



**LAKESHORE PLANNING COUNCIL CORP.**

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September 18, 2014

Committee of Adjustment  
Etobicoke York Panel  
2 Civic Centre Court  
Toronto, ON M9C 5A3

Attn: Ms. Susanne Pringle, Manager & Deputy Secretary Treasurer

Dear Panel Members:

**Re: 13 Villa Rd – Hearing Date September 18, 2014**

File No. B32/14EYK – A293/14EYK (PART 1) – A294/14EYK (PART 2) – To obtain consent to sever the property into two undersized residential lots and construct two new detached dwellings with an attached garage

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It is noted that applicant has requested the following variances from the zoning by-laws:

**89%-90% variance** – An increase in the floor space for the two new dwellings, nearly double what is permitted.

**37% variance** - A variance from the minimum required lot frontage of 12 meters, for each of the two severed parcels, to 7.62 meters.

**25% variance** – A reduction in the minimum required lot size for the two severed parcels.

**32% and 38% variances** – For side yard setbacks and eaves setback from the side lot lines.

**We object to the proposed severance and variances, which are substantial and not minor.**

The address is in the middle of a street characterized by bungalows. The frontages of properties located on the same side of the street as 13 Villa Rd are not less than 10 meters each, whereas the applicant has requested a severance into two smaller lots with a frontage of 7.62 meters each.

On the opposite side of the street, there are 12 properties of which 7 may have a similarly sized frontage as requested by the applicant; however, the majority of these houses are bungalows, and are appropriately sized for the smaller lot size and lesser frontage.

A variance of 89% and 90% for the floor area for the two proposed dwellings, is a major variance and will result in two very large, multi-storey homes, on smaller lots, sitting in the middle of a row of bungalows on lots that are significantly larger. This will negatively impact the appearance of the street.

The application includes side yard and eaves setback variances (of 32% and 38%) that are too close to the side lot lines, which impede cleaning of eaves and maintenance of properties between the houses along the side lot lines, and affect privacy, which is why zoning requires a minimum amount of space between houses.

Re-development which divides a larger lot in half in order to build two comparatively, very large multi-storey houses to replace a single bungalow on a street consisting mainly of bungalows represents a major change to the “character” of the street. It also reduces green space, strongly impacts the appearance of the street, and is contrary to the Official Plan which requires that new development respect and reinforce the physical characteristics of long established neighbourhoods such as Long Branch.

**We respectfully request that the applications for severance and variances be denied.**

Thank you for your consideration.

Sincerely,

(signed)

Timothy Dobson, OALA, ISA, Landscape Architect & Arborist  
Chairman  
LAKESHORE PLANNING COUNCIL CORP.