



STAFF REPORT
Committee of Adjustment
Application

Date: June 21, 2022

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

From: Michael Mizzi, Director, Community Planning, Etobicoke York District

Ward: 2 (Etobicoke Centre)

File No: A0283/22EYK

Address: 3920 Bloor Street West

Application to be heard: June 30, 2022

RECOMMENDATIONS

Should the Committee of Adjustment choose to approve the application, Planning staff recommend that variance No. 2 pertaining to rear yard soft landscaping be refused.

APPLICATION

To construct a new rear yard car port.

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

1. Section 10.20.30.40.(1), By-law No. 569-2013

The maximum permitted coverage is 33% of the lot area (145.58 m²).

The existing dwelling and new car port will cover 34% of the lot area (151.9 m²).

2. Section 10.5.50.10.(3), By-law No. 569-2013

A minimum of 50% of the rear yard shall be maintained as landscaping (81.49 m²).

A total of 9% of the rear yard shall be maintained as landscaping (14.83 m²).

COMMENTS

Official Plan and Zoning

The subject property is designated *Neighbourhoods* on Map 14 in the City of Toronto Official Plan, and zoned Residential Detached (RD) under city-wide Zoning By-law 569-2013. The objective of the Zoning By-law is to establish specific standards as to how land is to be developed.

Application Review

The subject property is located south of Bloor Street West and east of Shaver Avenue North. The application proposes to construct a new rear yard car port. Previous Committee of Adjustment Decisions (File #B27/11EYK and A353/11EYK) approved a consent to sever the property into two residential lots and granted variances for lot area, front yard setback, side yard setback, driveway width, and parking space width; and Committee of Adjustment Decision (File # A354/11EYK) granted variances for floor space index and flat-roofed dwelling height relating to the subject property. Planning staff have reviewed the current application and previous Committee of Adjustment decisions in the surrounding area. Based on this review, staff identified initial concern with the variance for rear yard soft landscaping.

Planning staff note that the subject property appears to have existing rear yard soft landscaping of 14.83 square metres, whereas 81.49 square metres is required under the city-wide Zoning By-law 569-2013. Staff discussed opportunities for improving soft landscaping in the rear yard with the applicant as well as shifting the proposed car port that overhangs the existing grass to the east to protect the small amount of existing rear yard soft landscaping. The applicant submitted revised plans dated June 6, 2022 indicating this change. However, this revision does not improve the existing rear yard soft landscaping.

Staff do not support the requested variance for rear yard soft landscaping as the lack of proposed rear yard soft landscaping does not fit with the prevailing neighbourhood character and does not respect the general intent and purpose of the Official Plan and Zoning By-law. As such, should the Committee of Adjustment choose to approve the application, Planning staff recommend that variance No. 2 pertaining to rear yard soft landscaping be refused.

CONTACT

Nevra Gursoy, Assistant Planner, Community Planning, Etobicoke York District,
Tel: 416-394-2947, Nevra.Gursoy@toronto.ca

SIGNATURE



Signed by Al Rezoski, MCRP, AICP, Manager, Community Planning, on behalf of
Michael Mizzi, MCIP, RPP
Director of Community Planning
Etobicoke York District