

****REVISED****
COMMITTEE OF ADJUSTMENT
AGENDA
ETOBICOKE- YORK PANEL

Hearing Date: Thursday, January 26, 2012
Time: 1:00 p.m.
Location: Council Chambers – 399 The West Mall, Etobicoke Civic Center

1. OPENING REMARKS

- **Declarations of Interest**
- **Confirmation of Minutes from Previous Hearing**
- **Closed & Request to Defer Files**

FILES TO BE CLOSED

A161/10EYK 2158 CODLIN CRES Etobicoke North (01)

REQUEST FOR REFUND

A245/11EYK 38 RIVALDA RD York- West (07)

2. DEPUTATION ITEMS

The following applications will be heard at 1:00 p.m. or shortly thereafter:

	File Number	Property	Community (Ward)
1A	B61/11EYK	228 ALDERCREST RD	Etobicoke-Lakeshore (06)
1B	A666/11EYK	228 ALDERCREST RD (PART 2)	Etobicoke-Lakeshore (06)
1C	A667/11EYK	228 ALDERCREST RD (PART 1)	Etobicoke-Lakeshore (06)
2A	B65/11EYK	27 DOMINION RD	Etobicoke-Lakeshore (06)
2B	A691/11EYK	27 DOMINION RD (PART 1)	Etobicoke-Lakeshore (06)
2C	A692/11EYK	27 DOMINION RD (PART 2)	Etobicoke-Lakeshore (06)

3A	B68/11EYK	40 DAISY AVE	Etobicoke-Lakeshore (06)
3B	A696/11EYK	42 DAISY AVE - PART 1	Etobicoke-Lakeshore (06)
3C	A697/11EYK	40 DAISY AVE - PART 2	Etobicoke-Lakeshore (06)
4	A683/11EYK	140 WESTROSE AVE	Etobicoke-Lakeshore (05)
5	A695/11EYK	63 ENFIELD AVE	Etobicoke-Lakeshore (06)
6	A705/11EYK	135 CARLINGVIEW DR	Etobicoke North (02)
7	A709/11EYK	47 PHEASANT LANE	Etobicoke Centre (04)
8	A710/11EYK	32 SECOND ST	Etobicoke-Lakeshore (06)
9	A711/11EYK	68 LAUREL AVE	Etobicoke-Lakeshore (05)
10	A712/11EYK	72 OLD MILL RD	Etobicoke-Lakeshore (05)
11	A713/11EYK	1 DUNNING CRES	Etobicoke-Lakeshore (06)
12	A714/11EYK	105 QUEENS PLATE DR	Etobicoke North (02)
13	A715/11EYK	48 JACKSON AVE	Etobicoke-Lakeshore (05)
14	A719/11EYK	23 INVERDON RD	Etobicoke Centre (03)
15	A723/11EYK	44 EASTGLEN CRES	Etobicoke Centre (03)
16	A724/11EYK	4 EDGEHILL RD	Etobicoke Centre (04)
17	A727/11EYK	62 SIMPSON AVE	Etobicoke-Lakeshore (06)
18	A728/11EYK	18 FOREST PATH CRT	Etobicoke North (01)
19	A729/11EYK	5 PHEASANT LANE	Etobicoke Centre (04)
20	A730/11EYK	43 WENDOVER RD	Etobicoke-Lakeshore (05)
21	A731/11EYK	36 PARK LAWN RD	Etobicoke-Lakeshore (06)
22	A732/11EYK	15 GRAYWOOD DR	Etobicoke Centre (04)
23	A735/11EYK	72 MACDONALD ST	Etobicoke-Lakeshore (06)
24	A738/11EYK	23 GORT AVE	Etobicoke-Lakeshore (06)
25	A743/11EYK	39 SUNNYDALE DR	Etobicoke-Lakeshore (05)

26 A4/12EYK 77 DUNEDIN DR Etobicoke-Lakeshore (05)

3. DEFFERED APPLICATIONS

October 20, 2011

27 A488/11EYK 10 ROXALINE ST Etobicoke North (02)

November 17, 2011, PM

28 A559/11EYK 10 MATTICE RD Etobicoke-Lakeshore (05)

December 8, 2011

29 A556/11EYK 755 HUMBERWOOD Etobicoke North (02)
BLVD

30 A637/11EYK 78 ALICEWOOD CRT Etobicoke North (01)

31 A638/11EYK 133 ALICEWOOD CRT Etobicoke North (01)

January 12, 2012

32 A681/11EYK 14 SEVENOAKS AVE Etobicoke-Lakeshore (05)

4. DELEGATED APPLICATIONS

NONE

5. OMB APPEAL AND ORDERS

NONE



City Planning Division
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Susanne Pringle
Manager & Deputy Secretary Treasurer

www.toronto.ca/planning/comm_adj.htm

Committee of Adjustment
Etobicoke Civic Centre
2 Civic Centre Crt, 4th
Toronto ON M9C 5A3
Tel: 416-394-8060
Fax: 416-394-6042

The following applications will be heard at 1:00 p.m. or shortly thereafter:

1A. B61/11EYK

File Number:	B61/11EYK	Zoning	R3 (PPR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:	GEOMETRA DESIGN LTD		
Property Address:	228 ALDERCREST RD	Community:	
Legal Description:	PLAN 2225 LOT 410		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two undersized residential lots.

Retained - Part 1

228 Aldercrest Road

The lot frontage is 7.62 m and the lot area is 286.5 m². A new two-storey detached dwelling with an integral single car garage, a rear deck, and a walk-out basement will be constructed, requiring variances to the Zoning By-law, as outlined in Application A667/11EYK.

Conveyed - Part 2

Address to be assigned

The lot frontage is 7.62 m and the lot area is 286.7 m². A new two-storey detached dwelling with an integral single car garage, a rear deck, and a walk-out basement will be constructed, requiring variances to the Zoning By-law, as outlined in Application A666/11EYK.

File Numbers B62/11EYK, A667/11EYK and A666/11EYK are considered jointly.

1B. A666/11EYK

File Number:	A666/11EYK	Zoning:	R3 (PPR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:	GEOMETRA DESIGN LTD		
Property Address:	228 ALDERCREST RD (PART 2)	Community:	
Legal Description:	PLAN 2225 LOT 410		

PURPOSE OF THE APPLICATION:

To construct a two-storey detached dwelling with an integral single car garage, a rear deck and a walk-out basement. The existing dwelling will be demolished.

