



STAFF REPORT
Committee of Adjustment
Application

Date:	March 13, 2017
To:	Chair and Committee Members of the Committee of Adjustment North York District
From:	Joe Nanos, Director, Community Planning, North York District
Ward:	Ward 16 (Eglinton-Lawrence)
Reference:	File No: B0060/16NY Address: 20 SANDRINGHAM DRIVE Application to be heard: Wednesday, March 22, 2017

RECOMMENDATION

Planning recommends that the Committee of Adjustment **refuse** application B0060/16NY.

APPLICATION

CONSENT APPLICATION

Application No. B0060/16NY

To obtain consent to sever the existing property to create a new residential building lot. The existing single detached residential dwelling will be maintained on the retained lot.

Conveyed - PARTS 2 and 4

Address to be assigned

Parts 2 and 4 have a frontage of 29.4m and lot area of 980.96m² (LOT 2). There are no current proposals to construct a residential dwelling on Lot 2, however the lot will occupy frontage and access from Sandringham Drive should an application be brought forward sometime in the future for a new dwelling. An illustration of a site plan and building envelope that could be built on the conveyed lot shows compliance with the applicable by-laws however, for the purpose of this application, the conveyed lot is to remain vacant.

Retained - PARTS 1 and 3

20 Sandringham Drive

Parts 1 and 3 have a frontage of 19.6m and a lot area of 3,990.21m² (LOT 1). The existing single detached dwelling will be maintained and will continue to have access from Sandringham Drive.

COMMENTS

The subject property is located on the east side of Sandringham Drive, north of Wilson Avenue. The property is zoned *R3* under former North York Zoning By-law No. 7625 and zoned *RD (f18.0; a690)* in the new City of Toronto Zoning By-law No. 569-2013. The proposed severance will create two new lots that are in compliance with the minimum requirements for frontage and area of both By-laws.

The property is designated *Neighbourhoods* in the Official Plan. The Official Plan acknowledges that *Neighbourhoods*, while stable, will be subject to physical change in the form of enhancements, additions, and infill housing. Policy 4.1.4 of the Official Plan states that new development will respect and reinforce the existing physical character of a neighbourhood, including in particular:

- b) size and configuration of lots;
- e) setbacks of buildings from the street or streets; and
- f) prevailing patterns of rear and side yard setbacks and landscaped open space.

Furthermore, no changes will be made through rezoning, minor variance, consent or other public actions that are not in keeping with the existing physical character of the neighbourhood.

Planning staff are concerned with the configuration of the two proposed lots from the existing parcel. The lot proposed on Parts 2 and 4 would be situated in the front yard of the existing site with the current dwelling behind on Parts 1 and 3. The proposed lot on Parts 2 and 4 would have a front to back relationship with the current dwelling and create issues such as noise, privacy and overlook that is not in keeping with the intent of the Official Plan. The approval of a consent involving the creation of a new lot with a front to back relationship could also lead to other applications on large lots with similar configuration which would weaken the established character of the neighbourhood.

Parts 2 and 4 combined are proposed to have 29.4 metres of frontage and an area of 980.9 square metres. As shown on the site plan submitted with the application, the dwelling would be accessed by a new driveway from Sandringham Drive. While there is no new dwelling proposed on Parts 2 and 4, resulting in no variances under consideration in this report, staff are able to ascertain that the new dwelling would require a front yard setback variance under By-law 569-2013 and rear yard setback variances under By-law 7625 and 569-2013. Front yard setback provisions are devised, in part, to maintain a consistent pattern of development. Rear yard setback provisions are devised, in part, to provide adequate backyard amenity space and to mitigate issues such as noise, privacy and overlook. Sandringham Drive is typified by large expansive front and rear yard setbacks. The front yard setback as shown on the submitted site plan for Parts 2 and 4 would not be in keeping with the character of the immediate area. As well, the rear yard setback for Parts 2 and 4 would not be in keeping with the keeping with the character of the immediate area. Staff are of the opinion that the severance to permit the dwelling on Parts 2 and 4 would not be in keeping with the Official Plan due to the lack of consistency with the prevailing patterns of setbacks from the street and landscaped open space and should be refused.

