

7 Ferncroft Road - Committee of Adjustment Application

Date: March 25, 2022

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

From: Director, Community Planning, Scarborough District

Wards: Scarborough Southwest

File Number: A0027/22SC

Hearing Date: April 5, 2022

RECOMMENDATIONS

Community Planning recommends, should the Committee of Adjustment approve the requested variance, that the following condition be imposed:

1. The Owner shall build substantially in accordance with Site Plan Drawing No. A100 prepared by OAB architecture LTD., dated January 11, 2022 and as generally illustrated on Figure 1 attached to the report from the Director, Community Planning, Scarborough District, dated March 25, 2022. Any other variances that may appear on these plans but are not listed in the written decision are not authorized.

SUMMARY

To construct a second storey, a two-storey rear addition and a two-storey side garage addition to the existing dwelling.

Requested variance(s) to the Zoning By-law:

1. Chapter 10.5.30.40, By-law 569-2013
The maximum permitted lot coverage is 33% of the lot area (371.41 m²).
The proposed lot coverage is 36.51% of the lot area (135.48 m²).
2. Exception RD 1462.(A)(i), By-law 569-2013
The maximum permitted floor area is the lessor of 0.5 times the lot area (371.41 m²).
The proposed floor area is 0.7 times the lot area (261.2 m²).

3. Chapter 10.5.40.70.(1)(B), By-law 569-2013
The minimum required front yard setback is 3.5 m (average front yard setback of buildings on abutting lots).
The proposed front yard setback is 3 m.
4. Exception RD 252.(A), By-law 569-2013
The minimum required side yard setback is 0.45 m.
The proposed side yard setback is 0.33 m.
5. Chapter 10.20.40.20.(1), By-law 569-2013
The maximum permitted building length is 17 m.
The proposed building length is 18.21m.
6. Chapter 10.5.40.60.(7)(B), By-law 569-2013
The minimum required setback for an eaves from a side lot line is 0.3 m.
The proposed south eaves and eavestrough are located 0.11 m from the side lot line.
The proposed north eaves and eavestrough are located 0.03 m from the side lot line.

COMMENTS

The subject property is located north of Kingston Road and west of Warden Avenue in the Birchcliff Community. The property is zoned Single Family Residential (S) in the former Scarborough Zoning By-law 8786, as amended, and it is zoned Residential Detached (RD) in the City of Toronto Zoning By-law No. 569-2013.

Should the Committee approve this application, Community Planning staff recommends that the decision be tied to the subject Site Plan (as shown on Figure 1) in order to ensure that the proposed dwelling is built substantially in accordance with the submitted drawings as they relate to the lot coverage, floor area, front yard setback, side yard setback, building length, and south and north eavestrough. For greater certainty, it should also be specified that other zoning non-conformities that may appear on these plans that are not reflected in the written decision are not otherwise authorized.

CONTACT

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SIGNATURE

A handwritten signature in blue ink, appearing to read 'R/Hines', is positioned above a horizontal line.

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

Attachments:
Figure 1: Site Plan

Figure 1: Site Plan

