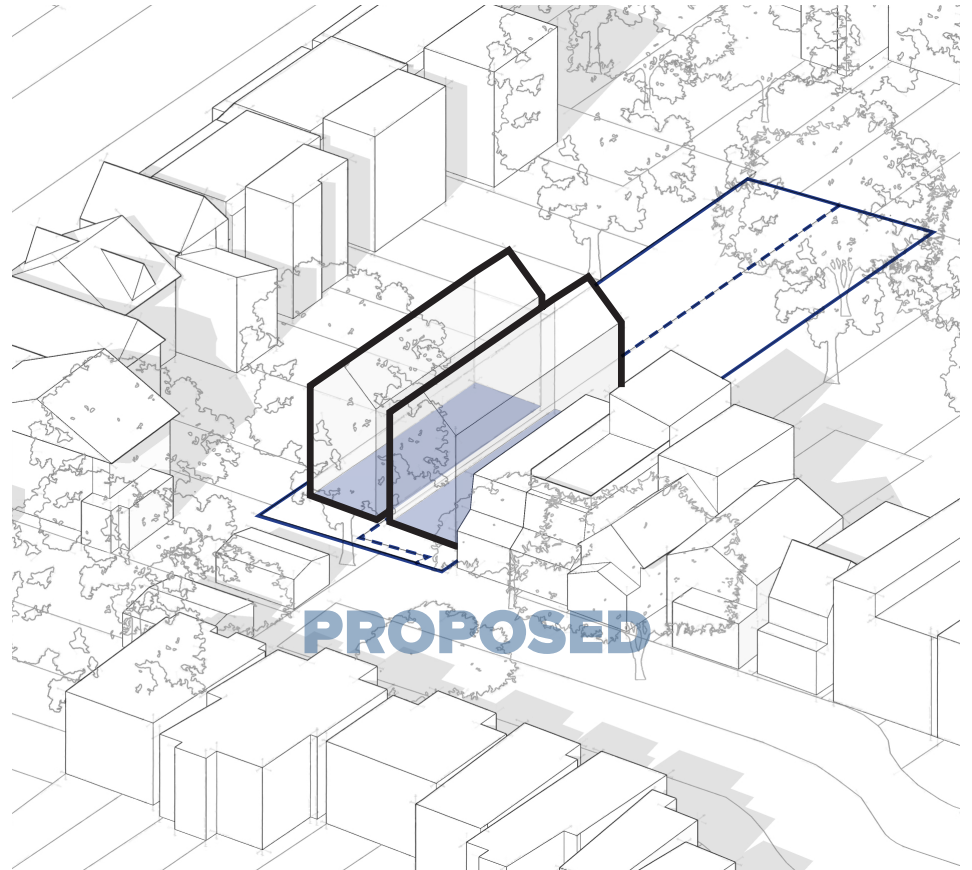
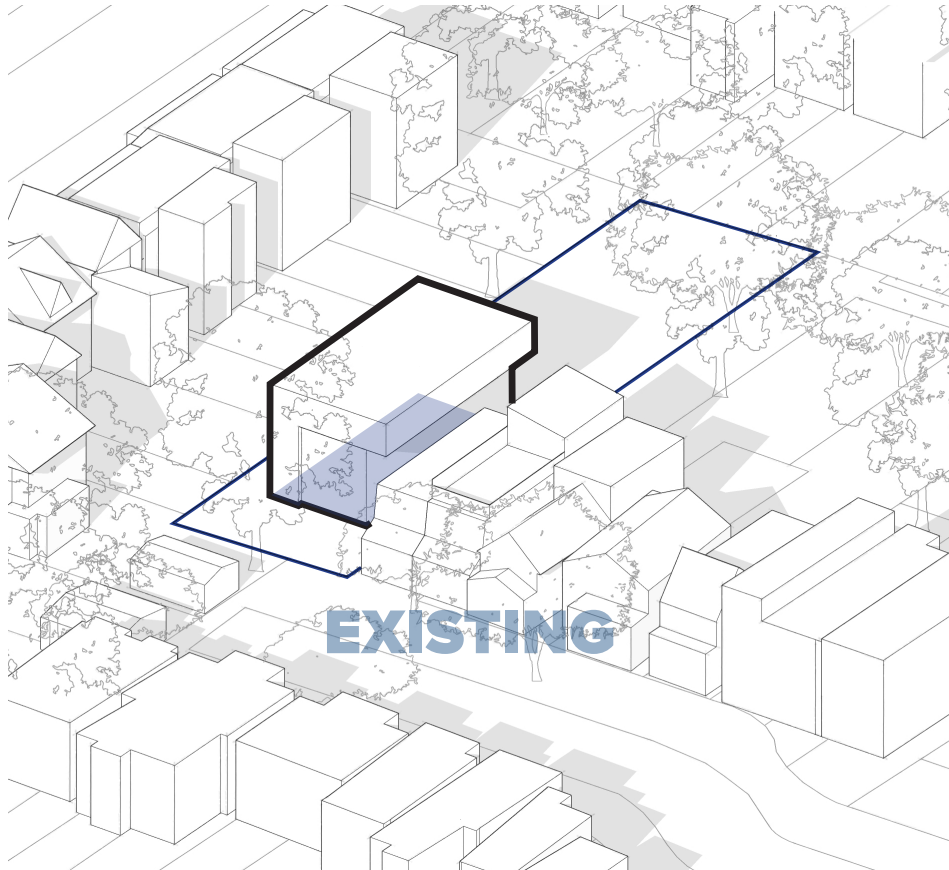