The severance to create Parts 1 and 3 would have 19.6 metres of frontage and an area of 3,990.2 square metres. The existing dwelling would be situated on Parts 1 and 3 and access would be through the existing driveway. Due to the severance, the massing of the existing building would not be parallel to the street edge with a consistent front yard setback. The existing dwelling on Parts 1 and 3 would also lack an entrance that is clearly visible from the street. This proposed configuration of the lot on Parts 1 and 3 does not respect and reinforce the existing physical character of the neighbourhood and the intent of the Official Plan. Further, it is the opinion of staff that the proposed severance configuration for Parts 1 and 3 does not meet the provisions of the Planning Act related to section 51(24)(f) addressing dimensions and shapes of the lots.

In conclusion, the consent application does not respect and reinforce the existing physical character of the neighbourhood and could lead to similarly configured severance applications on nearby large lots that would weaken the physical character of the neighbourhood. The consent application does not meet the intent of section 51(24)(f) of the Planning Act, Official Plan, and the Zoning By-laws and staff recommend that the application be refused.

CONTACT

Adam Pressick, Assistant Planner
Tel: 416-395-7116
Fax: 416-395-7155
E-mail: apressi@toronto.ca

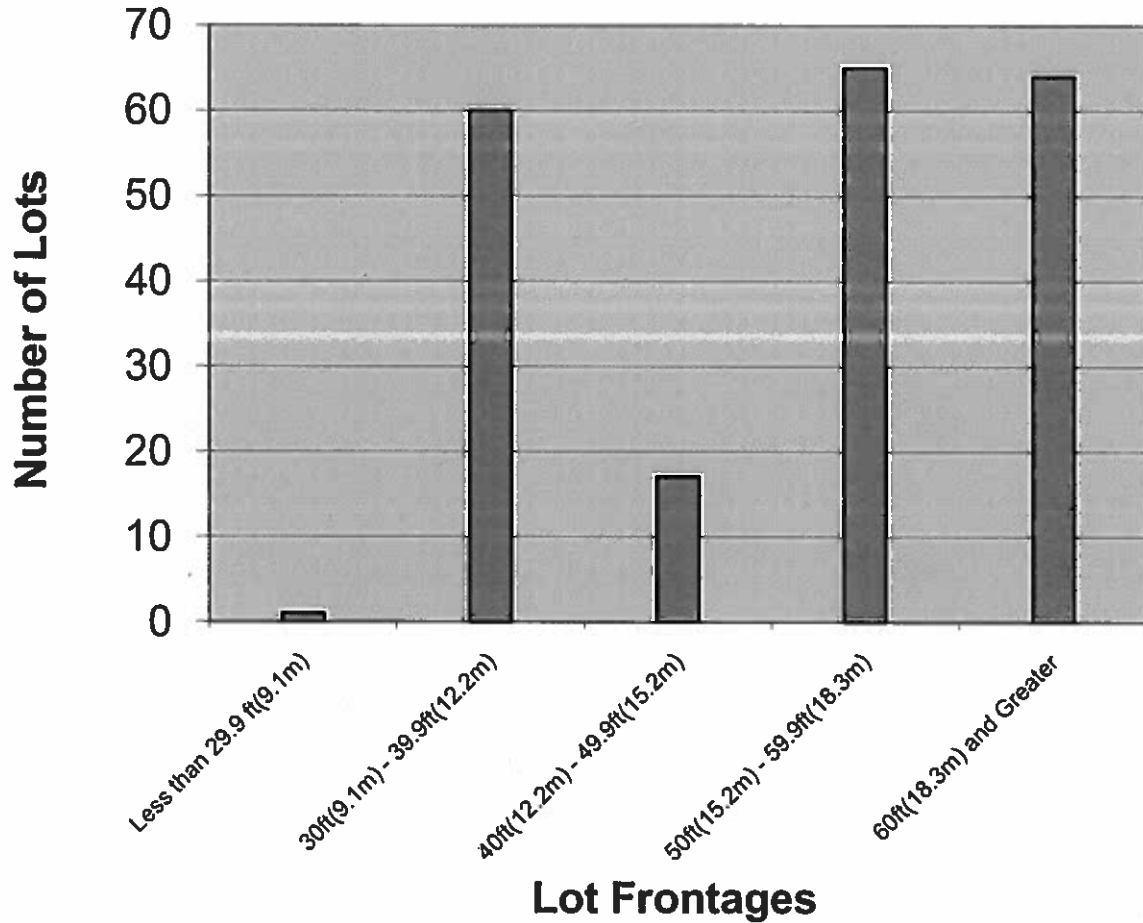
SIGNATURE

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

Joe Nanos
Director, Community Planning, North York District
B0060/16NY

LOT STUDY RESULTS				
(Study Area For Lots Surrounding 20 Sandringham Dr)				
Number of Lots In Study	207			
Lot Frontage Sizes	Number of Lots in Study Area		% of Lots	
Less than 29.9 ft(9.1m)	1		0.5%	
30ft(9.1m) - 39.9ft(12.2m)	60		29.0%	
40ft(12.2m) - 49.9ft(15.2m)	17		8.2%	
50ft(15.2m) - 59.9ft(18.3m)	65		31.4%	
60ft(18.3m) and Greater	64		30.9%	
Total Lots in Study Area	207		100.0%	
	ft		m	
Minimum Frontage	18.0		5.5	
Maximum Frontage	193.8		59.1	
Average Frontage	57.3		17.5	
	sq. ft.		sq. m	
Minimum Area	3,626.4		336.9	
Maximum Area	72,637.5		6,748.0	
Average Area	8,606.2		799.5	
	acres		hectares	
Total Lot Study Area	40.9		16.6	
Units Per Acre/Hectare	5.1		12.5	

Various Lot Frontage Sizes for Lots Surrounding 20 Sandringham Dr



LOT STUDY RESULTS

