



**STAFF REPORT**  
Committee of Adjustment  
Application

<b>Date:</b>	September 7, 2012
<b>To:</b>	<b>Chair and Committee Members of the Committee of Adjustment North York District</b>
<b>From:</b>	Allen Appleby, Director, Community Planning, North York District
<b>Ward:</b>	Ward 26 (Don Valley West)
<b>Reference:</b>	File No: A333/12NY Address: <b>3 HEATHBRIDGE PARK</b> Application to be heard: Thursday September 20, 2012

**RECOMMENDATION**

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Staff recommend that the Committee refuse this application.

**APPLICATION**

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The applicant is proposing to construct a circular driveway at front of the existing dwelling.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

1. Proposed front yard landscaping of 45.8%  
WHEREAS a minimum of 60% is required; and
2. Proposed front yard soft landscaping of 50.6%  
WHEREAS a minimum of 75% is required.

**COMMENTS**

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The applicant is proposing to construct a circular driveway, which would accommodate 54.2% of the front yard. This would result in a landscaped area of 45.8%, whereas East York Zoning By-law No. 6752, requires a minimum of 60% of a front yard be landscaped. Further to this, the zoning by-law requires 75% of that landscaping to be soft. The applicant is proposing to provide 50.6% soft landscaping.

The objective of a zoning by-law is to establish specific standards as to how land is developed. Requirements for front yard landscaping and driveways are devised, in part,

to achieve more uniform and consistent streetscapes and to maintain a standard pattern of development. Further to this, these provisions ensure that adequate permeable surface exists to facilitate drainage of stormwater, and encourage the protection and maintenance of green space. Staff are of the opinion that this application does not meet the intent of the Zoning By-law.

The existing front yard setback is approximately 6.3m. Residential properties with more than one vehicular access point tend to be larger, with deeper front yard setbacks, thus allowing the required landscaping to be provided. Staff are of the opinion that constructing this type of driveway on a front yard of this size would not be desirable for the appropriate development of the land.

Staff recommend that the Committee refuse this application as it is not in keeping with the intent of the Zoning By-law and is not desirable for the appropriate development of the land.

## **CONTACT**

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## **SIGNATURE**

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A333/12NY