



**STAFF REPORT**  
Committee of Adjustment  
Application

<b>Date:</b>	December 30, 2013
<b>To:</b>	<b>Chair and Members of the Committee of Adjustment Toronto and East York District c/o Anita MacLeod, Manager &amp; Deputy Secretary-Treasurer Toronto and East York District</b>
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 27: Toronto Centre - Rosedale
<b>Reference:</b>	File Nos.: B0078/13TEY, A0762/13TEY and A0763/13TEY Address: 139 Glenrose Avenue Application to be heard: January 8, 2013 at 3:30 p.m.

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## **RECOMMENDATION**

Planning staff respectfully recommend that the Committee refuse Application Nos. B0078/13TEY, A0762/13TEY and A0763/13TEY.

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## **APPLICATION**

The applicant is proposing to sever the property at 139 Glenrose Avenue into two undersized residential lots.

The applicant is seeking relief from the provisions of the Zoning By-laws to construct new three-storey detached dwellings on each of the new undersized lots.

The variances requested are with respect to: maximum permitted building height; maximum number of storeys for a flat roofed dwelling; maximum permitted floor space index / gross floor area; maximum number of platforms at or above the second floor of the rear wall; minimum required lot frontage; minimum required side yard setback; minimum number of parking spaces; and minimum required side yard setback for the portion of the dwelling exceeding a depth of 17.0 metres.

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## **COMMENTS**

Planning staff have reviewed the application and cannot support the proposal in its current form.

The Committee's authority to grant severances is found in Section 53 of the Planning Act and the Criteria the Committee must have regard to in hearing severance applications is found in Subsection 51(24) of the Act. Matters of relevance for the proposed severance include but are not limited to:

- c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any; and
- f) the dimensions and shapes of the proposed lots.

The subject property is designated *Neighbourhoods* in the Official Plan which are physically stable areas providing for a variety of lower scale residential uses. The stability of the physical character of the *Neighbourhoods* is one of the keys to Toronto's success. Policies and development criteria aim to ensure that physical changes to the established neighbourhoods are sensitive, gradual and generally "fit" the existing physical character. Development criteria in Section 4.1.5 of the Official Plan states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including size and configuration of lots.

The subject property is zoned RD (Residential Detached) under City of Toronto Zoning By-law 569-2013 and R1 Z0.6 (Residential) under former City of Toronto Zoning By-law 438-86. The purpose of the Zoning By-laws is to establish precise performance standards as to how land is developed and is an instrument for translating the Official Plan policies into practice. The Zoning By-laws are used, in part, to achieve more uniform and consistent built form streetscapes, thereby contributing to a more predictable pattern of development. By-laws 569-2013 and 438-86 require a lot frontage of 12.0 metres whereas the applicant is proposing 7.59 metres and 7.60 metres for the two new lots.

Attached for information purposes is a map indicating lot frontages in the area. The chart below indicates the percentage of lot frontages of the 108 properties reviewed, in close proximity to the subject site. Only properties with identical zoning and lot frontage requirements have been reviewed as part of this analysis.

<b>Lot Frontage</b>	<b>Number of Lots</b>	<b>Percentage of Lots</b>
7.62-9.13 metres (~25-29 feet)	4	3.7%
9.14-12.19 metres (~30-39 feet)	25	23.1%
12.20-15.23 metres (~40-49 feet)	10	9.3%
15.24+ metres (50+ feet)	69	63.9%
<b>Total</b>	<b>108</b>	<b>100%</b>

Planning staff are of the opinion that the proposed new lots do not meet the intent of the Official Plan, nor the Zoning By-laws. The consent is inappropriate for the site as it is inconsistent with the prevailing lot pattern along Glenrose Avenue and the surrounding area.