17 BOOTHROYD AVE

Committee of Adjustment Supporting Material

17 Boothroyd Ave, Toronto, ON M4J 3L7

Committee of Adjustment File #: A1008/23TEY, A1009/23TEY, B0070/23TEY



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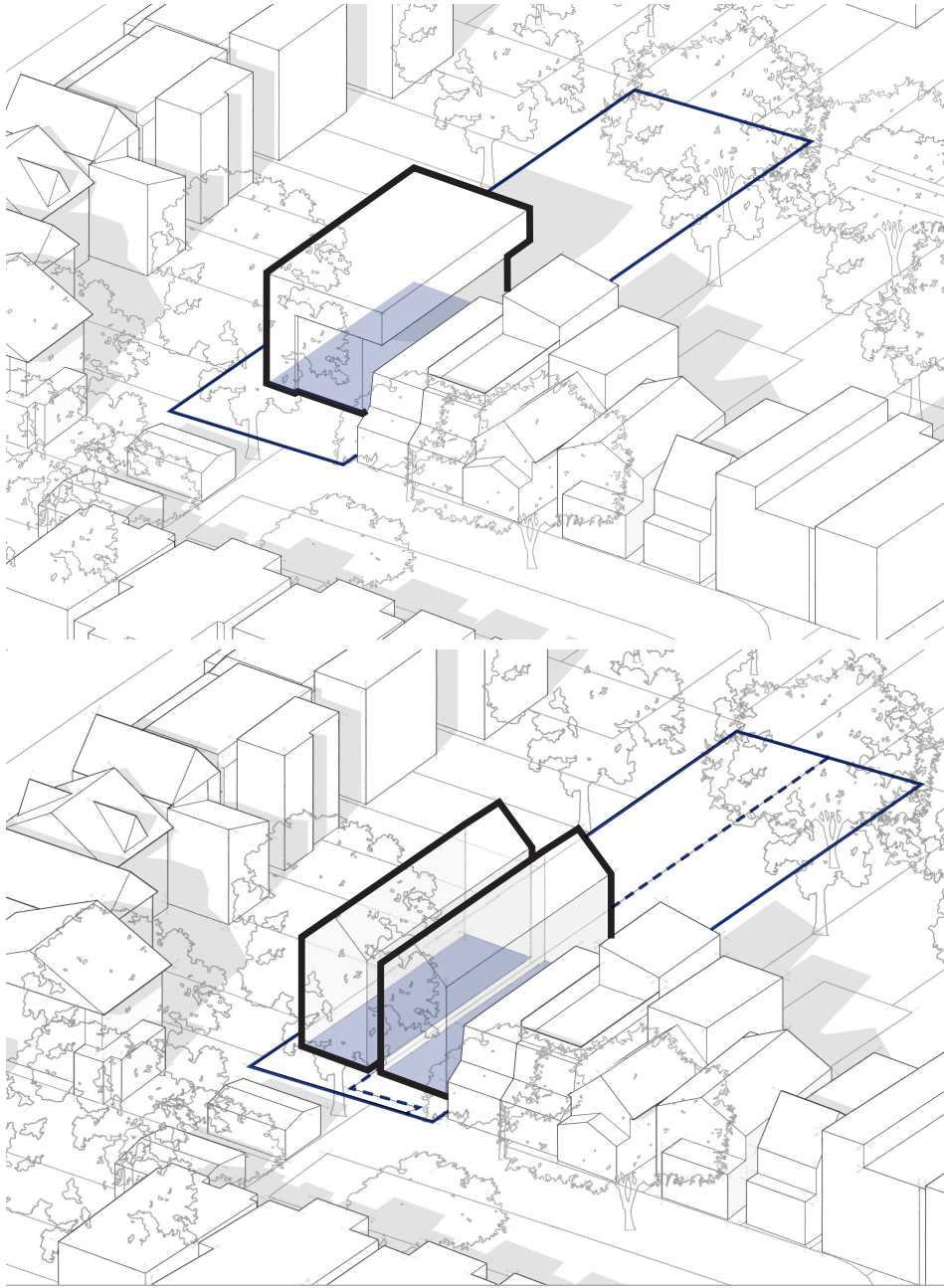
Boothroyd Lot Severance
17 Boothroyd Ave, Toronto, ON M4J 3L7
19 March 2024