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

- Section 320-63.A.(1)(a)**
The minimum required lot frontage is 12 m.
A lot frontage of 7.62 m is proposed.
- Section 320-63.A.(2)(a)**
The minimum required lot area is 465 m².
A lot area of 286.7 m² is proposed.
- Section 1.(a), By-law 1979-67**
The maximum permitted floor space index is 0.40 times the area of the lot (114.6 m²).
The new dwelling will have a floor space index of 0.696 times the area (199.6 m²).
- Section 320-63.A.(3)**
The maximum permitted lot coverage is 33% of the lot area (94.5 m²).
The new dwelling will cover 34.6% of the lot area (99.2 m²).
- Section 320-42.1.C.(1)**
The minimum required side yard setback is 0.9 m provided that the aggregate of both side yards shall equal not less than 2.1 m.
The new dwelling will be located 0.61 m from the south side lot line and will have an aggregate side yard setback of 1.52 m.
- Section 320-42.1.B.(2)**
The maximum permitted dwelling height is 6.5 m, for flat roofed dwellings, or the soffit of the eaves overhang for peaked roofed dwellings.
The new dwelling will have a height of 7.9 m, measured to the underside of the soffit.
- Section 3, By-law 1979-67**
The maximum permitted height to the midpoint of the roof is 7.5 m.

The new dwelling will have a height of 9.19 m to the midpoint of the roof from average grade.



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1C. A667/11EYK

File Number:	A667/11EYK	Zoning:	R3 (PPR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:	GEOMETRA DESIGN LTD		
Property Address:	228 ALDERCREST RD (PART 1)	Community:	
Legal Description:	PLAN 2225 LOT 410		

PURPOSE OF THE APPLICATION:

To construct a two-storey detached dwelling with an integral single car garage, a rear deck, and a walk-out basement. The existing dwelling will be demolished.

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

- Section 320-63.A.(1)(a)**
The minimum required lot frontage is 12 m.
A lot frontage of 7.62 m is proposed.
- Section 320-63.A.(2)(a)**
The minimum required lot area is 465 m².
A lot area of 286.5 m² is proposed.
- Section 1.(a), By-law 1979-67**
The maximum permitted floor space index is 0.40 times the area of the lot (114.6 m²).
The new dwelling will have a floor space index of 0.687 times the area (196.9 m²).
- Section 320-63.A.(3)**
The maximum permitted lot coverage is 33% of the lot area (94.5 m²).
The new dwelling will cover 34.6% of the lot area (99.2 m²).
- Section 320-42.1.C.(1)**
The minimum required side yard setback is 0.9 m provided that the aggregate of both side yards shall equal not less than 2.1 m.
The new dwelling will be located 0.61 m from the north side lot line and will have an aggregate side yard setback of 1.52 m.
- Section 320-42.1.B.(2)**
The maximum permitted dwelling height is 6.5 m, for flat roofed dwellings, or the soffit of the eaves overhang for peaked roofed dwellings.
The new dwelling will have a height of 7.8 m, measured to the underside of the soffit.
- Section 3, By-law 1979-67**
The maximum permitted height to the midpoint of the roof is 7.5 m.

The new dwelling will have a height of 9.09 m to the midpoint of the roof from average grade.



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2A. B65/11EYK

File Number:	B65/11EYK	Zoning	RM1 Long Branch (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:	MICHAEL FLYNN		
Property Address:	27 DOMINION RD	Community:	
Legal Description:	PLAN M9 BLK L LOT 4		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two undersized residential lots.

Retained - Part 1
27 Dominion Road

The lot frontage is 7.07 m and the lot area is 215.23 m². A new two-storey semi-detached dwelling with an attached single car garage will be constructed, requiring variances to the Zoning By-law, as outlined in Application A691/11EYK.

Conveyed - Part 2
Address to be assigned

The lot frontage is 7.07 m and the lot area is 215.3 m². A new two-storey semi-detached dwelling with an attached single car garage will be constructed, requiring variances to the Zoning By-law, as outlined in Application A692/11EYK.

File Numbers B65/11EYK, A691/11EYK and A692/11EYK are considered jointly.



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2B. A691/11EYK

File Number:	A691/11EYK	Zoning	RM1 Long Branch (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:	MICHAEL FLYNN		
Property Address:	27 DOMINION RD - PART 1	Community:	
Legal Description:	PLAN M9 BLK L LOT 4		

PURPOSE OF THE APPLICATION:

To construct a new two-storey semi-detached dwelling with an attached single car garage.

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

- Section 330-26.A.(4)**
The minimum required lot frontage is 10.5 m.
The lot frontage is 7.07 m.
- Section 330-26.A.(4)**
The minimum required lot area is 325 m².
The lot area is 215.23 m².
- Section 330-26.B.(8)**
The maximum permitted floor space index is 0.6 times the lot area (129.18 m²).
The new dwelling will have a floor space index equal to 0.711 times the lot area (152.47 m²).
- Section 330-26.B.(7)(a)**
The minimum required rear yard setback is 7.5 m.
The new dwelling will be located 6.94 m from the south rear lot line.



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2C. A692/11EYK

File Number:	A692/11EYK	Zoning	RM1 Long Branch (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:	MICHAEL FLYNN		
Property Address:	27 DOMINION RD - PART 2	Community:	
Legal Description:	PLAN M9 BLK L LOT 4		

PURPOSE OF THE APPLICATION:

To construct a new two-storey semi-detached dwelling with an attached single car garage.

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

- Section 330-26.A.(4)**
The minimum required lot frontage is 10.5 m.
The lot frontage is 7.07 m.
- Section 330-26.A.(4)**
The minimum required lot area is 325 m².
The lot area is 215.3 m².
- Section 330-26.B.(8)**
The maximum permitted floor space index is 0.6 times the lot area (129.138 m²).
The new dwelling will have a floor space index equal to 0.711 times the lot area (153.12 m²).
- Section 330-26.B.(7)(a)**
The minimum required rear yard setback is 7.5 m.
The new dwelling will be located 6.63 m from the south rear lot line.



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3A. B68/11EYK

File Number:	B68/11EYK	Zoning	RM1 Long Branch (PPR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:	AMBIENT DESIGNS LTD		
Property Address:	40 DAISY AVE	Community:	
Legal Description:	PLAN 1571 LOT 193		

THE CONSENT REQUESTED:

To sever the property into two undersized residential lots.

Conveyed - Part 1

42 Daisy Avenue

The lot frontage is 7.62 m and the lot area is 290.32 m². The existing dwelling and detached garage will be demolished and a new two-storey single family detached dwelling with an attached single car garage will be constructed, requiring variances to the Zoning By-law, as outlined in Application A696/11EYK.

Retained - Part 2

40 Daisy Avenue

The lot frontage is 7.62 m and the lot area is 290.32 m². The existing dwelling and detached garage will be demolished and a new two-storey single family detached dwelling with an attached single car garage will be constructed, requiring variances to the Zoning By-law, as outlined in Application A697/11EYK..

File Numbers B68/11EYK, A696/11EYK and A697/11EYK are considered jointly.



