard parking pads exist on Glenlake 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 recommends that this application be refused.

CONTACT

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SIGNATURE



Signed by Dan Nicholson, Manager, Community Planning
On behalf of Willie Macrae, BA, MES, MCIP, RPP
Acting Director, Community Planning
Toronto and East York District

copy: Councillor Perks, Ward 4
Tristen Ryan West, Agent