

Leaside Residents Association Inc.
1601 Bayview Avenue
P.O. Box 43582, Toronto, Ontario M4G 3B0

April 4, 2024

The Committee of Adjustment
North York Civic Centre
5100 Yonge Street
North York, ON
M2N 5V7

Re: 33 Randolph Rd.
File No.A079/24/NY

Attn: Mr. Sai-Man Lam,
Manager & Deputy Secretary Treasurer, North District Panel

Dear Sai-Man Lam,

The Leaside Residents Association (LRA) provides this correspondence to express our ***strong opposition*** to the above captioned application for the following reasons:

1. The number of variances is excessive. The cumulative effect of ten variances for the new dwelling and five variances for the new garden sweet is not minor.
2. The magnitude of the variances related to massing, (FSI, lot coverage), is excessive. This is the second garden suite in Leaside and if approved with variances to angular plane and side yard set backs will be precedent setting.

The variances requested are shown in the table below.

33 Randolph Rd – Replacement Dwelling			
Performance measures	Zoning bylaw	Proposed	Comments
1. 2 nd floor platform – max. area	4m ² .	5.57m ²	
2. Side yard setback	0.9m	(a) North side 0.61m. (b) South side 0.63m.	Access between front and back yard is restricted.
3. A canopy, awning or similar structure not covering a platform may encroach in a side yard, a maximum of 1.5m.	No closer to the side lot line than 0.3m.	North side canopy 0.18m from the north lot line	Dwelling is too wide for the lot.
4. Exterior main walls height	Max. 7m	Front exterior walls 7.5m.	Elevation is too boxy in appearance and does not follow Leaside character guidelines.
5. Exterior stairs allowed encroachment into building setback	If the stairs are no wider than 2m.	width 2.44m	Same as comment #3.
6. Exterior stairs allowed encroachment into building setback	If the stairs are no closer to a lot line than 0.6m.	The proposed stairs are 0.05m from the north lot line.	Same as comment #3.
7. Building length	17.0m	18.9m.	Precedent setting

			length.
8. FSI	0.6	0.68	11% over permitted.
9. Architectural feature encroachment into building setback	Max of 0.6m, if it is no closer to a lot line than 0.3m.	The proposed architectural feature at the north elevation encroaches 0.45m into the required north side yard setback. The proposed feature is 0.16m from the north lot line.	Same as comment #3.
10. Architectural feature encroachment into building setback	Max of 0.6m, if it is no closer to a lot line than 0.3m.	The proposed architectural feature at the west elevation encroaches 0.88m into the required west side yard setback	Same as comment #3.

Garden Suite			
1. Garden suite side yard setback	Required 1.5m.	North side 0.91m.	Garden suite is too large for the lot.
2. Rear yard setback for an ancillary building containing a garden suite	2.99m.	0.96m.	This variance is not minor.
3. Angular planes	45-degree angular plane projected towards the front lot line, beginning from a height of 4m from the required rear yard setback.	Angular planes projected towards the front (west) lot line, beginning from a height of 4m from the required rear yard setback of 2.99m to rear (east) lot line.	See comment # 2.
4. Angular planes	45-degree angular plane projected towards the opposite side lot line, beginning from a height of 4m from the required side yard setback.	(a) North lot line A part of the Garden suite penetrates into a 45-degree angular plane projected towards the north lot line, beginning from a height of 4m from the required side yard setback of 0.91m to south side lot line. (b) south lot line , beginning from a height of 4m from the required side yard setback of 1.5m to north side lot line.	See comment # 2.
5. A canopy, awning, or similar structure, with or without structural support, or a roof over a platform which	(C) between a rear or side lot line and the ancillary building, a canopy,	The proposed canopy facing the north lot line encroaches 1.25m in the	See comment # 2.

<p>complies with regulation 150.7.60.60(4), may encroach into a required separation distance or building setback, subject to the following:</p>	<p>awning, or similar structure may encroach into the ancillary building setbacks required in Clause 150.7.60.20 as follows: (i) on a main wall of the ancillary building containing a garden suite that faces a street, the lesser of 50 percent of the required building setback and 1.5m. The permitted encroachment for the canopy is 0.75m.</p>	<p>north side yard setback</p>	
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In closing, the number of proposed variances is too great. The size of the proposed dwelling and the garden suite is too big for the lot. This proposal is not in keeping with the intent of the existing zoning by-laws or the Official Plan and does not meet the four tests for approval of minor variances.

The LRA appreciates your consideration of our comments and requests that the application for variances be denied.

Yours truly,
Agnes Vermes
Agnes Vermes
Director on behalf of
Carol Burtin Fripp and Geoff Kettel,
Co-Presidents, LRA

cc. Councillor Jaye Robinson
Emily Greco