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3B. A696/11EYK

File Number:	A696/11EYK	Zoning	RM1 Long Branch (PPR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:	AMBIENT DESIGNS LTD		
Property Address:	42 DAISY AVE - PART 1	Community:	
Legal Description:	PLAN 1571 LOT 193		

PURPOSE OF THE APPLICATION:

To construct a new two-storey single family detached dwelling with an attached single-car garage.

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

- Section 330-23.A.(2)**
The minimum required lot frontage is 12 m.
The lot frontage is 7.62 m.
- Section 330-23.A.(1)**
The minimum required lot area is 371 m².
The lot area is 290.32 m².
- Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the area of the lot (101.61 m²).
The new dwelling will have a floor space index equal to 0.69 times the area of the lot (201.53 m²).
- Section 330-13.A.(1)**
The maximum permitted projection for a front porch is 1.6 m.
The new front porch will project 2.15 m
- Section 330-23.A.(7)**
The minimum required side yard setback is 0.9 m.
The new dwelling will be located 0.6 m from the east side lot line.
- Section 330-13.A.(2)**
The minimum required side yard setback for the eaves including the overhang is 0.5 m.
The eaves including overhang will be located 0.2 m from the east side lot line.



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3C. A697/11EYK

File Number:	A697/11EYK	Zoning	RM1 Long Branch (PPR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:	AMBIENT DESIGNS LTD		
Property Address:	40 DAISY AVE - PART 2	Community:	
Legal Description:	PLAN 1571 LOT 193		

PURPOSE OF THE APPLICATION:

To construct a new two-storey single family detached dwelling with an attached single-car garage.

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

- Section 330-23.A.(2)**
The minimum required lot frontage is 12 m.
The lot frontage is 7.62 m.
- Section 330-23.A.(1)**
The minimum required lot area is 371 m².
The lot area is 290.32 m².
- Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the area of the lot (101.61 m²).
The new dwelling will have a floor space index equal to 0.69 times the area of the lot (201.53 m²).
- Section 330-13.A.(1)**
The maximum permitted projection for a front porch is 1.6 m.
The new front porch will project 2.15 m
- Section 330-23.A.(7)**
The minimum required side yard setback is 0.9 m.
The new dwelling will be located 0.6 m from the west side lot line.
- Section 330-13.A.(2)**
The minimum required side yard setback for the eaves including the overhang is 0.5 m.
The eaves including overhang will be located 0.2 m from the west side lot line.



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4. A683/11EYK

File Number:	A683/11EYK	Zoning	R2 (PPR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:	LE GLAZER ARCHITECT LTD		
Property Address:	140 WESTROSE AVE	Community:	
Legal Description:	PLAN 5307 LOT 6		

PURPOSE OF THE APPLICATION:

To construct a one-storey rear and side addition.

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

- 1. Section 320-41.A.**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.6 m from the north side lot line.
- 2. Section 320-42.A.**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 3.65 m from the west rear lot line.

5. A695/11EYK

File Number:	A695/11EYK	Zoning	R2 (PPR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:	BRAD ABBOTT		
Property Address:	63 ENFIELD AVE	Community:	
Legal Description:	PLAN 3902 LOT 44		

PURPOSE OF THE APPLICATION:

To construct the following: a second storey addition over the existing dwelling, a two-storey north side addition and a two-story rear addition.

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

- Section 320-42.1(A)(1)**
The maximum permitted gross floor area is 0.45 times the lot area (229.5 m²).
The altered dwelling will have a gross floor area of 0.49 times the lot area (248 m²).
- Section 320-40(C)(1)**
The minimum required front yard setback is 7.42 m.
The proposed front yard setback is 5.35 m.
- Section 320-24.10(i)**
A minimum of 75% of the front yard area is required to be provided as soft landscaping (48.6 m²).
The proposed soft landscaping will be 34.7% of the front yard area (22.5 m²).
- Section 320-42.1(B)(1)**
The maximum permitted dwelling height is 9.5 m.
The altered dwelling will have a dwelling height of 9.93 m.
- Section 320-42.1(B)(2)**
The maximum permitted soffit height is 6.5 m.
The altered dwelling will have a soffit height of 6.96 m.
- Section 320-44(A)**
Front yard parking is prohibited.
The proposed parking space is located in the driveway in the front yard.



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6. A705/11EYK

File Number:	A705/11EYK	Zoning	I.C2 (PPR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:	SURJIT SODHI		
Property Address:	135 CARLINGVIEW DR	Community:	
Legal Description:	CON 3 FTH PT LOT 19 RP 64R11505 PART 1		

PURPOSE OF THE APPLICATION:

To maintain a vehicule-related use (Yellow Car Rental) in the Hotel Indigo.

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

Section 304-32

Vehicle-related uses are not permitted in multiple-occupancy buildings.

The proposed vehicle rental establishment use "Public Garage" will be located in a multiple-occupancy building.



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7. A709/11EYK

File Number:	A709/11EYK	Zoning	R1 (PPR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:	GIBSAN POOLS ATTN EVAN BAARD		
Property Address:	47 PHEASANT LANE	Community:	
Legal Description:	PLAN 3821 LOT 148		

PURPOSE OF THE APPLICATION:

To construct a cabana in the rear yard of the property.

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

Section 320-43.D.

The maximum permitted height for an accessory structure is 2.5 m.

The proposed cabana will have a height of 3.15 m.



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8. A710/11EYK

File Number:	A710/11EYK	Zoning	R2 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:	GARY WATSON		
Property Address:	32 SECOND ST	Community:	
Legal Description:	PLAN 1478 S PT LOT 107		

PURPOSE OF THE APPLICATION:

To construct a rear one-storey addition and wood deck.

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

- Section 350-31.A.(4)**
The minimum required side yard setback is 0.6 m.
The altered dwelling will be located 0.489 m from the north side lot line.
- Section 350-31.A.(7)**
The minimum required landscaped open space is 40% of the lot area (295.29 m²).
A total of 33.5% of the lot area will be maintained as landscaped open space (248 m²).



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9. A711/11EYK

File Number:	A711/11EYK	Zoning	R2 (PPR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:	ERIC FERNANDES		
Property Address:	68 LAUREL AVE	Community:	
Legal Description:	PLAN 2420 LOT 81		

PURPOSE OF THE APPLICATION:

To construct a two-storey side addition and a second storey addition above the existing dwelling.

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

1. Section 1.b(1), By-law 1992-23

The maximum permitted gross floor area (including attached garage) shall not exceed 135 m² plus 25% of the lot area (263.32 m²), and the maximum permitted floor space index is 50% of the lot area (256.64 m²).

The altered dwelling will have a maximum gross floor area of 135 m² plus 34% of the lot area, and a maximum floor space index of 60.4% (309.97 m²).

2. Section 1.c(1), By-law 1992-23

The minimum required side yard setback is 0.9 m, and the minimum required aggregate width of the side yards is 2.1 m.

The altered dwelling will be located 0.81 m from the north side lot line.



