

Date: September 29, 2022

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.: A0511/22NY

Address: 2 Shady Oaks Crescent

Hearing Date: October 6, 2022

RECOMMENDATIONS

Should the Committee choose to approve this application, City Planning staff recommend that the following variance first be modified:

1. Modify Variance No. 1 regarding the lot coverage under Zoning By-law No. 569-2013 from 35.36% to less than 30%.

APPLICATION

Proposal to construct a two-storey dwelling

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

1. **Chapter 10.20.30.40.(1)A, By-law No. 569-2013**
The permitted maximum lot coverage is 25% of the lot area.
The proposed lot coverage is 35.36% of the lot area.
2. **Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 9.14 metres.
The proposed front yard setback is 6.73 metres.
3. **Chapter 10.20.40.70.(5)A, By-law No. 569-2013**
The required minimum side yard setback is 7.5 metres where the building depth is greater than 17.0 metres from the main wall of the building.
The proposed West side yard setback is 3 metres.
4. **Chapter 10.10.80.40.(2), By-law No. 569-2013**
The by-law requires a building on a corner lot to gain its vehicular access from the flanking street or public lane.
The proposed access to vehicle parking is from the main street.
5. **Chapter 10.20.40.70.(5)A, By-law No. 569-2013**

The required minimum side yard setback is 7.5 metres where the building depth is greater than 17.0 metres from the main wall of the building.
The proposed East side yard setback is 3 metres.

6. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 9.5 metres.
The proposed building height is 12.09 metres.

COMMENTS

The subject property is located on the north side of Shady Oaks Crescent, southwest of Lawrence Avenue East and Leslie Street. The property is zoned *RD (f30.0; a1100) (x971)* under City of Toronto Zoning By-law No. 569-2013 and *R1* under former City of North York Zoning By-law No. 7625.

Should the Committee choose to approve this application, City Planning staff recommend that the following variance first be modified:

1. Modify Variance No. 1 regarding the lot coverage under Zoning By-law No. 569-2013 from 35.36% to less than 30%.

The applicant is requesting a lot coverage of 35.36%, whereas City of Toronto Zoning By-law No. 569-2013 permits a maximum coverage of 25%. The intent of regulating lot coverage is to ensure a level of consistency in a neighbourhood concerning the amount of built form and open space on a lot. City Planning staff have studied the existing neighbourhood and recommend reducing the lot coverage from 35.36% to less than 30% to reflect the prevailing lot coverage in the neighbourhood.

CONTACT

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SIGNATURE

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