CONTEXTUAL ANALYSIS

“The Pocket” neighbourhood is a dense, east-end neighbourhood composed predominantly of single-family homes. The subject property is uniquely located, and has outlying dimensions relative to the adjacent context. It is substantially deeper and wider than any other lot in the surrounding area.



CONTEXTUAL ANALYSIS



EXISTING USE

The site currently has approvals for a 6-unit, 3-storey apartment building, granted in 2021. (Approved massing in rendering, current massing in photo.)

PROPOSED USE

Two separate residential house lots. No minor variances are being requested for the homes, as all development is intended to be fully as-of right.

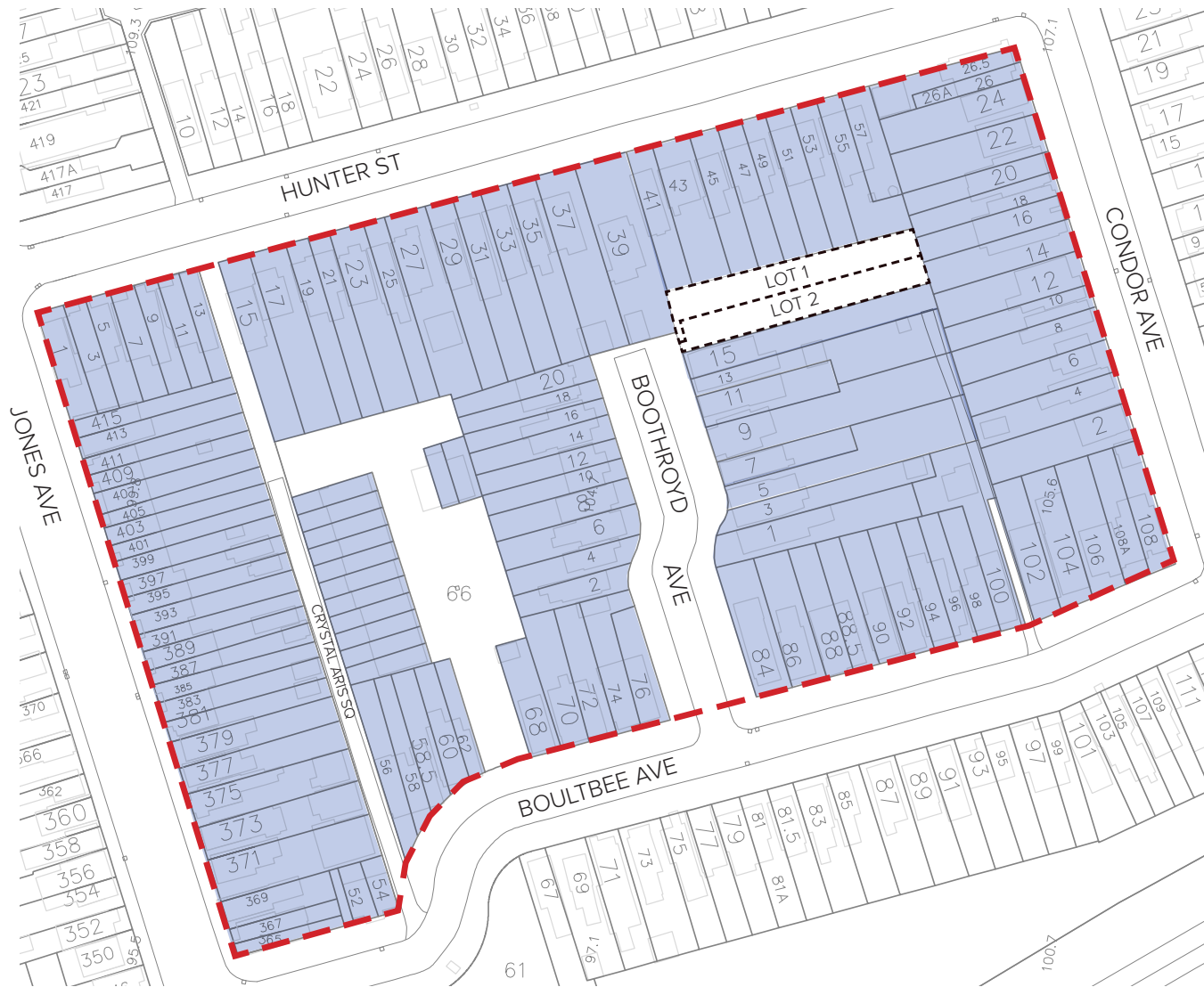
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Boothroyd Lot Severence
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19 March 2024

