

## **23 Beechwood Avenue Committee of Adjustment Application**

**Date:** February 27, 2025

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

**From:** David Sit, Director, Community Planning, North York District

**Ward:** Don Valley West

**File No:** A0426/24NY

**Hearing Date:** March 6, 2025

### **RECOMMENDATIONS**

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Planning staff recommends that the application be refused.

### **COMMENTS**

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The proposal is to construct a new two-storey detached dwelling with a rear deck. An overall building length of 35.35 metres and depth of 35.5 metres are proposed which exceed the maximum permitted building length of 17 metres and depth of 19.0 metres as permitted under Zoning By-law No. 569-2013. The intent of regulating the length and depth of a building is to help maintain a consistent pattern of development within a neighbourhood, to ensure that new dwellings within a neighbourhood are relatively aligned along the street, and to mitigate privacy and massing impacts on adjacent neighbours, and to assist with on-site storm water management. The proposed building length and depth are almost double that of what the Zoning By-Law permits and would result in excessive massing of the dwelling that does not fit the character of the neighbourhood. Although the existing house had a comparable building length, it is important to note that the house was of a significantly smaller scale in terms of height, massing, and with greater setbacks. As the proposal is for a new dwelling, it has to be consistent with the prevailing physical character of the neighbourhood and meet the intent of the Official Plan and Zoning By-Law.

A height of 9.23 metres is also proposed for side exterior main walls, whereas City of Toronto Zoning By-Law No. 569-2013 permits a maximum height of 7.5 metres for side exterior main walls. The intent of regulating the height of main walls is to help maintain a level of height, massing and eaves alignment that is consistent with the physical character of the neighbourhood. As proposed the side main wall heights, in combination with an excessive building length, depth and overall building height increase from 10 metres to 11.51 metres, would result in a built form that is not consistent with the prevailing character of the surrounding neighbourhood and represents an overdevelopment of the lot.

The subject property is designated Neighbourhoods in the Official Plan. Neighbourhoods are considered physically stable areas where little physical change is anticipated to occur. Policy 4.1.5 of the plan contains a set of development criteria for Neighbourhoods that requires that all new development in established Neighbourhoods will respect and reinforce the existing physical character of each Geographic Neighbourhood, including in particular; prevailing heights, massing, scale, density and dwelling type of nearby residential properties. Policy 4.1.5 defines the word "prevailing" as the most frequently occurring form of development in a geographic neighbourhood. The Official Plan also states that no changes will be made through re-zoning, minor variance, consent, or other public action that are not in keeping with the character of the neighbourhood.

As outlined above, City Planning staff have concerns with the proposed dwelling as submitted. In particular, the proposed building length, depth, and main wall heights, in combination with the overall building height increase, creates an overdevelopment of the lot and an inappropriate massing impact on the streetscape, on the abutting neighbour and would not reinforce the prevailing pattern of development consistent within the neighbourhood. Community Planning staff are of the opinion that the proposal does not meet the intent of the Official Plan and Zoning By-law and is not minor in nature and is not considered appropriate development of the lands. Community Planning staff recommend that this application be refused.

## **CONTACT**

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## **SIGNATURE**

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Signed by John Andreevski, Manager for  
David Sit, MCIP, RPP, Director Community Planning  
North York District