



**STAFF REPORT**  
**Committee of Adjustment**  
**Application**

<b>Date:</b>	May 13, 2015
<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 25 (Don Valley West)
<b>Reference:</b>	File No: A0112/15NY Address: <b>67 ST EDMUND'S DRIVE</b> Application to be heard: Thursday, May 21, 2015

**RECOMMENDATION**

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Should the Committee choose to approve this application, staff recommend that the following condition be attached:

1. The driveway maintain a positive slope from the street to the entry of the integral garage.

**APPLICATION**

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This application proposes to construct a new two-storey detached dwelling with an integral, below grade, two car garage. The existing dwelling would be demolished. Please be advised this application was previously before the Committee of Adjustment on March 26, 2015. It was the decision of the Committee Members to DEFER the application SINE DIE at the request of the applicant in order to allow him an opportunity to meet with the neighbours and discuss changes to the variances and submit revised plans.

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

1. **Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted building height is 10.0m.  
The proposed building height is 11.60m.
2. **Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.0m.  
The proposed building length is 17.98m.

3. **Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The maximum permitted building depth is 19.0m.  
The proposed building depth is 19.32m.
4. **Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted floor space index (F.S.I.) is 0.35 times the area of the lot.  
The proposed floor space index (F.S.I.) is 0.78 times the area of the lot.
5. **Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 7.62m.  
The proposed front yard setback is 6.57m.
6. **Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required north side yard setback is 1.5m.  
The proposed north side yard setback is 1.22m.
7. **Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required south side yard setback is 1.5m.  
The proposed south side yard setback is 1.26m.
8. **Chapter 10.5.50.10.(1), By-law No. 569-2013**  
A minimum of 60% of the front yard must be landscaping.  
The proposed front yard landscaping area is 57.1%.
9. **Chapter 10.5.50.10.(1), By-law No. 569-2013**  
A minimum of 75% of the required front yard landscaping must be soft landscaping.  
The proposed front yard soft landscaping area is 68.2%.
10. **Section 6(3) Part I 1, By-law No. 438-86**  
The maximum permitted residential gross floor area (G.F.A.) is 0.35 times the area of the lot.  
The proposed residential gross floor area (G.F.A.) is 0.54 times the area of the lot.
11. **Section 6(3) Part II 2(II), By-law No. 438-86**  
The minimum required front lot line setback is 7.62m.  
The proposed front lot line setback is 6.57m.
12. **Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum required north side lot line setback is 7.5m for the portion of the building exceeding 17.0m in depth.  
The proposed north side lot line setback is 1.22m for the portion of the building exceeding 17.0m in depth.

13. **Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum required south side lot line setback is 7.5m for the portion of the building exceeding 17.0m in depth.  
The proposed south side lot line setback is 1.26m for the portion of the building exceeding 17.0m in depth.
14. **Section 6(3) Part III 3(d)i(C), By-law No. 438-86**  
The minimum required front yard landscaped open space to be in the form of landscaping is 60%.  
The proposed landscaped open space is 57.1%.
15. **Section 6(3) Part IV 3(II), By-law No. 438-86**  
The by-law does not permit an integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line.  
The proposed integral garage is below grade.
16. **Section 6(3) Part III 3(d)i(D), By-law No. 438-86**  
The by-law requires 75% of the area of the portion of the lot between the front lot line of the main front wall of the residential building as produced to the side lot line not covered by a permitted driveway to be in the form of soft landscaped open space.  
The proposed soft landscaped open space is 68.2%.

## **COMMENTS**

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The subject property is located on the east side of St Edmund's Drive, south of Lawrence Avenue East. The property is zoned *R1 Z0.35* under the former City of Toronto Zoning By-law No. 438-86 and zoned *RD (f15.0; d0.35) (x1432)* in the new City of Toronto Zoning By-law No. 569-2013. The proposal is to permit the construction of a new two-storey detached dwelling with an integral, below grade, two car garage.