Study Area For Lots Surrounding 20 Sandringham Dr

No.	Address	Frontage - FT	Frontage - M	Area - SQ. FT	Area - SQ. M
12	SANDRINGHAM DR	193.8	59.1	11641.6	1081.5
60	SANDRINGHAM DR	149.3	45.5	72637.5	6748.2
301	YONGE BLVD	137.7	42.0	58417.2	5427.1
29	ARMOUR BLVD	126.7	38.6	4404.9	409.2
52	SANDRINGHAM DR	125.0	38.1	23489.2	2182.2
2	SANDRINGHAM DR	122.7	37.4	12458.3	1157.4
53	DELHI AVE	121.5	37.0	4067.7	377.9
34	SANDRINGHAM DR	107.0	32.6	27500.5	2554.9
309	YONGE BLVD	106.0	32.3	12811.6	1190.2
6	SANDRINGHAM DR	102.7	31.3	13734.6	1276.0
10	SANDRINGHAM DR	100.9	30.7	12570.7	1167.9
48	SANDRINGHAM DR	100.7	30.7	22143.9	2057.2
35	SANDRINGHAM DR	100.6	30.7	17056.5	1584.6
27	SANDRINGHAM DR	100.0	30.5	19572.5	1818.3
31	SANDRINGHAM DR	100.0	30.5	17318.2	1608.9
50	SANDRINGHAM DR	100.0	30.5	21886.8	2033.4
57	SANDRINGHAM DR	98.1	29.9	9316.0	865.5
59	SANDRINGHAM DR	98.0	29.9	9419.8	875.1
38	SANDRINGHAM DR	93.9	28.6	23476.6	2181.0
36	SANDRINGHAM DR	90.0	27.4	22588.7	2098.6
18	RAVENHILL RD	89.0	27.1	7910.0	734.9
55	SANDRINGHAM DR	88.7	27.0	10778.0	1001.3
53	SANDRINGHAM DR	88.4	27.0	10655.1	989.9
44	SANDRINGHAM DR	87.6	26.7	22320.3	2073.6
46	SANDRINGHAM DR	87.5	26.7	21154.0	1965.3
28	SANDRINGHAM DR	86.1	26.3	24281.9	2255.9
4	RAVENHILL RD	84.7	25.8	6373.3	592.1
19	RAVENHILL RD	83.8	25.5	12036.6	1118.2
303	YONGE BLVD	81.3	24.8	28050.3	2606.0
305	YONGE BLVD	81.0	24.7	21863.5	2031.2
232	YONGE BLVD	80.9	24.7	5220.2	485.0
278	YONGE BLVD	80.0	24.4	5494.9	510.5
51	SANDRINGHAM DR	79.6	24.3	9279.9	862.1
70	SANDRINGHAM DR	78.7	24.0	37477.6	3481.8
49	SANDRINGHAM DR	78.3	23.9	9786.4	909.2
16	RAVENHILL RD	75.0	22.9	8603.2	799.3
72	SANDRINGHAM DR	74.7	22.8	32797.2	3047.0
241	YONGE BLVD	72.0	22.0	11973.6	1112.4
243	YONGE BLVD	72.0	22.0	11129.0	1033.9
21	SANDRINGHAM DR	71.6	21.8	13146.8	1221.4
47	SANDRINGHAM DR	70.5	21.5	9728.3	903.8
14	RAVENHILL RD	70.0	21.3	7962.8	739.8
315	YONGE BLVD	67.5	20.6	16498.9	1532.8
43	SANDRINGHAM DR	67.3	20.5	10288.8	955.9
12	RAVENHILL RD	65.4	19.9	7567.8	703.1
25	SANDRINGHAM DR	65.0	19.8	12974.2	1205.3
23	SANDRINGHAM DR	64.3	19.6	14707.2	1366.3
5	RAVENHILL RD	64.0	19.5	7526.8	699.3
7	RAVENHILL RD	64.0	19.5	7528.9	699.5
10	RAVENHILL RD	64.0	19.5	7341.9	682.1
245	YONGE BLVD	63.4	19.3	9573.7	889.4
39	SANDRINGHAM DR	62.6	19.1	9268.9	861.1
41	SANDRINGHAM DR	62.0	18.9	9278.8	862.0
297	YONGE BLVD	61.5	18.7	4985.6	463.2
74	SANDRINGHAM DR	61.0	18.6	28206.0	2620.4

