

Draft Motion For review of Zoning By-law provisions for Decks in the new residential subdivision at the Southeast Area of Weston Road and Sheppard Avenue West

SUMMARY:

Many of the recently constructed houses in the residential subdivisions on the lands formerly known as 2277 Sheppard Avenue West and 100 Mainshep Road and 3035 Weston Road were constructed with small rear yard decks attached to the kitchen and living area on the second level of the three storey homes. The decks were constructed in compliance with Zoning By-law standards.

Several owners and occupants have enlarged or reconstructed the existing small rear yard decks with larger decks to accommodate private space and room for a table and chairs and outdoor barbeque/cooking area that could not be accommodated on the small decks.

The enlargement and reconstruction of these decks has necessitated each property owner to apply to the Committee of Adjustment for relief from the Zoning By-law standards to permit larger decks.

I held a community consultation meeting on December 9, 2014 with Community Planning staff in attendance to hear comments and concerns of residents in the subdivision. Several residents that have constructed larger decks or are contemplating enlarging their existing decks commented that the Zoning By-law standards that apply to these subdivisions should be amended to allow for decks of a reasonable size to accommodate private space for outdoor seating and cooking without having to incur the time and expense of obtaining approvals through the Committee of Adjustment.

RECOMMENDATIONS:

That the Director of Community Planning, Etobicoke York District be requested to:

- a) review recent Committee of Adjustment rear yard deck variance applications in the residential subdivisions on the lands formerly known as 2277 Sheppard Avenue West and 100 Mainshep Road and 3035 Weston Road ;
- b) review existing Zoning By-law provisions relating to rear yard decks for these subdivisions with a view to bringing forward a report and a recommended Zoning By-law amendment to the earliest possible Etobicoke York Community Council meeting to permit larger decks of a reasonable size that would provide privacy protection for side by side abutting properties; and
- c) hold a consultation meeting with the community prior to introducing the report and draft by-law amendment.

January 8, 2015