

**STAFF REPORT****17 Boothroyd Avenue  
Committee of Adjustment Application**

**Date:** May 7, 2024

**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:** 14, Toronto-Danforth

**File No:** B0070/23TEY, A1008/23TEY, A1009/23TEY

**Application to be heard:** May 15, 2024

**RECOMMENDATIONS**

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Planning staff recommend that the Committee of Adjustment refuse applications B0070/23TEY, A1008/23TEY and A1009/23TEY.

**APPLICATION**

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The applicant is seeking relief from the provisions of Zoning By-law 569-2013 to obtain consent to sever the property into two undersized residential lots.

Variations are requested with respect to minimum front lot lines.

**CONTEXT**

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The subject property is located on the east side of Boothroyd Avenue, north of Boulton 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.

Chapter 4 of the Official Plan describes land use policies, including for the Neighbourhoods. 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, landscaped open space, and other performance standards, to ensure that new development is compatible with the physical neighbourhood character.

The site is zoned R (d0.6) (x736) (Residential) in the City of Toronto Zoning By-law 569-2013. 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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Planning staff have concerns with the consent to sever the property resulting in variances relating to the front lot lines. Staff have communicated with the applicant indicating that the front lot lines are not sufficient widths for the proposed severance and are not consistent with the existing front lot lines in the surrounding context. Staff also have concerns that the proposed front lot lines will not allow for adequate access to the northern lot.

City Planning has spoken to the applicant regarding these concerns and are recommending refusal as the variances fail to meet the intent of the Zoning By-law and the Official Plan, are not minor in nature, and are not desirable for the appropriate development or use of the land.

## CONTACT

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Camryn Chin, Assistant Planner  
Community Planning, Toronto and East York District  
416-392-9318  
[Camryn.Chin@toronto.ca](mailto:Camryn.Chin@toronto.ca)

## SIGNATURE

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Signed by Sarah Henstock, MCIP, RPP, Manager, Community Planning for  
Carly Bowman, M.Sc.Pl., MCIP, RPP, Director, Community Planning  
Toronto and East York District