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## STAFF REPORT

# 114 & 114R Baldwin Street & 75 Cecil Street Committee of Adjustment Application

**Date:** 01/17/2025

**To:** Chair and Committee Members, Committee of Adjustment, Toronto and East York District

**From:** Director, Community Planning

**Ward:** 11 - University-Rosedale

**File No:** A0948/24TEY

**Hearing Date:** January 29, 2025

## RECOMMENDATION

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Community Planning respectfully recommends that the subject application be refused.

## THE SITE

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The site consists of three properties located on the north side of Baldwin Street, east of Spadina Ave. The property at 114 Baldwin Street is currently occupied by a 2-storey dwelling. Two of the properties, 114R Baldwin Street and 75 Cecil Street, are located within the neighborhood block and at the rear of residential properties facing Baldwin Street, Huron Street and Cecil Street, and are currently occupied by private commercial surface parking lots. The rear properties are accessed by laneways to the east connecting to Huron Street, and a laneway to the west connecting north to Cecil Street. To the west of the site are commercial-residential lots facing Spadina Avenue.

## POLICY & GUIDELINES CONSIDERATIONS

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The site is designated *Neighbourhoods* on Map 17 of the Official Plan.

The Official Plan Policy 4.1.5 states that development in *Neighbourhoods*, will respect and reinforce the existing physical character of each geographic neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) prevailing size and configuration of lots;
- c) prevailing heights, massing, scale, density and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) prevailing location, design and elevations relative to the grade of driveways and garages;
- f) prevailing setbacks of buildings from the street or streets;
- g) prevailing patterns of rear and side yard setbacks and landscaped open space;
- h) continuation of special landscape or built-form features that contribute to the unique physical character of the geographic neighbourhood; and
- i) conservation of heritage buildings, structures and landscapes.

The Official Plan further states in policy 4.1.9 that infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation will:

- a) have heights, massing and scale that are respectful of those permitted by zoning for nearby residential properties, while taking into account the existing form of development on the infill property;

- b) have setbacks from adjacent residential properties and public streets that are proportionate to those permitted by zoning for adjacent residential properties, while taking into account the existing form of development on the infill property;
- c) provide adequate privacy, sunlight and sky views for occupants of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
- d) front onto existing or newly created public streets wherever possible, with no gates limiting public access;
- e) provide safe, accessible pedestrian walkways from public streets; and
- f) locate, screen and wherever possible enclose service areas and garbage storage and parking, including access to any underground parking, so as to minimize the impact on existing and new streets and on residences

The subject application has also been reviewed against the City Council adopted "Townhouse and Low-Rise Apartment Guidelines" which provide guidance when developing townhomes and low-rise apartments.

The site is zoned R (f4.5; d1.0) (x835) as per Zoning By-law No. 569-2013.

## **THE APPLICATION**

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The application is seeking relief from the provisions of Zoning By-law 569-2013 to construct a four-storey townhouse complex containing three buildings (Blocks A, B, and C), for a total of 10 residential dwelling units. The existing two-storey (3-unit) detached dwelling (municipally known as 114 Baldwin Street) will be demolished. There will be a total of 4 carshare parking spaces and 35 bicycle parking spaces.

## **COMMENTS**

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The proposal does not maintain the general intent and purpose of the Zoning By-law and the Official Plan. Community Planning respectfully recommends that the subject application be refused.

The proposed massing, including setbacks and separation distances, is not acceptable and does not achieve the policies of the Official Plan or the intent of the Townhouse and Low-Rise Apartment Guidelines. The proposal does not adequately address impacts on adjacent properties including providing adequate privacy, sunlight and sky views.

The number of proposed residential buildings (3) within one lot is not acceptable, and the overall lot configuration does not provide sufficient soft landscaping surfaces or provide opportunities for tree planting and growth.

In its current state, the proposal is not acceptable to staff and further discussions regarding infrastructure servicing, garbage pick-up, pedestrian safety and accessibility for emergency services remain outstanding. The applicant is encouraged to engage City staff to continue discussing future development opportunities at the subject location.

## **CONTACT**

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**SIGNATURE**

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A handwritten signature in black ink, appearing to be 'DD' with a long horizontal flourish extending to the right.

Signed by David Driedger,  
Manager Community Planning  
On behalf of Oren Tamir,  
Director, Community Planning  
Toronto and East York District