

**STAFF REPORT****80 Lamb Avenue
Committee of Adjustment Application****Date:** April 30, 2025**To:** Chair and Committee Members, Committee of Adjustment, Toronto and East York District**From:** Director, Community Planning**Ward:** 14, Toronto-Danforth**File No:** A0200/25TEY**Hearing Date:** May 7, 2025**RECOMMENDATIONS**

Planning staff recommend that the Committee of Adjustment refuse application A0200/25TEY.

APPLICATION

The applicant is seeking relief from the provisions of Zoning By-law 569-2013 to alter the existing two-storey semi-detached dwelling by constructing a rear two-storey addition with a rear ground level deck and stairs, and a rear second storey balcony. Also, to construct a new two-storey ancillary building containing one laneway suite with a rear second storey balcony, and a rooftop equipment area, in the rear yard, abutting the laneway. There will be a total of two residential dwelling units (one unit within the main dwelling and one unit within the ancillary building) on this lot.

Variances are requested with respect to laneway suite height, separation distance, and horizontal limit from the enclosed stairwell to the ancillary building main wall.

CONTEXT

The subject property is located on the west side of Lamb Avenue, south of Mountjoy Avenue and east of Greenwood 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.

Laneway suites are permitted in *Neighbourhoods*, subject to the performance standards set out in the zoning by-law, including but not limited to height, setbacks, and separation distance from the primary dwelling. A laneway suite is defined as a self-contained residential unit which is typically located in the rear yard of a lot, within an ancillary building that is next to a public laneway.

Chapter 4 of the Official Plan describes land use policies, including for the Neighbourhoods. They include criteria to evaluate new development relative to the character of its immediate context. 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

Planning staff have concerns with variances 1 and 3 relating to the laneway suite height and separation distance from the primary dwelling. The proposed 6.3 m height and 5 m separation distance are not in keeping with the policies and zoning for laneway suites, and do not respect the prevailing character in the neighbourhood.

Community Planning is recommending refusal of these variances as they fail to meet the intent of the Zoning By-law and Official Plan, are not minor in nature, and are not desirable for the appropriate development or use of the land.

CONTACT

Camryn Chin, Assistant Planner
Community Planning, Toronto and East York District
416-392-9318
Camryn.Chin@toronto.ca

SIGNATURE



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