



STAFF REPORT

Committee of Adjustment Application

Date: March 23, 2020

To: Chair and Committee Members of the Committee of Adjustment, North York District

From: John Andreevski, Director (Acting), Community Planning, North York District

Ward: 18 – Willowdale

File No: A0040/20NY

Address: 10 Harnish Crescent

Hearing Date: June 11, 2020

RECOMMENDATIONS

Staff recommend that Application No. A0040/20NY be refused.

APPLICATION

To construct a new dwelling.

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

1. " **Chapter 10.20.30.40.(1), By-law No. 569-2013**

The permitted maximum lot coverage is 30% of the lot area.

The proposed lot coverage is 34.59%.

COMMENTS

The subject property is located on the north side of Harnish Crescent, southeast of Yonge Street and Drewry Avenue. The property is zoned *RD(f15.0; a550)* (x5) under City of Toronto Zoning By-law No. 569-2013. The application proposes a new dwelling.

The application proposes a lot coverage of 34.59%, as measured under Zoning By-law No. 569-2013, whereas a maximum of 30% is permitted. Lot coverage provisions, are intended, in part, to regulate the size of dwellings and structures to maintain soft landscaping and open space and provide on-site stormwater management. Staff have reviewed recent Committee approvals within the surrounding area and found that the overwhelming majority of approvals for lot coverage for new dwellings do not exceed 32%. Staff found one approval for lot coverage greater than 32%, however, this application proposed an increased lot coverage to permit the construction of a deck and one-storey sunroom addition attached to the rear of the dwelling. The proposed lot coverage is uncharacteristic of recent approvals for new buildings and their relationship to open space in the surrounding area. Staff are of the opinion that the proposed lot coverage fails to satisfy the general intent and purpose of the Zoning By-law, and the Official Plan.

Based on the above, Staff are of the opinion that the requested variance does not meet the intent of the Zoning By-law, and Official Plan and should be refused.

CONTACT

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SIGNATURE

A handwritten signature in blue ink, appearing to read "Giulio Cescato", is written over a faint, circular official stamp.

Signed by Giulio Cescato, Manager, Community Planning, North York District on behalf of John Andreevski (Acting) Director, Community Planning, North York District