



LAKESHORE PLANNING COUNCIL CORP.

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October 14, 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: 25 TWENTY FOURTH ST – Hearing October 16, 2014

File No. A314/14EYK – To construct a detached dwelling with an attached garage, a covered front porch and rear deck

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

85% to 169% variance - Maximum permitted FSI is 0.35 under By-law Section 330-23.A.(9) and By-law 569-2013. The new dwelling will have a FSI of 0.65 and 0.94 under the respective by-laws.

60% variance – Minimum required side yard setback for eaves and other projections is 0.3 meters and 0.5 meters under By-law 569-2013 and By-law Section 330-13.A.(2). The proposed eaves setback is only 0.2 meters from the side lot line.

32% variance - A variance to the setback from the south side lot line from the required 0.9 meters to 0.61 meters.

42% variance – While the maximum permitted height of the first floor above the established grade is 1.2 the proposed dwelling is 1.7 meters above established grade.

11% variance – While the minimum required front yard setback is 7.4 meters, the proposed dwelling provides a 6.6 meter front yard setback.

11% variance – While the maximum permitted building length is 17 meters, the proposed dwelling is 18.8 meters in length.

According to this latest application filed with the Committee of Adjustment, the applicant has made a number of adjustments to the original proposal, which is appreciated.

However, we believe the minimum side-yard setback from the south side lot line, and minimum side-yard setback for eaves and projections should be enforced to allow for regular maintenance and repairs to the eaves trough, roof and building and for minimal impact on neighbouring houses.

The minimum set-backs also allow a minimum amount of accessibility for construction. Constructing, excavating, forming and scaffolding are next to impossible to perform without a minimum set-back, and can result in trespass and potential damage to adjacent property. Not providing a minimum set-back may also violate the safety code for scaffolding space required for builders.

In addition, the FSI variances of 85% to 169% cannot be considered minor variances to the zoning by-laws.

The City of Toronto Official Plan states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- Heights, massing, scale and dwelling type of nearby residential properties
- Prevailing patterns of rear and side yard setbacks and landscaped open space

The Official Plan further states that no changes will be made through re-zoning, minor variance, consent or other public action that are out of keeping with the physical neighbourhood.

We oppose the application for the above variances, which are substantial in effect, and not minor.

The proposed dwelling requires further adjustments to the side-yard setbacks and the total floor space. The proposed mass and setbacks for the dwelling should be further modified to comply with the minimum required setback for eaves and projections, and for minimal physical impact and privacy for the neighbouring property located on the south side lot line, both during and after construction.

Thank you for your consideration.

Sincerely,

(signed)

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