



LAKESHORE PLANNING COUNCIL CORP.

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August 28, 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: 20 JAMES ST – Hearing September 4, 2014

File No. B38/14EYK – A364/14EYK (PART 2) - A365/14EYK (PART 1) – To obtain consent to sever the property into two undersized residential lots and create easements / rights-of-way for the purpose of vehicular and pedestrian access

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

37% variance - A variance from the minimum required lot frontage of 12 meters, for each of the two severed parcels, to 7.59 meters.

25% variance – A reduction in the minimum required lot size for the two severed parcels of 92.4 square meters each.

53%-56% variance – An increase in the floor space for the two new dwellings above what is permitted of 552 and 581 square feet.

17% and 32% variances (PART 1) – Variances to the setbacks from the west side lot line, which put the dwelling too close to the neighbour's house at 26 James St, and will likely require the removal of a mature Manitoba Maple tree on the subject lot.

16%, 30% and 75% variances (PART 2) – Variances from the east side lot line for side yard setback, eaves setback and distance from the abutting street, Thirty Seventh Street.

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

The address is a corner lot on James Street and Thirty Seventh Street, where the prevailing lot frontage is approximately 40+ feet. Re-development which divides these larger lots in half in order to build two houses to replace a single dwelling represents a major change to the “character” of the street, reduces green space and 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.

The dwelling proposed for the lot identified as PART 1 is located too close to the west side lot line, and the neighbouring house at 26 James St. Construction of the dwelling may also require the removal of a mature Manitoba maple tree located on the property, which will require a permit from the City of Toronto. The construction may also cause damage to the walnut tree located on the neighbour’s property.

The dwelling proposed for the lot identified as PART 2 is located too close to the east side lot line and to Thirty Seventh St. The houses along Thirty Seventh St have front yard setbacks which present a green, front-lawn vista and sightline along the street, and it is not appropriate to have the proposed dwelling jutting out on PART 2 into this green sightline. Any proposed dwelling should comply with the required minimum side yard setback of three meters from the east side lot line abutting Thirty Seventh St.

Overall, the proposed lots are too small, the proposed dwellings are too large, the variances are not minor, the fundamental act of severance is not appropriate for the site or this long-established neighbourhood in Long Branch, and none of it is in compliance with the Toronto Official Plan Policy 4.1.5 for “Neighbourhoods” which does not identify existing neighbourhoods as appropriate locations for intensification and major change.

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.