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10. A712/11EYK

File Number:	A712/11EYK	Zoning	R2 (PPR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:	PETER MARZYNSKI		
Property Address:	72 OLD MILL RD	Community:	
Legal Description:	PLAN M416 PT LOTS 8 & 9		

PURPOSE OF THE APPLICATION:

To construct a new detached garage located along the west side of the property. The existing garage will be demolished.

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

- Section 320-43 A (2)**
The minimum required setback for eaves and overhang projections is 0.15 m.
The overhang projection will be located 0 m from the west side lot line.
- Section 320-43 D**
The maximum permitted height for an accessory structure with a pitched roof is 3.7 m, provided that the maximum wall height is 2.5 m.
The proposed garage will have height of 3.88 m to the midpoint of the roof and will have a wall height of 2.89 m.
- Section 320-43 H**
The minimum required side yard for an accessory structure is 3 m.
The new garage will be located 0.24 m from west side lot line.



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11. A713/11EYK

File Number:	A713/11EYK	Zoning	R2 (WAIVER)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:	ROCK KIM		
Property Address:	1 DUNNING CRES	Community:	
Legal Description:	PLAN 4079 LOT 50		

PURPOSE OF THE APPLICATION:

To construct a new two-storey single family detached dwelling with an attached two-car garage and a front covered porch.

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

- Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (154.36 m²).
The new dwelling will cover 39.39% of the lot area (184.27 m²).
- Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (210.49 m²).
The new dwelling will have a floor space index equal to 0.635 times the area of the lot (296.94 m²).
- Section 320-40.A.(1)**
The minimum required front yard setback is 7.62 m.
The new dwelling will be located 7.5 m from the front south lot line.
- Section 320-41.B.**
In the case of a corner lot, the minimum distance from the side lot line on the street side shall be 50% of the distance from the front lot line for buildings on lots in the rear of such corner lot (excluding key lots), which in this case is 3.83 m.
The new dwelling will be located 1.2 m from the east side lot line.
- Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwelling will have a depth of 18.14 m.
- Section 320-42.1.(2)**
The maximum permitted dwelling height is 6.5 m.
The new dwelling will have a height of 7.42 m.



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12. A714/11EYK

File Number:	A714/11EYK	Zoning	IC2
Owner(s):		Ward:	Etobicoke North (02)
Agent:	WES SYRDYKA		
Property Address:	105 QUEENS PLATE DR	Community:	
Legal Description:	CON 2 FTH PT LOT 29 RP 66R18852 PARTS 5 TO 8 AND 13		

PURPOSE OF THE APPLICATION:

To construct a three-storey industrial building.

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

Section 304-36.B(1)

The minimum required front yard setback is 4.5 m and the required front yard shall be landscaped along the entirety of the front lot line, except for the necessary driveway access(es).

The proposed building will be setback 3.4 m from the front lot line.

13. A715/11EYK

File Number:	A715/11EYK	Zoning	R2 (PPR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:	STAN SOTA		
Property Address:	48 JACKSON AVE	Community:	
Legal Description:	PLAN 1685 N PT LOT 97		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition and a two-storey side addition. The existing detached garage in the rear yard will be demolished and a front yard parking pad will be located on the existing driveway.

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

- 1. Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (115 m²).
The altered dwelling will cover 33.6% of the lot area (117 m²).
- 2. Section 320-42.1.C.(1)**
The minimum required side yard setback is 0.9 m provided that the aggregate of both side yards shall equal not less than 2.1 m.
The altered dwelling will be located 0.43 m from the north side lot line, and will have an aggregate side yard setback of 1.96 m.
- 3. Section 320-41.D.**
The minimum required side yard setback for an eaves overhang, including the eavestrough, is 0.4 m.
The eaves overhang, including the eavestrough, will be located 0 m from the north side lot line.
- 4. Section 320-42.1.D.(1)**
The maximum permitted building depth is 16.5 m.
The altered dwelling will have a building depth of 20.26 m.
- 5. Section 1.(d)(A), By-law 973-2006**
No parking shall be permitted in any front yard abutting a street.
A front yard parking pad will be located on the existing driveway.
- 6. Section 320-18.B.(1)**
Parking shall be provided either by an attached garage, carport, detached garage or rear yard parking, provided that rear yard space is accessible by a minimum 2.4 m wide driveway.
A parking space in the front yard is proposed.

7. Section 1.A.(2), By-law 497-2007

The minimum required parking space width is 3.3 m.

A parking space width of 2.13 m (the width of the existing driveway) is proposed.



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14. A719/11EYK

File Number:	A719/11EYK	Zoning	R2 (PPR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:	TONY HENRIQUES		
Property Address:	23 INVERDON RD	Community:	
Legal Description:	PLAN M718 LOT 178		

PURPOSE OF THE APPLICATION:

To construct a garage attached to the west side of the dwelling.

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

Section 320-41.A.

The minimum required side yard setback is 0.9 m.

The proposed garage will be located 0.51 m from the west side lot line.



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15. A723/11EYK

File Number:	A723/11EYK	Zoning	R2 (Waiver)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:	CARLO BLANDI		
Property Address:	44 EASTGLEN CRES	Community:	
Legal Description:	PLAN 3848 LOT 163		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an attached two-car garage, a covered front porch and a covered rear patio.

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

- Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (230 m²).
The new dwelling will cover 33.7% of the lot area (235 m²).
- Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (313.62 m²).
The new dwelling will have a floor space index equal to 0.52 times the area of the lot (363.44 m²).
- Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwelling will have a depth of 18.52 m.



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16. A724/11EYK

File Number:	A724/11EYK	Zoning	R1 (PPR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:	SIAMAK SANIE		
Property Address:	4 EDGEHILL RD	Community:	
Legal Description:	PLAN 2630 LOT 103		

PURPOSE OF THE APPLICATION:

To construct a two-storey detached dwelling with an integral 2-car garage, a walk-out basement and a covered front porch. The existing dwelling will be demolished.

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

1. Section 1.b(1), By-law 1992-24

The maximum permitted gross floor area (including attached garage) shall not exceed 165 m² plus 25% of the lot area (354.1 m²), and the maximum permitted floor space index is 50% of the lot area (378.3 m²).

The new dwelling will have a maximum gross floor area of 165 m² plus 37.5% of the lot area, and a maximum floor space index of 59% (448.8 m²).

2. Section 1.a(1), By-law 1992-24

The maximum permitted building height is 9.5 m to the highest point of the roof.

The new dwelling will have a height of 9.815 m.



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17. A727/11EYK

File Number:	A727/11EYK	Zoning:	R2 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:	PAUL DA CUNHA ARCHITECT INC		
Property Address:	62 SIMPSON AVE	Community:	
Legal Description:	PLAN 831 PT LOT 16		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an attached single car garage. The existing shed at the rear of the property will be maintained.