CONTEXTUAL ANALYSIS

The proposed lot dimensions and areas exceed the prevalent development pattern of the neighbourhood. They are actually larger often much larger.



LEGEND

- Study Area 128 Lots
- Lot 1 and Lot 2
- Smaller Lot Area 98%
- Than Proposed (126 of 128)

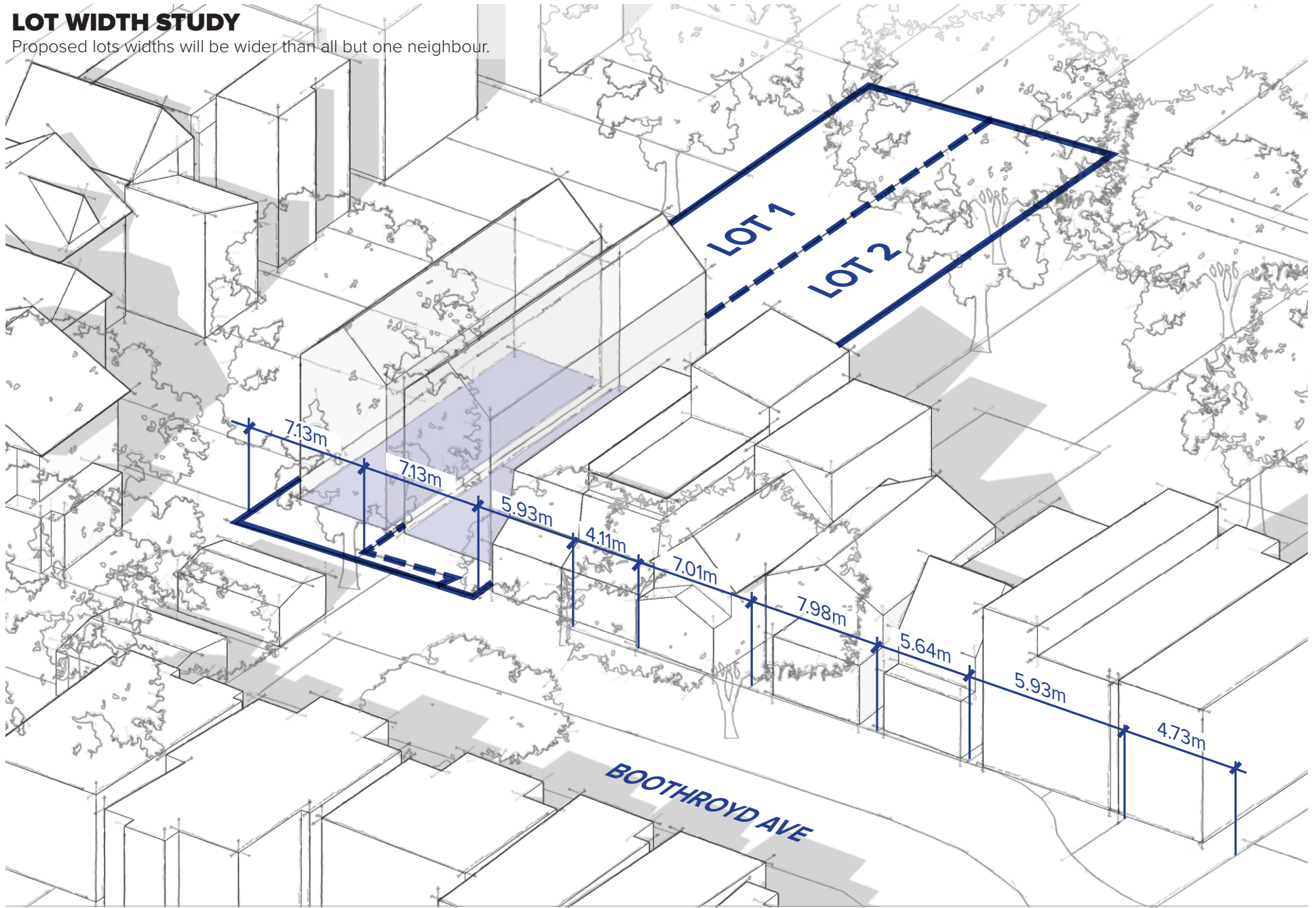
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LOT WIDTH STUDY

Proposed lots widths will be wider than all but one neighbour.



