

137 Teddington Park Avenue Committee of Adjustment Application

Date: January 9, 2025

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

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

Ward: Done Valley West

File No: A0533/24NY

Hearing Date: January 16, 2025

RECOMMENDATIONS

Should the Committee approve this application, Staff recommend that the following variances be refused:

1. Variance No. 3 regarding the proposed minimum rear yard soft landscaping under Zoning By-law 569-2013.
2. Variance No. 4 regarding the proposed minimum front yard landscaping under Zoning By-law 569-2013.

COMMENTS

The proposal is to legalize and maintain the as-built landscape features. The application proposes a minimum rear yard soft landscaping area of 30%, whereas City of Toronto Zoning By-law No. 569-2013 requires a minimum rear yard soft landscaping area of 50%. The applicant also proposes a minimum front yard landscaping area of 35%, whereas City of Toronto Zoning By-law No. 569-2013 requires a minimum front yard landscaping area of 60%. The intent of regulating soft landscaping and front yard landscaping is to allow for sufficient green and open space, and to assist with on-site storm water management.

Planning staff are of the opinion that the proposed rear yard soft landscaping and front yard landscaping are not consistent with the existing pattern of development in the neighbourhood and limits opportunities for stormwater management for the site. As such, the proposed rear yard soft landscaping and front yard landscaping do not maintain the intent of the Official Plan and Zoning By-law, and are not minor nor considered appropriate development for the site.

Should the Committee of Adjustment approve this application, Planning staff recommend that Variance No. 3 and No. 4 be refused.

CONTACT

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SIGNATURE



Signed by John Andreevski, Manager for
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