Variance No. 15 requests relief from Zoning By-law No. 438-86 to allow the proposed integral garage to be below grade. Zoning By-law No. 438-86 defines a below grade garage as the floor-level of the garage being located below the average elevation of the lower of the natural or finished level of the ground adjoining the front wall of a building. Although the proposed garage is technically below grade as measured under By-law No. 438-86, the property slopes upward from the street to the garage and the proposed garage floor is higher than the crown of the road in front of the property, resulting in a driveway with a positive slope rather than a reverse slope. Planning staff are of the opinion that the finished driveway should maintain a positive slope from the street line to the entry of the garage.

Should the Committee choose to approve this application, staff recommend that the application be made subject to the condition that the driveway maintain a positive slope from the street to the entry of the integral garage.

**CONTACT**

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**SIGNATURE**

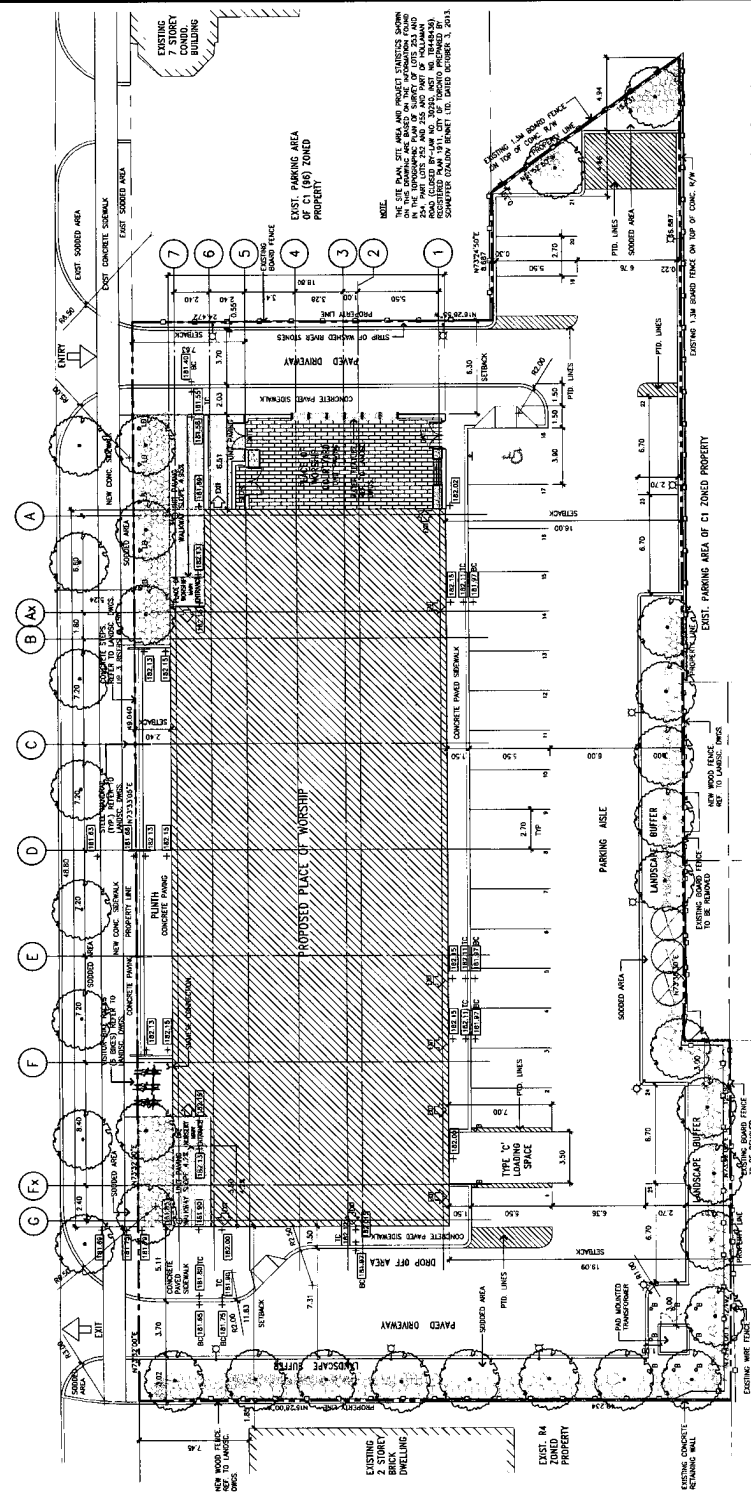
A handwritten signature in black ink, appearing to read "A. Appleby", is written over a horizontal line.

