

Date: November 30, 2023

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

From: David Sit, Director, Community Planning, North York District

Ward: Don Valley West

File No.: A0579/23NY

Address: 19 Forest Glen Crescent

Hearing Date: December 7, 2023

RECOMMENDATIONS

Should the Committee approve this application, City Planning staff recommend that the following variances be refused:

1. Variance No. 1 regarding the front yard setback under Zoning By-law No. 569-2013.
2. Variance No. 6 regarding the lot coverage under Zoning By-law No. 569-2013

APPLICATION

To construct a new detached dwelling.

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

1. Chapter 10.5.40.70.(1)(B), By-law No. 569-2013

The required minimum front yard setback is 4.48m.

The proposed front yard setback is 2.27m.

2. Chapter 10.5.100.1(1)(C)(i), By-law No. 569-2013

The permitted maximum driveway width is 6m.

The proposed driveway width is 6.70m.

3. Chapter 10.20.40.70.(2)(A), By-law No. 569-2013

The required minimum rear yard setback is 7.5m.

The proposed rear yard setback is 5.97m.

4. Chapter 10.5.50.10.(1)(C), By-law No. 569-2013

A minimum of 60% of the front yard must be landscaping.

The proposed front yard landscaping area is 58.7%.

5. Chapter 10.5.50.10.(1)(D), By-law No. 569-2013

A minimum of 75% of the required front yard landscaping must be soft landscaping.

The proposed front yard soft landscaping area is 68%.

6. Chapter 10.20.30.40.(1)(A), By-law No. 569-2013

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

The proposed lot coverage is 41% of the lot area.

7. Chapter 10.5.40.60.(2)(B)(i), By-law No. 569-2013

A canopy, awning or similar structure not covering a platform may encroach in a front yard or rear yard 2.5m, if it is no closer to a side lot line than the minimum required side yard setback.

The proposed canopy encroaches 0.92m into the required rear yard setback.

COMMENTS

The subject property is located on the south side of Forest Glen Crescent, southeast of York Mills Road and Yonge Street. The property is zoned *RD (f18.0; a690)* under City of Toronto Zoning By-law No. 569-2013.

The subject property is designated Neighbourhoods in the City of Toronto Official Plan. Policy 4.1.5 c) and f) of the Plan requires that all new development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including prevailing massing and scale of nearby residential properties, and setbacks from the streets. The prevailing physical character of a neighbourhood will be determined by the most frequently occurring form of development of nearby residential properties to the subject site in that neighbourhood. Both the proposed front yard setback and proposed lot coverage are not in keeping with the prevailing existing physical character of the neighbourhood.

The applicant is proposing a front yard setback of 2.27 metres, whereas City of Toronto Zoning By-law No. 569-2013 requires a minimum front yard setback of 4.48 metres for a single detached dwelling. The intent of regulating the front yard setback is to ensure that new dwellings and structures are relatively aligned with one another, and to mitigate projections into the front yard that would interrupt the streetscape, and to maintain a pattern of open space in the front yard. The applicant is also proposing a lot coverage of 41%, whereas City of Toronto Zoning By-law No. 569-2013 permits a maximum lot coverage of 30% for a single detached dwelling. The intent of regulating lot coverage is to ensure a level of consistency of massing and scale in a neighbourhood concerning the amount of built form and open space on a lot.

It is the opinion of Planning Staff that the proposed reduction in front yard setback with the increased lot coverage, would result in an inappropriate proposal which is not consistent with the existing context within the neighbourhood. The proposed front yard setback and lot coverage do not meet the intent of the Official Plan and Zoning By-law, are not minor in nature and are not considered appropriate development and are recommended to be refused as outlined in the Recommendation section of this report.

CONTACT

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SIGNATURE

A handwritten signature in blue ink, appearing to read "John Andreevski".

Signed by John Andreevski, Manager, Community Planning, North York District on
behalf of David Sit, MCIP, RPP, Director, Community Planning, North York District