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By Committee of Adjustment at 11:34 am, Mar 27, 2026



STAFF REPORT

171 Parkside Drive- Committee of Adjustment Application

Date: March 26, 2026

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

From: Director, Community Planning, Toronto and East York District

Ward: 4, Parkdale-High Park

File No: A0075/26TEY

Application to be heard: April 1st, 2026 at 9:30 a.m.

RECOMMENDATIONS

Community Planning staff recommend that the Committee of Adjustment **refuse** application A0075/26TEY.

APPLICATION

The applicant is seeking relief from the provisions of Zoning By-law 569-2013 by altering the existing rear one-storey ancillary building by constructing a complete second storey addition (a portion of which will be cantilevered). This building will be converted into one garden suite. There will be a total of five residential dwelling units on this lot (four units occupying the main dwelling, and one unit occupying the ancillary building).

COMMENTS

The subject site is located north of Lake Shore Boulevard West and east of Parkside Drive.

The property is in an area designated as *Neighbourhoods* in the Official Plan. The property is zoned R (d0.6)(x290) under City Wide Zoning By-law 569-2013.

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.

The applicant is requesting to permit a reduced separation distance of 1.16 m between the proposed garden suite and the existing residential building on the same lot, whereas a minimum separation distance of 7.5 m is required when the height of the ancillary building exceeds 4.0 m. The proposed garden suite has a height of 5.91 m.

The intent of the 7.5 m separation standard is to maintain adequate spatial separation, privacy, light and to ensure compatibility between the principal building and the residential ancillary structure. This provision also helps to minimize potential shadowing and overlook impacts that can result from taller garden suites located in proximity to main dwellings, and to preserve the overall rear-yard openness characteristic of low-density residential neighbourhoods.

Community Planning staff have concerns that the proposed variance to reduce the separation distance, in combination with the increased height of the garden suite and the reduced rear yard soft landscaping, may compromise the functional quality of the rear yard and negatively affect the privacy and amenity of both the primary dwelling and the garden suite.

Given the above, community planning staff are of the opinion that the proposed application does not maintain the general intent and purpose of the Zoning By-law, nor can it be considered minor in nature.

Staff recommend that the Committee of Adjustment **refuse** application A0075/26TEY.

CONTACT

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SIGNATURE



Signed by Dan Nicholson, MCIP, RPP
Manager, Community Planning on behalf of
Carly Bowman, M.ScPl., MCIP, RPP
Director, Community Planning
Toronto and East York District

copy: Councillor Perks, Ward 4
Abishek Rajgor, Agent