

53 Snowdon Avenue Committee of Adjustment Application

Date: April 10, 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: A0098/25NY

Hearing Date: April 17, 2025

RECOMMENDATIONS

Planning staff recommend the application be refused.

COMMENTS

The application proposes a new three storey detached dwelling. A front exterior main wall height of 11 metres is being proposed, whereas City of Toronto Zoning By-Law No. 569-2013 permits a maximum exterior main wall height of 8.5 metres for a detached dwelling. 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. The applicant is also proposing an FSI of 0.86 which is more than twice the maximum permitted FSI of 0.35 under City of Toronto Zoning By-Law No. 569-2013. The intent of regulating floor space index is to ensure that dwellings within a neighbourhood are relatively consistent in scale and density. Staff are of the opinion that the proposed main wall height and FSI are not in keeping with the intent of the Zoning By-law or the Official Plan, and do not maintain consistency with the neighbourhood character.

A west side yard setback of 0.41 metres is also being proposed, whereas City of Toronto Zoning By-Law No. 569-2013 requires a minimum side yard setback of 0.9 metres for a detached dwelling. The intent of regulating side yard setbacks is to ensure that new dwellings and structures have sufficient separation from side lot lines and abutting buildings for building maintenance and rear yard access, and to maintain a consistent built form character in the neighbourhood. Staff are of the opinion that the proposed west side yard setback is not consistent within the existing pattern of development in the neighbourhood and does not meet the intent of the Official Plan or Zoning By-law and is not minor in nature.

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:

- c) prevailing heights, massing, scale, density and dwelling type of nearby residential properties.
- g) prevailing patterns of rear and side yard setbacks and landscaped open space.

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.

City Planning staff are of the opinion that as submitted, the proposed front main wall height, increased FSI and reduced side yard setback, would not be consistent with the existing pattern of development in the neighbourhood and does not maintain the intent of the Official Plan and Zoning By-law, is neither minor or considered appropriate development for the site. Staff recommend the application be refused.

CONTACT

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SIGNATURE



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