No.	Address	Frontage - FT	Frontage - M	Area - SQ. FT	Area - SQ. M
2	ARMOUR BLVD	60.0	18.3	4336.3	402.9
20	DELHI AVE	60.0	18.3	4289.3	398.5
3	RAVENHILL RD	60.0	18.3	7054.7	655.4
6	RAVENHILL RD	60.0	18.3	5916.3	549.6
9	RAVENHILL RD	60.0	18.3	7059.7	655.9
11	RAVENHILL RD	60.0	18.3	7060.9	656.0
15	RAVENHILL RD	60.0	18.3	7061.1	656.0
17	RAVENHILL RD	60.0	18.3	7061.6	656.0
272	YONGE BLVD	60.0	18.3	10931.8	1015.6
80	SANDRINGHAM DR	58.1	17.7	28853.0	2680.5
68	BELGRAVE AVE	57.6	17.6	4628.0	430.0
3	DELHI AVE	57.0	17.4	5433.3	504.8
212	YONGE BLVD	53.1	16.2	6223.9	578.2
216	YONGE BLVD	53.1	16.2	4842.3	449.9
313	YONGE BLVD	52.7	16.1	12704.1	1180.3
265	YONGE BLVD	51.5	15.7	6241.2	579.8
295	YONGE BLVD	51.2	15.6	4083.0	379.3
6	DELHI AVE	50.9	15.5	6026.3	559.9
263	YONGE BLVD	50.9	15.5	6928.9	643.7
244	YONGE BLVD	50.8	15.5	5575.8	518.0
239	YONGE BLVD	50.5	15.4	10342.1	960.8
237	YONGE BLVD	50.2	15.3	10637.1	988.2
257	YONGE BLVD	50.2	15.3	8408.5	781.2
249	YONGE BLVD	50.1	15.3	8882.3	825.2
235	YONGE BLVD	50.1	15.3	10841.3	1007.2
4	ARMOUR BLVD	50.0	15.2	5491.0	510.1
11	ARMOUR BLVD	50.0	15.2	5490.8	510.1
12	ARMOUR BLVD	50.0	15.2	8343.6	775.1
16	ARMOUR BLVD	50.0	15.2	7240.0	672.6
17	ARMOUR BLVD	50.0	15.2	5491.0	510.1
18	ARMOUR BLVD	50.0	15.2	6134.7	569.9
20	ARMOUR BLVD	50.0	15.2	5027.5	467.1
21	ARMOUR BLVD	50.0	15.2	5491.6	510.2
24	ARMOUR BLVD	50.0	15.2	3918.0	364.0
25	ARMOUR BLVD	50.0	15.2	5479.7	509.1
10	BELGRAVE AVE	50.0	15.2	6782.9	630.2
14	BELGRAVE AVE	50.0	15.2	7051.1	655.1
16	BELGRAVE AVE	50.0	15.2	7200.3	668.9
18	BELGRAVE AVE	50.0	15.2	7351.1	682.9
20	BELGRAVE AVE	50.0	15.2	7327.6	680.8
12	DELHI AVE	50.0	15.2	4788.9	444.9
14	DELHI AVE	50.0	15.2	5986.7	556.2
33	DELHI AVE	50.0	15.2	5268.4	489.4
231	YONGE BLVD	50.0	15.2	6722.9	624.6
233	YONGE BLVD	50.0	15.2	6687.9	621.3
246	YONGE BLVD	50.0	15.2	6226.3	578.4
247	YONGE BLVD	50.0	15.2	8960.2	832.4
248	YONGE BLVD	50.0	15.2	6680.3	620.6
252	YONGE BLVD	50.0	15.2	6548.5	608.4
254	YONGE BLVD	50.0	15.2	6488.9	602.8
255	YONGE BLVD	50.0	15.2	8701.6	808.4
256	YONGE BLVD	50.0	15.2	6485.6	602.5
258	YONGE BLVD	50.0	15.2	6431.1	597.5
259	YONGE BLVD	50.0	15.2	7843.4	728.7
260	YONGE BLVD	50.0	15.2	6448.0	599.0
261	YONGE BLVD	50.0	15.2	7546.6	701.1
262	YONGE BLVD	50.0	15.2	6562.1	609.6
264	YONGE BLVD	50.0	15.2	6843.2	635.8
266	YONGE BLVD	50.0	15.2	6436.6	598.0

