

July 19, 2021

Committee of Adjustment Panel – Toronto East York  
Presentation for July 28, 2021 hearing

**Subject:** 912 Danforth Avenue – Third Floor Addition - Application Number 21 130393



Overlay sketch showing new lane facing wall and third floor addition

Committee Members,

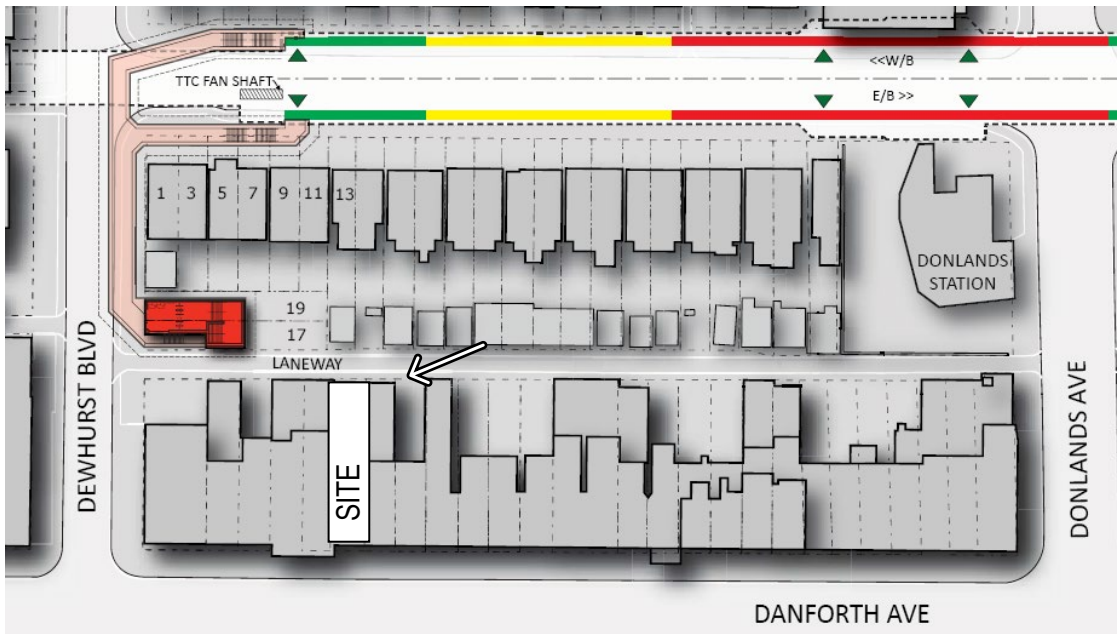
This document is provided to identify and discuss the variances requested for 912 Danforth Avenue in Toronto. The proposal is a third-floor addition and there are 5 variances associated with the work. 2 of the 5 variances are existing (variances 2 & 3) and are not changed by the current proposal. 1 of the 5 variances (variance 1) is caused by this proposal. This document outlines the variances requested on the Public Notice for this project and the reasons why they should be considered minor.

1. LOCATION OF USE – In a mixed-use building, all residential portions of a building must be located above non-residential uses. The altered building will have residential uses behind non-residential uses on the ground floor.
  - a. This proposal is reducing the amount of commercial space and increasing the amount of residential space for the building by adding a portion of one residential unit at the back half of the building. The resulting configuration will be a lane facing wall for the residential suite.
  - b. The creation of a lane facing aspect for this building (and others in the area) is desirable as it creates a more pedestrian friendly space in the lane. The resulting configuration of the building by design necessitates having a residential unit behind rather than on top of a non-residential unit. For this reason, the variance should be considered as minor.
2. REAR YARD SETBACK – Where the rear lot abuts a lane, the building must be setback a minimum of 7.5 m from the lot line of the lot abutting the lane on the opposite side. In this case the setback will be 5.41 m.

- a. This variance is existing and is not changed by this proposal and for this reason should be considered as minor.
3. PARKING – A minimum of one parking space is required. Zero parking spaces are provided.
  - a. This variance is existing and not changed by this proposal
  - b. Comments were received from Transportation Services on April 13, 2021 with the indication that ‘Parking has no comment for this application’.
  - c. The building is in very close proximity to transit and bike lanes and for this reason the absence of vehicular parking on the lot should be considered as a minor variance.
4. Variance 4 is from the old bylaw and is the same as Variance 3 above (Parking).
5. Variance 5 is from the old bylaw and is the same as Variance 2 above (Setback).



View from lane toward 912 Danforth Avenue



The map above is taken from a presentation on the Donlands Station Second Exit proposal by the TTC and the City of Toronto. The map is shown here to illustrate the desirable aspect of a lane facing facade and entry to coincide with the siting of the second TTC exit.