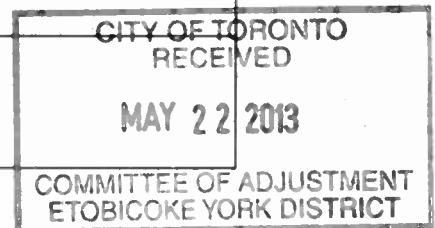




REVISED STAFF REPORT
Committee of Adjustment
Application

Date:	<i>Wednesday, May 22, 2013</i>
To:	Chair and Committee Members of the Committee of Adjustment Etobicoke York Panel
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5
Reference:	File No.: A210/13EYK Address: 6 Smithfield Drive Application to be heard: Thursday, May 23 rd at 1:00 pm



RECOMMENDATION

It is recommended that the application be deferred sine die, in order for the applicant to revise the plans to be more in accordance with the Etobicoke Zoning Code.

APPLICATION

The applicant is requesting permission to construct a new detached dwelling with an integral garage.

The following variances are being sought:

Development Standard	Requirement	Original Proposal	Revision
Use	Parking Area and Landscaping	Detached dwelling	N/A
Coverage	33%	38.23%	36.28%
Floor Space Index	0.45	1.04	69.92
Dwelling Depth	16.5 m	20.45 m	20.15 m

COMMENTS

In 1967, By-law Number 181 amended By-law Number 11,737 by changing the classification of the subject property from Residential Second Density (R2) to Limited Commercial (CL). The by-law permits an automobile parking area and landscaping.

As shown on the Revised Site Plan date stamped May 22, 2013 and Grading Plan date stamped May 22, 2013, there is an existing retaining wall and registered easement (instrument number EB329203) on the subject site. The existing retaining wall and easement will be maintained to continue to allow 8 Smithfield to access their driveway.

Upon the initial review of the application and supporting materials, Planning staff raised concern with regard to the requested increase in gross floor area for the new dwelling. The applicant was advised that by reducing the overall gross floor area of the dwelling it would conversely reduce the coverage and depth on site. The applicant submitted revised plans showing a decrease in such variances (as shown in the table above). The applicant has demonstrated a basement completely below grade, which is the reasoning for the reduction in gross floor area and coverage.

Staff has researched the area, which include: High Street, Stephen Drive, Smithfield Drive, Aldgate Avenue, Guthrie Avenue, Frances Avenue, Park Lawn Road, Waniska Avenue, and Ringley Avenue. The basis of the search was to verify the properties within close proximity to #6 Smithfield Drive that have been before the Committee of Adjustment with a similar proposal seeking a variance for an increased gross floor area. Staff have found limited requests. The majority of previous approvals for gross floor area were more in accordance with the Etobicoke Zoning Code.

Although there is potential for development of the property, the proposed gross floor area is not in keeping with the intent and purpose of the Zoning By-law. Staff encourage further revisions to the proposal.


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