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

- Section 340-30.L.**
The maximum permitted floor space index is 0.6 times the area of the lot (160.68 m²).
The new dwelling will have a floor space index of 0.78 times the area of the lot (210.1 m²).
- Section 340-30.A.(4)**
The minimum required side yard setback is 0.9 m.
The new dwelling will be located 0.46 m from the west side lot line.
- Section 340-16.B.**
The minimum required side yard setback for an eaves overhang, including the eavestrough, is 0.4 m.
The eaves overhang, including the eavestrough, will be located 0.03 m from the west side lot line.
- Section 340-30.A.(7)**
The maximum permitted building height to the highest point to the roof is 9.5 m.
The new dwelling will have a height of 9.85 m.
- Section 340-16.A.**
The only permitted projection from the main front wall of a building is an uncovered terrace, an open and roofed porchway or veranda, which has a maximum projection from the main front wall of 1.6 m.
The proposed second floor balcony will project 2.44 m into the required front yard.
- Section 1.(c) A.(2), By-law 497-2007**
The minimum width of a parking space is 3.3 m.
The proposed parking space will have a width of 3.1 m.
- Section 3.(c), By-law 973-2006**
A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping (17.33 m²).
A total of 68% of the front yard not covered by a permitted driveway will be maintained as soft landscaping (15.72 m²).

8. Section 320-43.D.

The maximum permitted height for an accessory structure is 2.5 m.

The existing shed has a height of 2.74 m.

9. Section 320-43.E.(1)

The maximum permitted lot coverage for an accessory structure is 2% of the lot area (5.36 m²).

The shed covers 5% of the lot area (13.4 m²).



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18. A728/11EYK

File Number:	A728/11EYK	Zoning	R1 (WAIVER)
Owner(s):		Ward:	Etobicoke North (01)
Agent:	PAUL DA CUNHA		
Property Address:	18 FOREST PATH CRT	Community:	
Legal Description:	PLAN M917 LOT 20 RR PT		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing: a complete second storey addition; a one-storey front and rear addition; a new front porch; and a wood deck at the rear.

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

- Section 320-40(C)(1)**
The minimum required front yard setback is 11.06 m.
The altered dwelling will be located 9.37 m from the south front lot line.
- Section 2, By-law 12750**
The minimum required side yard setback shall be 10% of the lot frontage (1.87 m).
The altered dwelling will be located 1.24 m from the east side lot line.
- Section 320-42.1(B)(1)**
The maximum permitted dwelling height is 9.5 m.
The altered dwelling will have a height of 9.97 m.
- Section 320-40(D)(2)**
The maximum permitted projection from the main front wall is 1.6 m.
The proposed roof will project 2.23 m into the required front yard.



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19. A729/11EYK

File Number:	A729/11EYK	Zoning	R1 (PPR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:	RICHARD WENGLER		
Property Address:	5 PHEASANT LANE	Community:	
Legal Description:	PLAN 3259 LOT 73		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached single family dwelling with an attached garage.

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

1. Section 1.a)x), By-law 1992-47

The maximum permitted coverage, including attached and detached garage(s), whether above grade or below grade, of any dwelling erected or structurally altered shall not exceed 22% of the lot area (448.64 m²).

The new dwelling will cover 23.11% of the lot area (471.29 m²).

2. Section 1.a)xi), By-law 1992-47

The maximum gross floor area, including attached and detached garage(s), whether above or below grade, of any dwelling erected or structurally altered shall not exceed the lesser of 28% of the lot area or 465 m².

The new dwelling will have a gross floor area equal to 28.4% of the lot area (579.45 m²).

3. Section 1.(vi), By-law 1988-196

The minimum required side yard setback is 4.8 m. The aggregate width of the side yards shall not equal less than 6 m.

The new dwelling will be located 2.75 m from the north side lot line and have an aggregate width of both side yards is 5.15 m.

4. Section 320-42.1.B.(2)

The maximum permitted soffit height is 6.5 m.

The new dwelling will have a soffit height of 8.39 m.



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20. A730/11EYK

File Number:	A730/11EYK	Zoning	R1 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:	EROS FIACCONI EGF ASSOCIATES		
Property Address:	43 WENDOVER RD	Community:	
Legal Description:	PLAN 1685 PT LOTS 237 TO 239		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling, with an attached 2-car garage. A second suite will be located above the garage. A front and side first floor balcony are also proposed. The existing detached dwelling will be demolished.

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

- 1. Section 1.(a), By-law 1993-108**
The maximum permitted gross floor area (including garages, above or below grade storage or parking areas) shall be 150 m² plus 25% of the lot area (297.93 m²).
The new dwelling will have a maximum gross floor area of 150 m² plus 36.9% of the lot area (368.7 m²).
- 2. Section 320-42.A.**
The minimum required rear yard setback is 10 m.
The new dwelling will be located 3.59 m from the north rear lot line.
- 3. Section 320-42.1.D.(1)**
The maximum permitted building depth is 16.5 m.
The new dwelling will have a building depth of 23.03 m.
- 4. Section 304-22**
A second suite is permitted, as a secondary use within a single family dwelling which is more than 5 years old.
The proposed second suite will be incorporated into a new dwelling.



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21. A731/11EYK

File Number:	A731/11EYK	Zoning	R6 and OS (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:	MOIZ BEHAIR		
Property Address:	36 PARK LAWN RD	Community:	
Legal Description:	PLAN 83 PT LOT 7		

PURPOSE OF THE APPLICATION:

To construct a 36-storey residential building with 344 units and a separate two-storey commercial building.

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

- 1. Section 5.3, By-law 999-2011 (OMB)**
Not more than 314 dwelling units shall be permitted on the Lands.
A total of 344 dwelling units will be on the Lands.
- 2. Section 5.8.ii), By-law 999-2011 (OMB)**
A minimum of 345 parking spaces shall be provided on-site, of which: 314 parking spaces are for residential use, 29 parking spaces are for commercial use and visitors of the new residential building, and 2 parking spaces are for auto-share use.
A total of 345 parking spaces will be provided on-site, of which: 320 parking spaces are for residential use, 23 parking spaces are for commercial use and visitors of the new residential building, and 2 parking spaces are for auto-share use.



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22. A732/11EYK

File Number:	A732/11EYK	Zoning	R1 (WAIVER)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:	ANTONELLA FERRONE-WILD	Community:	
Property Address:	15 GRAYWOOD DR		
Legal Description:	PLAN 3910 LOT 39		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling.

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

1. Section 1.c)(3), By-law 1992-25

The minimum required side yard setback is 1.5 m and the minimum required aggregate width of both side yards is 20% of the lot frontage (3.8 m).

The proposed dwelling will be setback 1.27 m from the east side lot line and the aggregate width of both side yards will be 15% of the lot frontage (2.79 m).

2. Section 1.b)(1), By-law 1992-25

The maximum permitted gross floor area, including the attached garage, is 150 m² plus 25% of the lot area (324.1 m²) and the maximum permitted floor space index is 50% of the lot area (348.15 m²).

