

Contested Soldier Houses (severance and variances) in the City

Data derived from TLAB applications information centre website on 18-7-18

Soldier houses have narrow lots, (usually about 25 feet wide), 3 storeys to the road, street façade garages and about double density in Long Branch. Because different areas have higher densities permitted under zoning these will have less than double the density.

Ward 5 (1)

Ward 6 (7) 6 are in Long Branch which makes up about one quarter of Ward 6.

Ward 9 (1)

Ward 11 (1)

Ward 12 (1)

Ward 13 (1)

Ward 15 (2)

Ward 16 (1)

Ward 20 (1)

Ward 23 (5)

Ward 26 (1)

Ward 30 (1)

Ward 31 (1)

Ward 32 (3)

Ward 35 (2)

Total (29)

Here is one reason out of many that proves that soldier houses do not conform to the general intent of the City of Toronto Official Plan 2006.

1 The OP says a dozen times that neighbourhood character has to be reinforced.

2 Soldier houses of standard “optimise profit” design are found in most older wards in many contexts.

3 Neighbourhoods are therefore becoming more similar.

4 All soldier houses therefore dilute neighbourhood character

5 Soldier houses in Long Branch, as well as other parts of the City, therefore cannot be considered to conform to the reinforcement of character OP policies.

NB The irony is that concentration of soldier houses is in the lowest density area.

666 Greenwood has a variance that vehicle entrances through the front main wall of the building are permitted provided the lot has 7.6 metres frontage. This is a zoning amendment that should be considered for Long Branch with a suitable restrictions for both narrow lots and wide lots. TLAB decision pending.

130 Sears. An application for 6 soldier houses types other than the parking in front of the building. TLAB hearing Aug 16 However they are included in the tally as one application. David Godley July 18 2018