## **ATTACHMENTS**

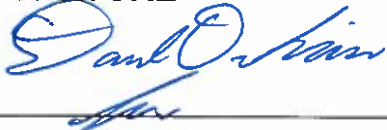
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Lot Frontage Analysis Map

### **CONTACT**

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### **SIGNATURE**



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Gregg Lintern, MCIP RPP  
Director, Community Planning  
Toronto and East York District

Copy: Councillor Kristyn Wong-Tam  
Frank Falcone, Applicant



LEGEND:

- 7.62 - 9.13 m (25-29ft)
- 9.14 m - 12.19 m (30-39ft)
- 12.20 - 15.24 m (40-49ft)
- 15.24 m + (50 ft +)

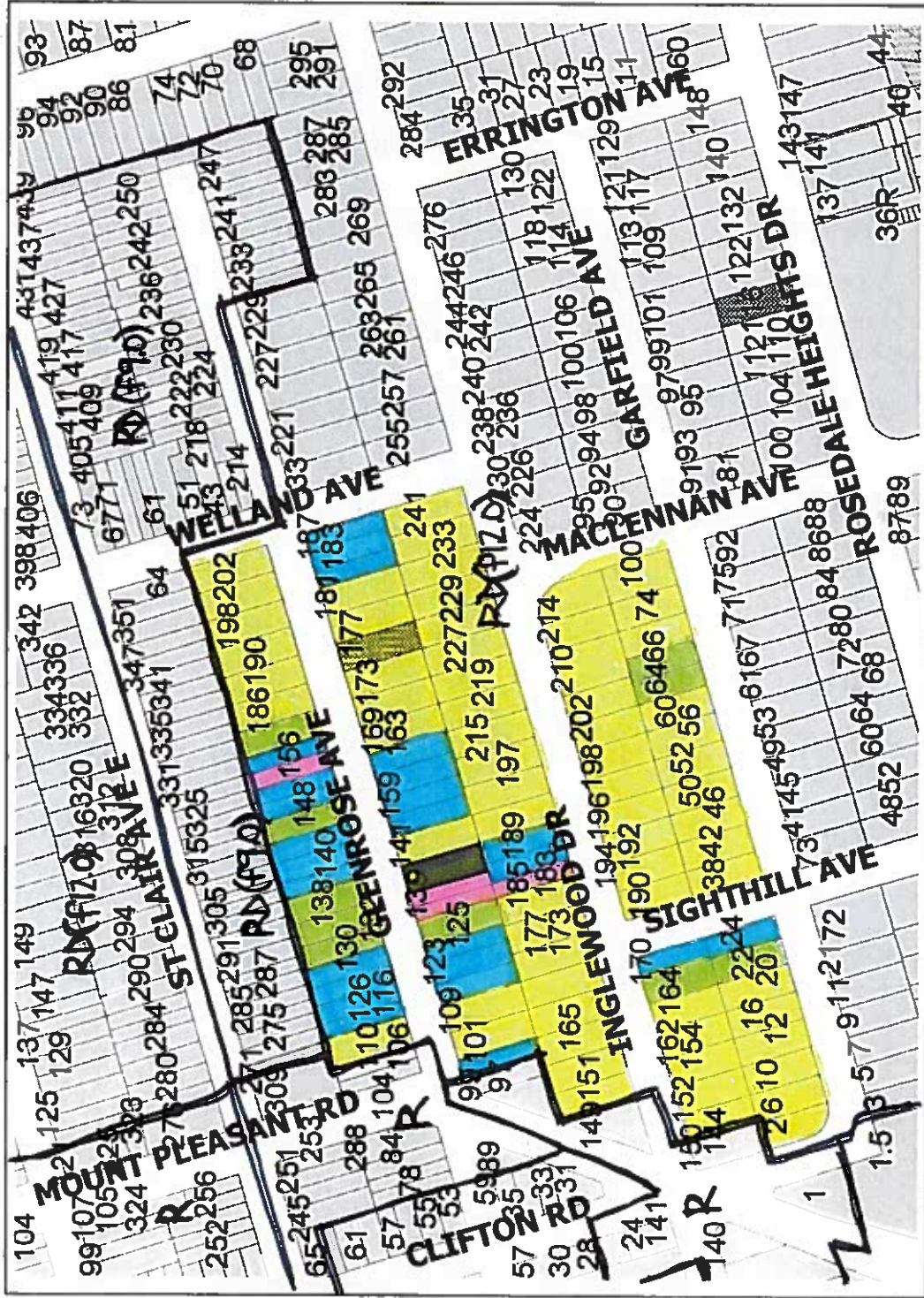


Author

Community Planning

# 139 Glenrose Avenue

## Lot Frontage Analysis



Date: Dec 30 2013