



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

<b>Date:</b>	May 2, 2017
<b>To:</b>	<b>Chair and Committee Members of the Committee of Adjustment Etobicoke York Panel</b>
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 3
<b>Reference:</b>	File No. A0237/17EYK Address: 12 Shaver Court Application to be heard: June 1, 2017

## **RECOMMENDATION**

It is recommended that the application be deferred in order for the applicant to revise the plans to be more in keeping with the Official Plan and Zoning By-law. Should the Committee choose not to defer, Planning recommends that the application be refused.

## **APPLICATION**

To construct a new detached dwelling with an integral garage.

The following variances are requested:

**1. Section 10.20.40.20.(1), By-law 569-2013**

The maximum permitted dwelling length is 17 m.

The proposed dwelling will have a length of 22.28 m.

**2. Section 10.20.40.30.(1), By-law 569-2013**

The maximum permitted dwelling depth is 19 m.

**Section 320-42.1.D.(1)**

The maximum permitted dwelling depth is 16.5 m.

**Section 10.20.40.30.(1), By-law 569-2013 and Section 320-42.1.D.(1)**

The proposed dwelling will have a depth of 26.59 m.

## **COMMENTS**

The site is located in *Neighbourhoods* in the City of Toronto Official Plan. *Neighbourhoods* are considered physically stable areas. The Official Plan indicates that physical changes to established *Neighbourhoods* must be sensitive, gradual, and generally 'fit' the existing physical character.

Policy 4.1.5 of the Official Plan establishes that development will respect and reinforce the existing physical character of the neighbourhood, particularly the size and configuration of lots, massing, and scale of nearby residential properties. Further, Policy 4.1.5 states that *"...no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood."*

In addition, Policy 4.1.8 of the Official Plan states that Zoning By-laws will contain numerical site standards for matters such as density, lot sizes, lot depths, lot frontages, landscaped open space and any other performance standards to ensure that new development will be compatible with the physical character of established residential neighbourhoods.

The property is zoned Second Density Residential (R2) under the former Etobicoke Zoning Code and Residential Detached (RD) under City-wide Zoning By-law 569-2013.

The applicant proposes to construct a new detached dwelling with an attached garage. Planning staff have reviewed the proposal and believe that the variances for length and depth do not satisfy the purpose and intent of the Zoning By-law. Planning staff believe that the extent of these variances may adversely impact neighbourhood dwellings in terms of privacy and natural light. Further, the proposed building location and massing are not in keeping with the existing character of the area.

Staff recommend that the Committee defer until a revised proposal is submitted in order for the applicant to revise the plans to be more in keeping with the Official Plan and Zoning By-law. Should the Committee choose not to defer, Planning recommends that the application be refused.


## **CONTACT**

Derek Brunelle, Assistant Planner

Tel: 416-394-8878

Fax: 416-394-6063

E-mail: dbrunel@toronto.ca

  
Neil Cresswell, MCIP, RPP  
Director, Community Planning  
Etobicoke York District