The proposed dwelling will have a gross floor area, including the attached garage, of 150 m² plus 37.40% of the lot area (410.2 m²) and a floor space index of 58.9% of the lot area (410.2 m²).



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23. A735/11EYK

File Number:	A735/11EYK	Zoning	R2 (PPR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:	WESTON CONSULTING GROUP INC		
Property Address:	72 MACDONALD ST	Community:	
Legal Description:	PLAN M76 PT LOT 70		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling. Since more than 50% of the above grade walls are to be removed, it has been reviewed as a new dwelling. The existing front yard parking pad will be maintained.

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

- Section 340-30.A.(4)**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.66 m from the east side lot line.
- Section 340-16.B.**
The minimum required side yard setback for an eaves overhang, including the eavestrough, is 0.4 m.
The eaves overhang, including the eavestrough, will be located 0.26 m from the east side lot line.
- Section 340-31B.(1)(a)**
At least one parking space shall be provided either by an attached garage, carport, detached garage or rear yard parking space accessed by a 2.4 m wide driveway.
The legalization of the existing front yard parking pad and the 2.1 m wide rear yard access is proposed.
- Section 340-23.7.B; and Section 3(c), By-law 973-2006**
A minimum of 50% (49.2 m²) of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.
The proposed front yard soft landscaping will be 48.7% (47.9 m²).



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24. A738/11EYK

File Number:	A738/11EYK	Zoning	R3 (PPR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:	MATHEW CZAPLINSKI		
Property Address:	23 GORT AVE	Community:	
Legal Description:	PLAN 2123 PT LOTS 55 & 56		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with an attached garage.

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

- Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (122.63 m²).
The proposed dwelling will have a lot coverage of 42.4% of the lot area (157.58 m²).
- Section 1.(a), By-law 1979-67**
The maximum permitted gross floor area is 0.4 times the lot area (148.64 m²).
The proposed dwelling will have a gross floor area of 0.73 times the lot area (271.55 m²).
- Section 320-42.A.**
The minimum required rear yard setback is 25% of the lot depth (7.62 m).
The proposed dwelling will be setback 21.23% of the lot depth (6.47 m) from the rear lot line.
- Section 320-42.1.D.**
The maximum permitted dwelling depth is 16.5 m.
The proposed dwelling dwepth will be 17.78 m.
- Section 3, By-law 1979-67**
The maximum permitted building height, measured to the midpoint of the roof, is 7.5 m.
The proposed dwelling height, measured to the midpoint of the roof, will be 8.23 m.
- Section 320-42.1.B.(2)**
The maximum permitted soffit height of the eaves overhang is 6.5 m.
The proposed dwelling soffit height of the eaves overhang will be 7.0 m.
- Section 1.(a)A.(2), By-law 497-2007**
The minimum required parking space width is 3.3 m.
The proposed garage will provide a parking space width of 3.2 m.
- Section 4, By-law 1979-67**
The maximum permitted height of cellar above finished grade is 1.0 m.
The proposed height of cellar above finished grade will be 1.22 m.



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25. A743/11EYK

File Number:	A743/11EYK	Zoning	R2 (PPR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:	LEO MASTRANDREA		
Property Address:	39 SUNNYDALE DR	Community:	
Legal Description:	PLAN 5253 LOT 1		

PURPOSE OF THE APPLICATION:

To construct a complete second storey addition; a one-storey front addition; and a new covered porch.

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

1. Section 1(a), By-law 1993-109

The maximum permitted gross floor area, including an attached or detached garage, is 118 m² plus 25% of the lot area (247.3 m²).

The altered dwelling, including the attached garage, will have a gross floor area of 118 m² plus 39.7% of the lot area (323.1 m²).

2. Section 320-59C

The maximum permitted lot coverage is 33% of the lot area (170.6 m²).

The altered dwelling will cover 33.3% of the lot area (172.2 m²).

3. Section 320-42.1(C)(3)

The minimum required side yard setback is 1.5 m, with an aggregate side yard width of 3.67 m.

The altered dwelling will be located 1.21 m from the east side lot line and 1.37 m from the west side lot line, with an aggregate side yard width of 2.58 m.

26. A4/12EYK

File Number:	A4/12EYK	Zoning	R2 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:	MANARCH DESIGN INC	Community:	
Property Address:	77 DUNEDIN DR		
Legal Description:	PLAN 1733 S PT LOTS 9 & 10		

PURPOSE OF THE APPLICATION:

To construct a two-storey detached dwelling with an integral one-car garage and a covered front porch. The existing dwelling will be demolished.

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

- Section 320.59.B.(1)**
The minimum required lot area is 510 m².
The lot area is 463.33 m².
- Section 1.a), By-law 1993-108**
The maximum permitted gross floor area (including garages, above or below grade storage or parking areas) shall be 150m² plus 25% of the lot area (265.83 m²).
The new dwelling will have a maximum gross floor area of 150 m² plus 35.5% of the lot area (314.43 m²).
- Section 320.59.C.**
The maximum permitted lot coverage is 33% of the lot area (152.9 m²).
The new dwelling (including covered front porch) will cover 41.5% of the lot area (192.25 m²).
- Section 320-42(A)**
The minimum required rear yard setback is 8.0 m.
The new dwelling will be located 7.77 m from the east rear lot line.
- Section 320-42.1.D.(1)**
The maximum permitted building depth is 16.5 m.
The new dwelling will have a building depth of 19.73 m.



City Planning Division
Gary Wright, Chief Planner and Executive Director

Susanne Pringle
Manager & Deputy Secretary Treasurer

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Committee of Adjustment
Etobicoke Civic Centre
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Toronto ON M9C 5A3
Tel: 416-394-8060
Fax: 416-394-6042

27. A488/11EYK

File Number:	A488/11EYK	Zoning	R2 (WAIVER)
Owner(s):		Ward:	Etobicoke North (02)
Agent:	MARCO VIEIRA		
Property Address:	10 ROXALINE ST	Community:	
Legal Description:	PLAN M577 LOT 13		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

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

Section 320-42.1.A.

The maximum permitted floor space index is 0.45 times the lot area (313.41 m²).

The proposed dwelling will have a floor space index of 0.544 times the lot area (378.91 m²).



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28. A559/11EYK

File Number:	A559/11EYK	Zoning	R2 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:	ERNEST GULASSARIAN		
Property Address:	10 MATTICE RD	Community:	
Legal Description:	PLAN 2312 W PT LOT 142		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an attached two-car garage. The existing one and one-half storey dwelling will be demolished.