No.	Address	Frontage - FT	Frontage - M	Area - SQ. FT	Area - SQ. M
267	YONGE BLVD	50.0	15.2	5637.9	523.8
268	YONGE BLVD	50.0	15.2	6695.8	622.1
269	YONGE BLVD	50.0	15.2	5506.9	511.6
270	YONGE BLVD	50.0	15.2	6319.9	587.1
271	YONGE BLVD	50.0	15.2	5672.3	527.0
273	YONGE BLVD	50.0	15.2	5173.8	480.7
274	YONGE BLVD	50.0	15.2	6142.7	570.7
275	YONGE BLVD	50.0	15.2	5464.8	507.7
276	YONGE BLVD	50.0	15.2	5003.2	464.8
277	YONGE BLVD	50.0	15.2	5443.6	505.7
279	YONGE BLVD	50.0	15.2	4699.9	436.6
281	YONGE BLVD	50.0	15.2	4585.5	426.0
283	YONGE BLVD	50.0	15.2	4367.0	405.7
285	YONGE BLVD	50.0	15.2	4993.7	463.9
287	YONGE BLVD	50.0	15.2	5160.0	479.4
311	YONGE BLVD	48.6	14.8	13622.8	1265.6
23	DELHI AVE	48.4	14.8	5001.8	464.7
25	DELHI AVE	48.4	14.8	5160.8	479.5
27	DELHI AVE	48.4	14.8	6632.2	616.2
69	BELGRAVE AVE	46.0	14.0	6552.8	608.8
56	BELGRAVE AVE	45.0	13.7	5252.1	487.9
58	BELGRAVE AVE	45.0	13.7	4786.5	444.7
67	BELGRAVE AVE	45.0	13.7	5627.3	522.8
17	DELHI AVE	45.0	13.7	5725.9	532.0
218	YONGE BLVD	45.0	13.7	6384.2	593.1
62	BELGRAVE AVE	43.0	13.1	4624.7	429.7
63	BELGRAVE AVE	43.0	13.1	5618.0	521.9
5	DELHI AVE	43.0	13.1	4609.3	428.2
66	BELGRAVE AVE	42.8	13.1	3626.4	336.9
65	BELGRAVE AVE	42.0	12.8	5278.3	490.4
19	BELGRAVE AVE	40.9	12.5	5264.0	489.0
16	DELHI AVE	40.1	12.2	5696.7	529.2
3	ARMOUR BLVD	40.0	12.2	4390.3	407.9
5	ARMOUR BLVD	40.0	12.2	4390.8	407.9
6	ARMOUR BLVD	40.0	12.2	4393.0	408.1
7	ARMOUR BLVD	40.0	12.2	4390.6	407.9
8	ARMOUR BLVD	40.0	12.2	4392.1	408.0
9	ARMOUR BLVD	40.0	12.2	4390.7	407.9
15	ARMOUR BLVD	40.0	12.2	4392.7	408.1
19	ARMOUR BLVD	40.0	12.2	4393.0	408.1
23	ARMOUR BLVD	40.0	12.2	4393.3	408.2
27	ARMOUR BLVD	40.0	12.2	4391.4	408.0
6	BELGRAVE AVE	40.0	12.2	5212.6	484.3
8	BELGRAVE AVE	40.0	12.2	5317.6	494.0
12	BELGRAVE AVE	40.0	12.2	5544.5	515.1
22	BELGRAVE AVE	40.0	12.2	4748.7	441.2
27	BELGRAVE AVE	40.0	12.2	5541.6	514.8
29	BELGRAVE AVE	40.0	12.2	5460.5	507.3
31	BELGRAVE AVE	40.0	12.2	5383.1	500.1
33	BELGRAVE AVE	40.0	12.2	5301.7	492.5
35	BELGRAVE AVE	40.0	12.2	5221.8	485.1
49	BELGRAVE AVE	40.0	12.2	4874.8	452.9
51	BELGRAVE AVE	40.0	12.2	4902.5	455.5
53	BELGRAVE AVE	40.0	12.2	4897.8	455.0
55	BELGRAVE AVE	40.0	12.2	4875.5	452.9
57	BELGRAVE AVE	40.0	12.2	5189.9	482.2
59	BELGRAVE AVE	40.0	12.2	5187.9	482.0
60	BELGRAVE AVE	40.0	12.2	4962.3	461.0
61	BELGRAVE AVE	40.0	12.2	5189.5	482.1

