

47 White Abbey Park, Committee of Adjustment Application

Date: February 28, 2020

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

From: Director, Community Planning, Scarborough District

Wards: 21

File Number: A0011/20SC

Hearing Date: March 5, 2020

RECOMMENDATIONS

Community Planning recommends that the Committee **refuse** the requested variance.

Should the Committee approve the requested variance, Community Planning staff recommend that the following conditions be imposed:

1. The Owner shall maintain the driveway substantially in accordance with the Site Plan, Drawing A1.1, prepared by Stepan Sukiasyan, dated February 3, 2020 (attached as Figure 1 to the report dated February 24, 2020 from the Director, Community Planning, Scarborough District).
2. The Owner shall maintain the driveway with permeable pavers.

SUMMARY

The applicant is proposing to legalize an as-built driveway. The following variance is being requested:

By-law No. 569-2013:

1. The existing driveway has a maximum width of 9.63 m;
Whereas the maximum permitted driveway width is 4.16 m.
Note: previous CofA application (A0278/19SC) granted a driveway with of 4.35 m.

COMMENTS

The subject property is located north of Ellesmere Road and west of Warden Avenue. The property is zoned Residential Detached (RD) in the City of Toronto Zoning By-law 569-2013.

On December 8, 2016, the Committee approved a minor variance application (file number A0278/16SC) to permit additions to an existing dwelling, including a variance for a driveway width of 4.35 metres whereas 4.16 metres is permitted.

Official Plan Policy 4.1.5 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;"

The requested driveway width of 9.63 metres is much wider than the prevailing width of driveways in the existing neighbourhood, and would take up an inordinate portion of the boulevard as hardscape.

The purpose and intent of the Zoning By-law is to reduce the width of curb cuts and minimize hard landscaping to enhance stormwater management and an attractive streetscape. The requested width is significantly and unnecessarily greater than the 4.16 metres permitted by the Zoning By-law. Community Planning staff note that for a detached house, as per City of Toronto Zoning By-law 569-2013, parking is only permitted on the private portion of the driveway leading directly to a legal parking space.

Community Planning staff recommend that the requested variance be refused as it does not meet the intent and purpose of the Official Plan, does not meeting the intent and purpose of the Zoning By-law, is not minor and is not desirable for the appropriate development or use of the lands.

However, should the Committee approve the requested variance, staff recommend that the decision be tied to the Site Plan to ensure that the driveway width of 9.63 metre is only at the widest point of the driveway. Staff also recommend that the driveway be maintained with permeable pavers to enhance stormwater management and the appearance of the streetscape.

CONTACT

Teresa Liu, Assistant Planner
Tel: 416-396-3266
Email: Teresa.Liu@toronto.ca

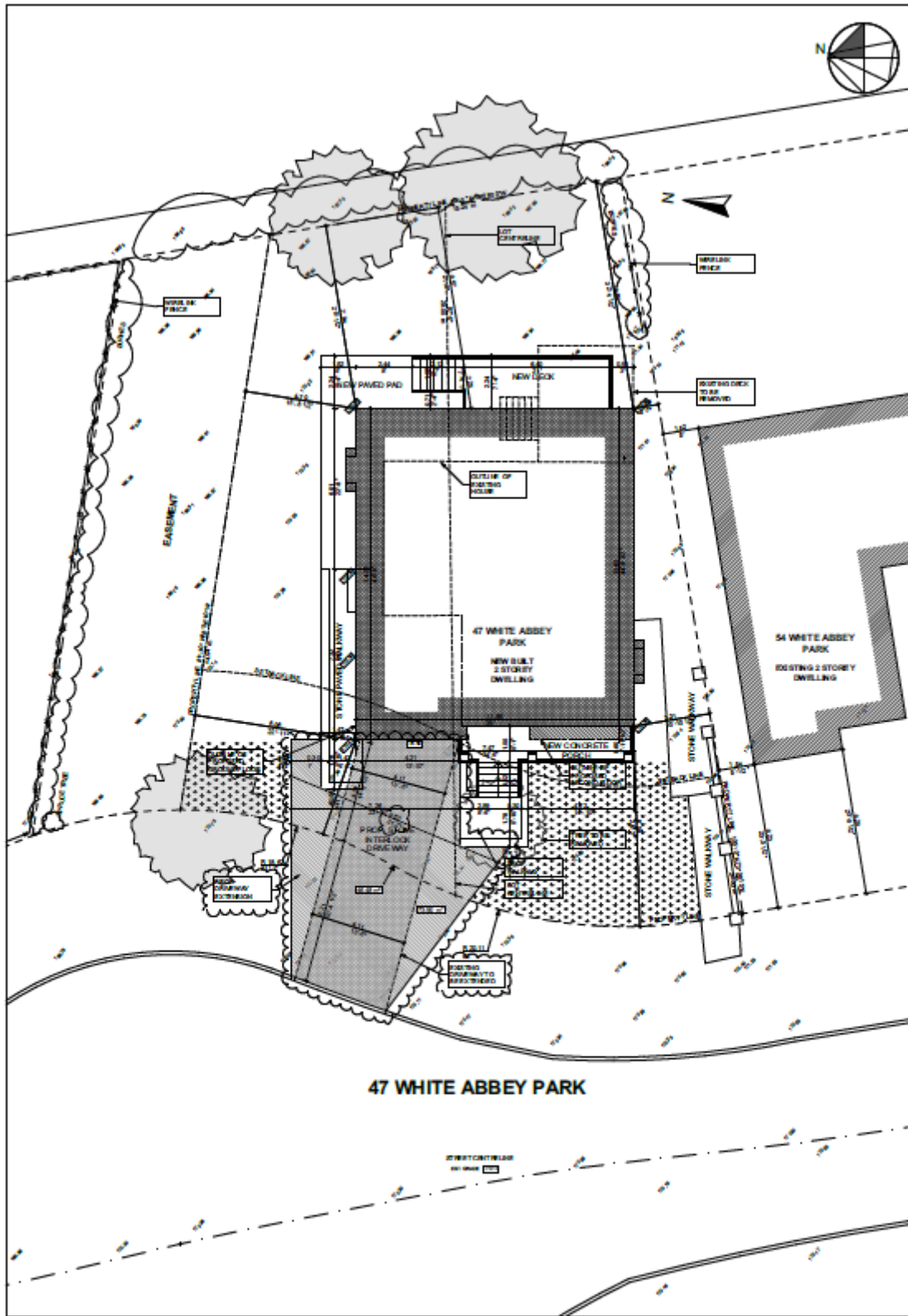
SIGNATURE

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

ATTACHMENTS

Applicant's Drawings:
Figure 1: Site Plan

Figure 1: Site Plan



1 SITE PLAN
A1.1 SCALE: 1:150



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PROJECT NAME
47 WHITE ABBEY PARK, SCARBOROUGH,
ONTARIO
DRAWING NAME
SITE PLAN

PROJECT DATE
2/3/2020
PROJECT NUMBER
16.1
PREPARED BY
Stepan Subkhanov
CHECKED BY
Stepan Subkhanov
DATE OF ISSUE
4.1-3.1
DOCUMENT NUMBER
A1.1