



LAKESHORE PLANNING COUNCIL CORP.

Email: lpcc.lakeshoreplanningcouncil@gmail.com

July 17, 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: 86 TWENTY THIRD ST – Hearing July 24, 2014

File No. B47/13EYK – request to sever property into two undersized residential lots
File No. A314/13EYK & A315/13EYK – request to construct two detached dwellings with integral garages on the undersized residential lots

It is noted that applications for this property, to sever and construct two detached dwellings with integral garages on undersized residential lots, were REFUSED by the Committee of Adjustment on March 29, 2012. Similar applications were DEFERRED at the Committee of Adjustment in September 2013, and this is the third set of applications for the same property with very similar requests to come before the Committee on July 24, 2014.

A house has now been constructed on “one-half” of the property (“Part 1”) which has a floor space index of 0.36, or 209.29 sm and therefore exceeds the permitted FSI of 0.35, albeit by a small amount.

With respect to the current applications, we note the following:

	<u>Permitted</u>	<u>Requested</u>	<u>Variance</u>
Min lot frontage (m)	12.0	7.62	-37%
Min lot area (sm)	371.0	290.3	-22%
Min side yard setback from lot line between the two new dwellings (m)	0.9	0.6	-33%
Min side yard setback for eaves from lot line between the two new dwellings (m)	0.5	0.2	-60%
Max FSI = 0.35 - Part 1 (<u>already built</u>) (sm)	101.6	209.29	+106%
Max FSI = 0.35 - Part 2 (sm)	101.6	201.17	+98%

Variances of 22% to 60% less than what is required for lot area, frontage and setbacks from lot lines are not minor variances from the zoning by-law.

Variances of 98% and 106% above permitted gross floor area (FSI) for the two lots are substantial, and not minor variances from the zoning by-law.

The proposed severance of the lot and construction of two dwellings in place of one do not respect or reinforce the physical characteristics of the neighbourhood as required in the Toronto Official Plan Policy 4.1.5 for "Neighbourhoods". The Toronto Official Plan is a binding legal document, which clearly states where residential intensification is to be directed: the "Downtown", the "Centres" and the "Avenues".

The proposed massing, setbacks and style of dwelling on the lot(s) do not visually fit in with other properties on the street or in the neighbourhood. Such over-building on the lots will substantially reduce green space, views, and privacy, and does not fit in with the character of this long-established area in Long Branch with properties sized and created by a Plan of Subdivision in 1911. The applications and approach by the owner to this re-development will set a negative precedent.

We consequently request that the application to sever be denied and that the application to construct a second dwelling also be denied, since such large variances to the zoning by-law will negatively impact the character of the street and area, and are in conflict with the Official Plan Policies for long-established "Neighbourhoods" such as Long Branch. It is further recommended that the current open space on the lot now be attractively landscaped.

Thank you for your consideration.

Sincerely,

(signed)

Timothy Dobson, OALA
Chairman
LAKESHORE PLANNING COUNCIL CORP.