

**STAFF REPORT****2639 R Dundas Street West- Committee of Adjustment Application**

**Date:** August 9, 2023

**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:** A0555/23TEY

**Application to be heard:** August 16, 2023 at 3:30 p.m.

**RECOMMENDATIONS**

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Planning Staff recommend that the Committee of Adjustment refuse Application No. A0555/23TEY.

**APPLICATION**

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The applicant is seeking relief from the provisions of Zoning By-law 569-2013 to construct a new 4-unit townhouse block with attached garages. This townhouse block will be a condominium tenure.

Variations are requested with respect to building height, side wall height, floor space index, building setbacks and a townhouse block not abutting a street.

**COMMENTS**

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The subject site is located on the west side of Dundas Street West, south of Annette Street and east of Keele Street. The property is in an area designated *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.

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

The applicant is proposing a townhouse block that does not have direct access to an existing street or public lane. The public lane terminates at the front of the property and each of the townhouse units would front a private lane.

Planning staff have concerns with the variations related to overall building height, sidewall main wall height and that the proposal does not abut a public street. City

Planning is recommending refusal of the proposed development as it fails to meet the intent of the enacted policies and implementing zoning.

## **CONTACT**

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Bruna Nigro, Assistant Planner, Community Planning, Toronto and East York District,  
416- 392- 5785, Bruna.Nigro@toronto.ca

## **SIGNATURE**

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A handwritten signature in blue ink, appearing to be 'Dan Nicholson', is written in a cursive style.

Signed for Dan Nicholson, BAA, MSC., MCIP, RPP  
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  
Felix Leicher, Agent