*per:* Allen Appleby  
Director, Community Planning, North York District  
A0112/15NY

GLEN PARK AVENUE

CONTINUATION OF ROAD

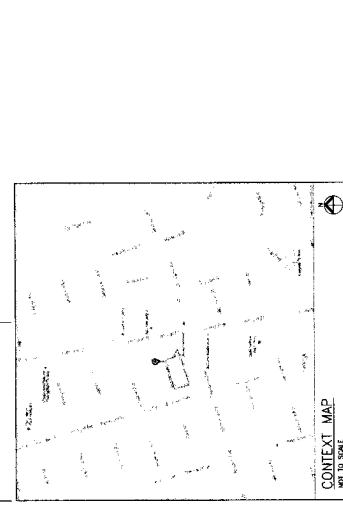
CONTINUATION OF ROAD



NOTE:  
THE SITE PLAN, SET AREA AND PROJECT STATISTICS SHOWN  
HEREIN ARE BASED ON THE SURVEY OF THE SITE AND  
THE INFORMATION PROVIDED BY THE OWNER. THE OWNER  
WARRANTS THAT THE INFORMATION PROVIDED IS TRUE AND  
CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.  
THE ENGINEER HAS REVIEWED THE INFORMATION AND  
FINDINGS OF THE SURVEY AND HAS FOUND NO  
CONFLICTS OR INCONSISTENCIES. THE ENGINEER'S  
RESPONSIBILITY IS LIMITED TO THE INFORMATION  
PROVIDED AND DOES NOT EXTEND TO THE  
ACCURACY OF THE INFORMATION PROVIDED.

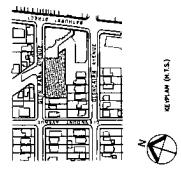
Toronto Green Standard  
Statistics Template

Category	Value
Lot Area	10,000 sq. ft.
Proposed Building Footprint	2,000 sq. ft.
Proposed Parking Spaces	40
Proposed Landscaping	1,000 sq. ft.
Proposed Driveway	1,000 sq. ft.
Proposed Walkway	1,000 sq. ft.
Proposed Fencing	1,000 sq. ft.
Proposed Retaining Wall	1,000 sq. ft.
Proposed Stormwater Management	1,000 sq. ft.
Proposed Security Features	1,000 sq. ft.
Proposed Other Features	1,000 sq. ft.



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congregation  
habonim  
of toronto



40,000 sq. ft.

PROJECT NAME

PROPOSED PLACE OF WORSHIP

PROPOSED BUILDING FOOTPRINT

PROPOSED PARKING SPACES

PROPOSED LANDSCAPING

PROPOSED DRIVEWAY

PROPOSED WALKWAY

PROPOSED FENCING

PROPOSED RETAINING WALL

PROPOSED STORMWATER MANAGEMENT

PROPOSED SECURITY FEATURES

PROPOSED OTHER FEATURES

PROPOSED TOTAL AREA

PROPOSED TOTAL COST

PROPOSED TOTAL TIME

PROPOSED TOTAL RISK

PROPOSED TOTAL BENEFIT

PROPOSED TOTAL IMPACT

PROPOSED TOTAL VALUE

PROPOSED TOTAL UPGRADE