

**STAFF REPORT****118 Havelock Street  
Committee of Adjustment Application****Date:** February 15, 2024**To:** Chair and Committee Members, Committee of Adjustment, Toronto and East York District**From:** Director, Community Planning**Ward:** Davenport (Ward 9)**File No:** A0653/23TEY**Hearing Date:** February 21, 2024**RECOMMENDATIONS**

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Planning staff respectfully recommend that, should the Committee of Adjustment approve application A0653/23TEY, the following conditions be imposed:

1. The main walls, roof, and privacy framing around the windows of the development shall be constructed substantially in accordance with Drawing Nos. A-0 (Site Plan), No. A-6 (Roof Plan), No. A-7 (Proposed Front (East) Elevation), No. A-8 (Proposed North Elevation), No. A-9 (Proposed South (Side) Elevation), and No. A-10 (Proposed West Elevation) in the plans prepared by Ten 2 Four Architects Inc. dated January 8, 2024, as received by the Committee of Adjustment on January 11, 2024.

**APPLICATION**

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The applicant is seeking relief from the provisions of Zoning By-law 569-2013 to alter the existing two-and-one-half-storey detached dwelling by constructing a one-storey side (south) addition and four-storey side (south) and rear (west) additions. This lot will be used for residential care home (supportive housing) purposes.

Variances are requested with respect to the maximum height of front and rear exterior main walls facing a side lot line, the maximum building height, and the maximum floor space index.

**CONTEXT**

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The subject property is located east of Dufferin Street and north of College Street.

The property is designated *Neighbourhoods* in the Official Plan. Neighbourhoods are considered stable but not static, and physical changes to established *Neighbourhoods* are required 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, setbacks, and landscaped open space of nearby residential properties.

Chapter 3 of the Official Plan describes that a full range of housing, in terms of form, tenure, and affordability, across the City and within neighbourhoods will be provided to meet current and future needs of residents, including share and/or congregate-living housing arrangements, supportive housing, and housing that meets the needs of people with physical disabilities.

The property is zoned R (d0.6) (x735) in Zoning By-law 569-2013 of the City of Toronto. 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**

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Community Planning staff are supportive of this application. Staff had initial concerns with the depth and floor space index proposed in the original plans. The applicant agreed to reduce the building depth and floor space index and thereby increasing the height by adding a fourth storey, which satisfied the key concerns of staff. Significant efforts were made to ensure that the setbacks and landscaped areas were maximized and sensitive to neighbouring properties, with screened boxes around windows to create peripheral privacy.

To re-enforce the existing character of the neighbourhood, the applicant has ensured that the front façade and overall structure of the original house will be largely maintained with the rear addition being significantly setback from the street. Staff are of the opinion that the large size of the lots, both in length and width, can support the proposed massing given the proposed setbacks. The proposed development will add to the range of housing types while minimizing impact on neighbourhood character.

The roof, main walls, and privacy framing around the windows on the plans submitted for building permit are to be built substantially in accordance with the plans attached to this report to ensure that the massing of the proposed development remains the same. Staff advise the applicant to explore façade colours and materials that are more subtle and reflective of the existing dwelling.

## CONTACT

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## SIGNATURE

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Signed by Dan Nicholson, MCIP, RPP  
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Director, Community Planning,  
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