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

- Section 1.b)(1), By-law 1992-25**
The maximum permitted gross floor area, including an attached or detached garage, is 150 m² plus 25% of the lot area (309 m²).
The new dwelling, including the attached garage, will have a gross floor area equal to 150 m² plus 34.4% of the lot area (370 m²).
- Section 320-42.1.B.(2)**
The maximum permitted height of the soffit of the eaves overhang for peaked roofed dwellings is 6.5 m.
The new dwelling will have a soffit height of 7.85 m.



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29. A556/11EYK

File Number:	A556/11EYK	Zoning	R3 (Waiver)
Owner(s):		Ward:	Etobicoke North (02)
Agent:	Tony DiCarlo Hunt Design Associates Inc.		
Property Address:	755 HUMBERWOOD BLVD	Community:	
Legal Description:			

PURPOSE OF THE APPLICATION:

To develop the property as the site of 12 single detached dwellings and 16 pairs of semi-detached dwellings, each with an attached single car garage.

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

D4 – Lots 1, 2, 3, 4, & 5

- 1. Section 320-63.A.(3)**
The maximum permitted lot coverage is 33% of the lot area.
The new dwellings will cover 45% of the lot area.
- 2. Section 2.e), By-law 1990-76**
The maximum permitted gross floor area of the dwelling is 0.6 times the area of the lot.
The new dwellings will have a gross floor area equal to 0.70 times the area of the lot.
- 3. Section 2.d), By-law 1990-76**
The minimum required front yard setback is 6.5 m.
The new dwellings will be located 4.5 m from the front lot line.
- 4. Section 2.d), By-law 1990-76**
The minimum required side yard setback is 0.9 m.
The new dwellings will be located 1.2 m on one side and 0.6 m on the other side.
- 5. Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwellings will have a dwelling depth of 21.5 m.
- 6. Section 320-42.1.B.(1)**
The maximum permitted dwelling height is 9.5 m, measured to the highest point of the roof.
The new dwellings will have a height of 11 m, measured to the highest point of the roof.
- 7. Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The altered dwelling will have a soffit height of 7 m.

8. **Section 320-40.D.(2)**
The maximum permitted porch projection into the required front yard is 1.6 m. An open and/or roofed porchway is permitted to have a maximum column width and depth of 33 cm. The covered front verandas will project 2 m into the required front yard and will have supporting columns with a width and depth greater than 33 cm.
9. **Section 320-24.9.B.**
A minimum of 50% of the front yard area shall be maintained as landscaping. A total of 35% of the front yard area will be maintained as landscaping.
10. **Section 320-24.10.A**
A minimum of 75% of the front yard shall be maintained as soft landscaping. A total of 73% of the front yard will be maintained as soft landscaping.

D3 – Lots 6 & 7

1. **Section 320-63.A.(3)**
The maximum permitted lot coverage is 33% of the lot area. The new dwellings will cover 40% of the lot area.
2. **Section 2.e), By-law 1990-76**
The maximum permitted gross floor area of the dwelling is 0.6 times the area of the lot. The new dwellings will have a gross floor area equal to 0.63 times the area of the lot.
3. **Section 2.d), By-law 1990-76**
The minimum required front yard setback is 6.5 m. The new dwellings will be located 4.5 m from the front lot line.
4. **Section 2.d), By-law 1990-76**
The minimum required side yard setback is 0.9 m. The new dwellings will be located 1.2 m on one side and 0.6 m on the other side.
5. **Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m. The new dwellings will have a dwelling depth of 21.5 m.
6. **Section 320-42.1.B.(1)**
The maximum permitted dwelling height is 9.5 m, measured to the highest point of the roof. The new dwellings will have a height of 11 m, measured to the highest point of the roof.
7. **Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m. The altered dwelling will have a soffit height of 7 m.
8. **Section 320-40.D.(2)**
The maximum permitted porch projection into the required front yard is 1.6 m. An open and/or roofed porchway is permitted to have a maximum column width and depth of 33 cm. The covered front verandas will project 2 m into the required front yard and will have supporting columns with a width and depth greater than 33 cm.
9. **Section 320-18.A.2.(c)**
The minimum required inside width for an attached garage is 3.3 m. The attached single car garages will have an inside width of 3 m.
10. **Section 320-24.9.B.**
A minimum of 50% of the front yard area shall be maintained as landscaping. A total of 34% of the front yard area will be maintained as landscaping.

11. Section 320-24.10.A

A minimum of 75% of the front yard shall be maintained as soft landscaping.
A total of 73% of the front yard will be maintained as soft landscaping.

D2 – Lots 8, 9, & 10

1. Section 320-63.A.(3)

The maximum permitted lot coverage is 33% of the lot area.
The new dwellings will cover 43% of the lot area.

2. Section 2.e), By-law 1990-76

The maximum permitted gross floor area of the dwelling is 0.6 times the area of the lot.
The new dwellings will have a gross floor area equal to 0.7 times the area of the lot.

3. Section 2.d), By-law 1990-76

The minimum required front yard setback is 6.5 m.
The new dwellings will be located 4.5 m from the front lot line.

4. Section 2.d), By-law 1990-76

The minimum required side yard setback is 0.9 m.
The new dwellings will be located 1.2 m on one side and 0.6 m on the other side.

5. Section 320-42.1.D.(1)

The maximum permitted dwelling depth is 16.5 m.
The new dwellings will have a dwelling depth of 21.5 m.

6. Section 320-42.1.B.(1)

The maximum permitted dwelling height is 9.5 m, measured to the highest point of the roof.
The new dwellings will have a height of 11 m, measured to the highest point of the roof.

7. Section 320-42.1.B.(2)

The maximum permitted soffit height is 6.5 m.
The altered dwelling will have a soffit height of 7 m.

8. Section 320-40.D.(2)

The maximum permitted porch projection into the required front yard is 1.6 m. An open and/or roofed porchway is permitted to have a maximum column width and depth of 33 cm.
The covered front verandas will project 2 m into the required front yard and will have supporting columns with a width and depth greater than 33 cm.

9. Section 320-24.9.B.

A minimum of 50% of the front yard area shall be maintained as landscaping.
A total of 34% of the front yard area will be maintained as landscaping.

10. Section 320-24.10.A

A minimum of 75% of the front yard shall be maintained as soft landscaping.
A total of 73% of the front yard will be maintained as soft landscaping.

D1 – Lots 11 & 12

1. Section 320-63.A.(3)

The maximum permitted lot coverage is 33% of the lot area.
The new dwellings will cover 35% of the lot area.

2. Section 2.d), By-law 1990-76

The minimum required front yard setback is 6.5 m.
The new dwellings will be located 4.5 m from the front lot line.

3. Section 2.d), By-law 1990-76

The minimum required side yard setback is 0.9 m.
The new dwellings will be located 1.2 m on one side and 0.6 m on the other side.