No.	Address	Frontage - FT	Frontage - M	Area - SQ. FT	Area - SQ. M
64	BELGRAVE AVE	40.0	12.2	3649.4	339.0
7	DELHI AVE	40.0	12.2	4595.1	426.9
8	DELHI AVE	40.0	12.2	4787.6	444.8
9	DELHI AVE	40.0	12.2	4585.4	426.0
11	DELHI AVE	40.0	12.2	4585.4	426.0
15	DELHI AVE	40.0	12.2	4585.2	426.0
22	DELHI AVE	40.0	12.2	4390.5	407.9
24	DELHI AVE	40.0	12.2	4390.6	407.9
26	DELHI AVE	40.0	12.2	4390.2	407.9
28	DELHI AVE	40.0	12.2	4390.1	407.9
29	DELHI AVE	40.0	12.2	4774.3	443.6
30	DELHI AVE	40.0	12.2	4390.0	407.8
31	DELHI AVE	40.0	12.2	4776.6	443.8
32	DELHI AVE	40.0	12.2	4389.9	407.8
34	DELHI AVE	40.0	12.2	4389.7	407.8
36	DELHI AVE	40.0	12.2	4389.7	407.8
38	DELHI AVE	40.0	12.2	4389.5	407.8
40	DELHI AVE	40.0	12.2	4389.5	407.8
41	DELHI AVE	40.0	12.2	4789.6	445.0
42	DELHI AVE	40.0	12.2	4389.1	407.8
43	DELHI AVE	40.0	12.2	4789.7	445.0
44	DELHI AVE	40.0	12.2	4389.2	407.8
45	DELHI AVE	40.0	12.2	4789.9	445.0
46	DELHI AVE	40.0	12.2	4388.7	407.7
47	DELHI AVE	40.0	12.2	4789.9	445.0
48	DELHI AVE	40.0	12.2	4389.0	407.7
49	DELHI AVE	40.0	12.2	4790.1	445.0
50	DELHI AVE	40.0	12.2	4407.5	409.5
51	DELHI AVE	40.0	12.2	4790.4	445.0
52	DELHI AVE	40.0	12.2	4392.8	408.1
1	ARMOUR BLVD	35.0	10.7	6141.9	570.6
39	DELHI AVE	35.0	10.7	5522.5	513.1
210	YONGE BLVD	32.0	9.8	4195.7	389.8
54	DELHI AVE	18.0	5.5	5033.8	467.7