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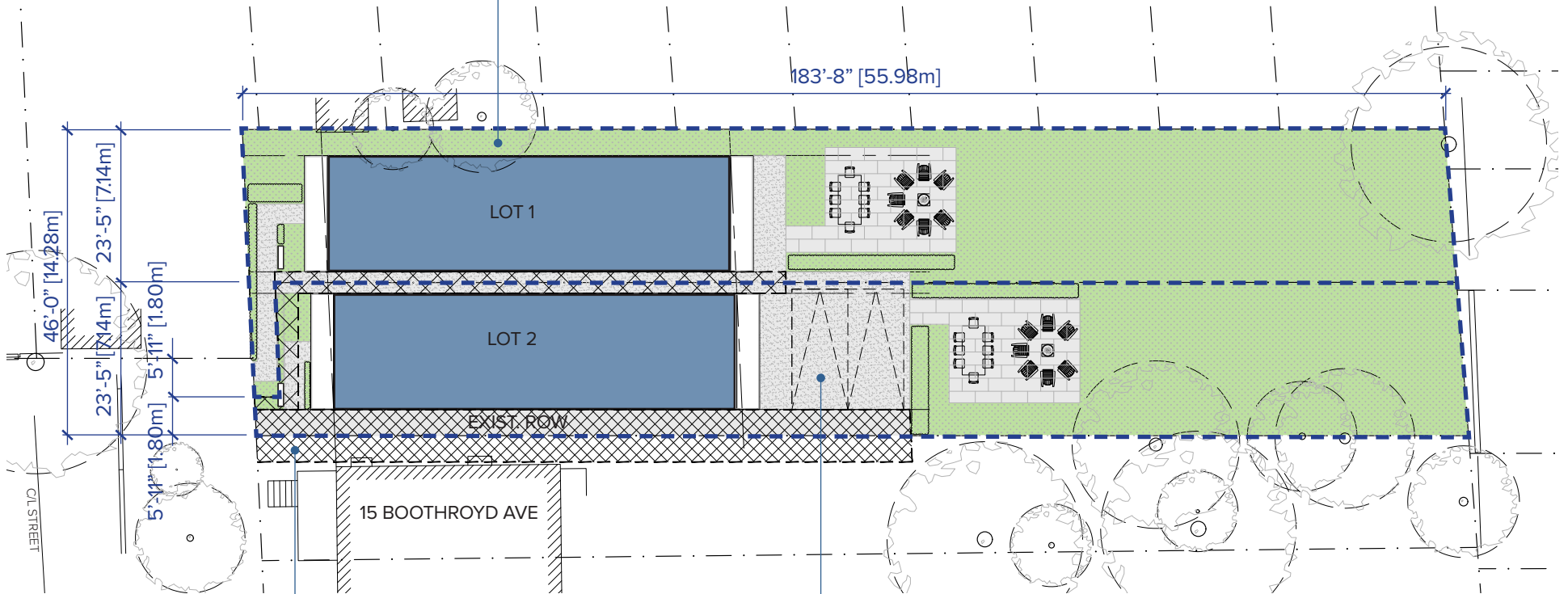
Boothroyd Lot Severance
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PROPOSED SITE PLAN

The proposed lots all accommodate homes with aligned front yard setbacks to the neighbours, and sufficient space for fully as-of-right building footprints, soft landscaping, and parking. The large dimensions of the sites allow this to occur without requiring any tree removals, and with respect to existing easements and site access.

TREE PROTECTION ZONES

As-of-right house footprints minimally affect tree protection zones. No removals will be required to accommodate new houses.



EXISTING R.O.W. RETAINED

An existing right of way that is shared with 15 Boothroyd Ave. to allow access to parking will be maintained, providing parking opportunities for both properties.

PARKING

There is no requirement for parking, however, in order to minimize impact on street parking, on-site spaces are provided via the existing R.O.W.

