

## **38 Munson Crescent, Committee of Adjustment Application**

**Date:** September 6, 2019

**To:** Chair and Committee Members of the Committee of Adjustment, Scarborough Panel

**From:** Director, Community Planning, Scarborough District

**Wards:** 21

**File Number:** A0214/19SC

**Hearing Date:** September 18, 2019

### **RECOMMENDATIONS**

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Community Planning recommends that the Committee refuse the requested variance to permit front yard parking (variance number 2).

### **SUMMARY**

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The applicant is proposing to enclose a portion of the existing carport for living space, and to construct an open porch at the rear of the house. The following variances are being requested:

**By-law No. 569-2013:**

1) The proposed north side yard setback is 1.1 m  
Whereas the minimum required side yard setback is 1.2 m

**By-law No. 569-2013 & By-law No. 9350:**

2) The proposed parking space is located in the front yard  
Whereas a parking space may not be in a front yard or a side yard abutting a street.

### **COMMENTS**

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The subject property is located east of Midland Avenue and north of Lawrence Avenue East. The property is designated *Neighbourhoods* in the Official Plan. It is zoned Single Family Residential (S) in the Bendale Community By-law No. 9350, as amended and

Residential Detached (RD) in the City of Toronto Zoning By-law No. 569-2013, as amended. Neither By-law permits vehicle parking in the front yard.

Official Plan Policy 4.1.5, as amended by OPA 320, states that "development in established *Neighbourhoods* will respect and reinforce the existing physical character of each geographic neighbourhood, including in particular:

e) prevailing location, design and elevations relative to the grade of driveways and garages."

Community Planning staff are concerned that the applicant's request for front yard parking does not respect and reinforce the physical character of the neighbourhood. The predominant built form in the neighbourhood includes parking within a garage or carport.

The applicant's request for front yard parking does not meet the general intent of the Official Plan, Bendale Community Zoning By-law No. 9350, as amended and City-wide Zoning By-law No. 569-2013, as amended. Community Planning staff recommend the Committee refuse variance number 2 respecting front yard parking.

## **CONTACT**

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## **SIGNATURE**

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Signed by Rod Hines, Principal Planner on behalf of Paul Zuliani, Director, Community Planning, Scarborough District.