

25 Manhattan Drive, Committee of Adjustment Application

Date: December 3, 2018

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

From: Director, Community Planning, Scarborough District

Wards: 37

File Number: A0317/18SC

Hearing Date: December 13, 2018

SUMMARY

The applicant is proposing to permit the already expanded driveway in front of the existing dwelling. The following variances are being requested:

By-law No. 569-2013

1. To permit the portion of the widened driveway in the front yard which does not lead to a parking space behind the front main wall.
Whereas the Zoning By-law requires the vehicles to be parked on a private portion of the driveway leading to a parking space.
2. To permit the 5.1 metres wide driveway.
Whereas the Zoning By-law permits maximum 3.7 metres wide driveway.

By-law No. 9511

3. To permit the 5.1 metres wide driveway.
Whereas the Zoning By-law permits maximum 3.7 metres wide driveway

RECOMMENDATIONS

Community Planning staff recommend that the Committee **refuse** the application.

COMMENTS

The subject property is located north of Lawrence Avenue East and west of Warden Avenue. The property is designated *Neighbourhoods* in the Official Plan. The property is zoned Single Family Residential (S) under the Wexford Community By-law Number

9511, as amended, and Residential Detached (RD) under the City-Wide Zoning By-law Number 569-2013, as amended.

Section 4.1 of the Official Plan outlines the development policies for *Neighbourhoods*. The Official Plan acknowledges that *Neighbourhoods*, while stable will be subject to physical change in the form of enhancements, additions and infill housing.

Policy 4.1.5 outlines development criteria for established *Neighbourhoods*. Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the area, with regard to:

f) prevailing patterns of rear and side yard setbacks and landscaped open space.

The applicant is requesting a driveway width of 5.1 metres, where the Zoning By-law 569-2013, as amended, and Zoning By-law Number 9511, as amended, permits a maximum driveway width of 3.7 metres.

Community Planning staff are concerned that the requested variance for the driveway width is not the consistent with the prevailing characteristics of the established neighbourhood.

The magnitude of the requested variances does not meet the general intent and purpose of the Official Plan and Zoning By-law, are not minor and are not appropriate development of the land. Community Planning staff recommends the application be refused.

CONTACT

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SIGNATURE

Signed by Victor Gottwald, Community Planning Manager on behalf of Paul Zuliani, Director, Community Planning, Scarborough District.