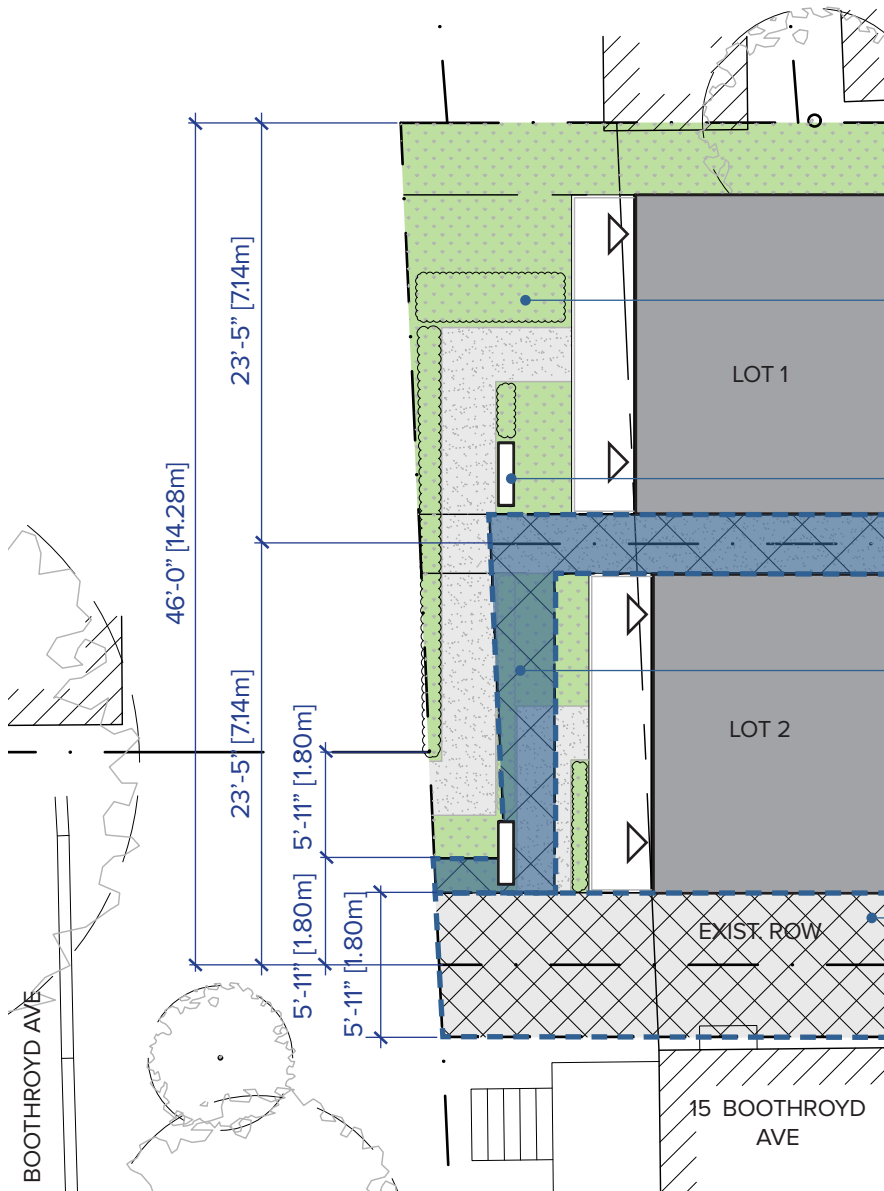
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FRONT YARD ACCESS

Access to the North lot to is maintained via a right of way between the two properties. The right of way ensures that the existing front yard access is not compromised and allows for any future maintenance that may be required.



LANDSCAPING

Planting of native species provides a visual delineation between the two properties and assists in way finding.

ADDRESS WALL

Address wall to improve way finding on the site and provide area for mail boxes.

PROPOSED R.O.W.

A new right of way that is shared between the new lots ensure that the north lot maintains the existing access to the lot frontage.

EXISTING R.O.W. RETAINED

An existing right of way that is shared with 15 Boothroyd Ave. to allow access to parking will be maintained, providing parking opportunities for both properties.

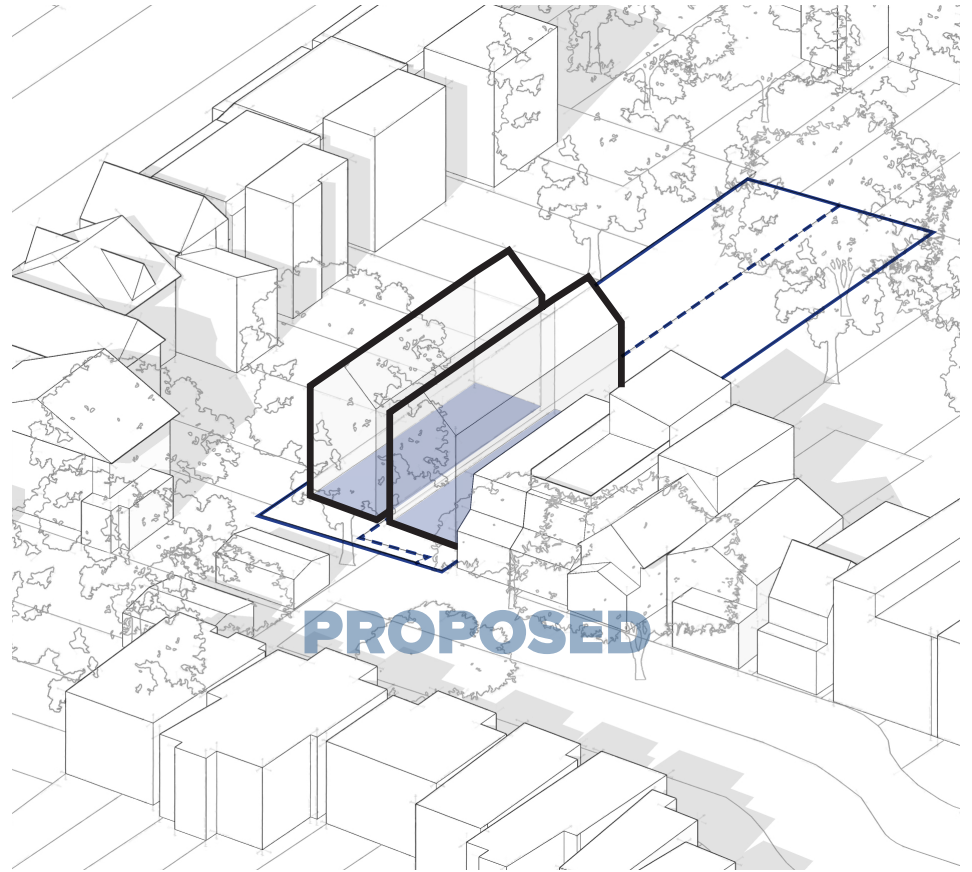
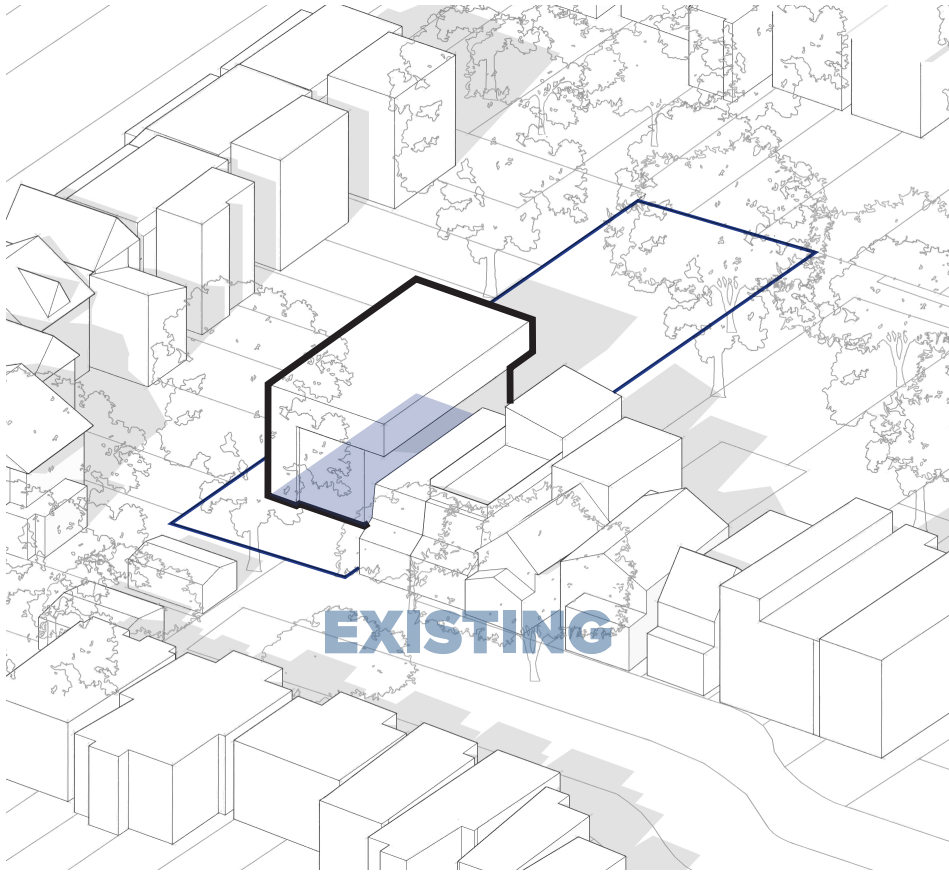
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Boothroyd Lot Severence
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CONCLUSION

The current apartment building on the site is a less consistent building typology than two houses would be. The intention of this application is to create properties that will more closely align with the development pattern of The Pocket neighbourhood, and allow a family-focused typology to continue to proliferate in this dense, established neighbourhood.

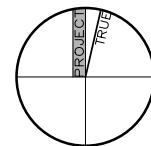
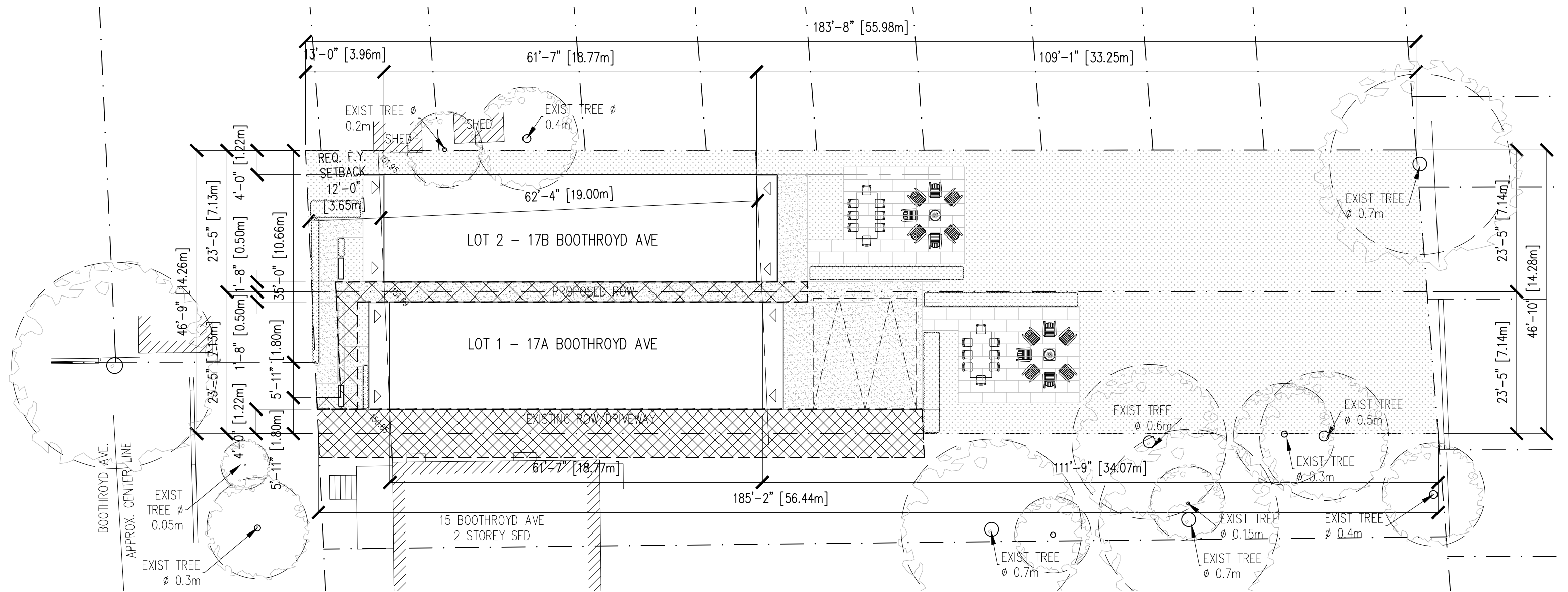


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19 March 2024

APPENDIX 1
Proposed Site Plan



1 ISSUED FOR COA
NO. REVISION

2024 MAR 19
DATE

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BOOTHROYD SEVERANCE PROPOSED
17 BOOTHROYD AVE
TORONTO, ONTARIO
M4J 3L7
SITE PLAN
PROJECT: 20081
SCALE: 1/16"=1'-0"
DATE: 2024.03.19

COA 0.3