4. **Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwellings will have a dwelling depth of 21.5 m.
5. **Section 320-42.1.B.(1)**
The maximum permitted dwelling height is 9.5 m, measured to the highest point of the roof.
The new dwellings will have a height of 11 m, measured to the highest point of the roof.
6. **Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The altered dwelling will have a soffit height of 7 m.
7. **Section 320-40.D.(2)**
The maximum permitted porch projection into the required front yard is 1.6 m. An open and/or roofed porchway is permitted to have a maximum column width and depth of 33 cm.
The covered front verandas will project 2 m into the required front yard and will have supporting columns with a width and depth greater than 33 cm.
8. **Section 320-24.9.B.**
A minimum of 50% of the front yard area shall be maintained as landscaping.
A total of 32% of the front yard area will be maintained as landscaping.
9. **Section 320-24.10.A**
A minimum of 75% of the front yard shall be maintained as soft landscaping.
A total of 73% of the front yard will be maintained as soft landscaping.

S1 – Lots 13L/R, 17L/R, 18L/R, & 22L/R

1. **Section 2.d), By-law 1990-76**
The maximum permitted lot frontage is 7.5 m.
The lot frontage will be 6.8 m.
2. **Section 320-63.B.(3)**
The maximum permitted lot coverage is 33% of the lot area.
The new dwellings will cover 40% of the lot area.
3. **Section 2.e), By-law 1990-76**
The maximum permitted gross floor area of the dwelling is 0.6 times the area of the lot.
The new dwellings will have a gross floor area equal to 0.73 times the area of the lot.
4. **Section 2.d), By-law 1990-76**
The minimum required front yard setback is 6.5 m.
The new dwellings will be located 4.5 m from the front lot line.
5. **Section 2.d), By-law 1990-76**
The minimum required rear yard setback is 7.5 m.
The new dwellings will be located 6.5 m from the rear lot line.
6. **Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwellings will have a dwelling depth of 21.5 m.
7. **Section 320-64.**
The maximum permitted dwelling height is 11 m, measured to the highest point of the roof.
The new dwellings will have a height of 13.5 m, measured to the highest point of the roof.

8. **Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 11.5 m.
9. **Section 320-40.D.(2)**
The maximum permitted porch projection into the required front yard is 1.6 m. An open and/or roofed porchway is permitted to have a maximum column width and depth of 33 cm.
The covered front verandas will project 2 m into the required front yard and will have supporting columns with a width and depth greater than 33 cm.
10. **Section 320-18.A.2.(c)**
The minimum required inside width for an attached garage is 3.3 m.
The attached single car garages will have an inside width of 3 m.
11. **Section 320-24.9.B.**
A minimum of 50% of the front yard area shall be maintained as landscaping.
A total of 24% of the front yard area will be maintained as landscaping.
12. **Section 320-24.10.A**
A minimum of 75% of the front yard shall be maintained as soft landscaping.
A total of 71% of the front yard will be maintained as soft landscaping.

S2 – Lots 14R, 16L, 19L/R, & 23L/R

1. **Section 2.d), By-law 1990-76**
The maximum permitted lot frontage is 7.5 m.
The lot frontage will be 6.8 m.
2. **Section 320-63.B.(3)**
The maximum permitted lot coverage is 33% of the lot area.
The new dwellings will cover 44% of the lot area.
3. **Section 2.e), By-law 1990-76**
The maximum permitted gross floor area of the dwelling is 0.6 times the area of the lot.
The new dwellings will have a gross floor area equal to 0.85 times the area of the lot.
4. **Section 2.d), By-law 1990-76**
The minimum required front yard setback is 6.5 m.
The new dwellings will be located 4.5 m from the front lot line.
5. **Section 2.d), By-law 1990-76**
The minimum required rear yard setback is 7.5 m.
The new dwellings will be located 6.5 m from the rear lot line.
6. **Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwellings will have a dwelling depth of 21.5 m.
7. **Section 320-64**
The maximum permitted dwelling height is 11 m, measured to the highest point of the roof.
The new dwellings will have a height of 13.5 m, measured to the highest point of the roof.
8. **Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The new dwellings will have a soffit height of 11.5 m.
9. **Section 320-40.D.(2)**
The maximum permitted porch projection into the required front yard is 1.6 m. An open and/or roofed porchway is permitted to have a maximum column width and depth of 33 cm.

The covered front verandas will project 2 m into the required front yard and will have supporting columns with a width and depth greater than 33 cm.

10. Section 320-18.A.2.(c)

The minimum required inside width for an attached garage is 3.3 m.
The attached single car garages will have an inside width of 3 m.

11. Section 320-24.9.B.

A minimum of 50% of the front yard area shall be maintained as landscaping.
A total of 30% of the front yard area will be maintained as landscaping.

12. Section 320-24.10.A

A minimum of 75% of the front yard shall be maintained as soft landscaping.
A total of 73% of the front yard will be maintained as soft landscaping.

S3 – Lots 14L, 15L/R, 16R, 20L/R, 21L/R, & 26R

1. Section 2.d), By-law 1990-76

The maximum permitted lot frontage is 7.5 m.
The lot frontage will be 6.8 m.

2. Section 2.d), By-law 1990-76

The maximum permitted lot area is 240 m².
The lot area will be 200 m².

3. Section 320-63.B.(3)

The maximum permitted lot coverage is 33% of the lot area.
The new dwellings will cover 52% of the lot area.

4. Section 2.e), By-law 1990-76

The maximum permitted gross floor area of the dwelling is 0.6 times the area of the lot.
The new dwellings will have a gross floor area equal to 1.01 times the area of the lot.

5. Section 2.d), By-law 1990-76

The minimum required front yard setback is 6.5 m.
The new dwellings will be located 4.5 m from the front lot line.

6. Section 2.d), By-law 1990-76

The minimum required rear yard setback is 7.5 m.
The new dwellings will be located 6.5 m from the rear lot line.

7. Section 320-42.1.D.(1)

The maximum permitted dwelling depth is 16.5 m.
The new dwellings will have a dwelling depth of 21.5 m.

8. Section 320-64.

The maximum permitted dwelling height is 11 m.
The new dwellings will have a height of 13.5 m.

9. Section 320-42.1.B.(2)

The maximum permitted soffit height is 6.5 m.
The new dwellings will have a soffit height of 11.5 m.

10. Section 320-40.D.(2)

The maximum permitted porch projection into the required front yard is 1.6 m. An open and/or roofed porchway is permitted to have a maximum column width and depth of 33 cm.
The covered front verandas will project 2 m into the required front yard and will have supporting columns with a width and depth greater than 33 cm.

11. **Section 320-18.A.2.(c)**
The minimum required inside width for an attached garage is 3.3 m.
The attached single car garages will have an inside width of 3 m.
12. **Section 320-24.9.B.**
A minimum of 50% of the front yard area shall be maintained as landscaping.
A total of 31% of the front yard area will be maintained as landscaping.
13. **Section 320-24.10.A**
A minimum of 75% of the front yard shall be maintained as soft landscaping.
A total of 73% of the front yard will be maintained as soft landscaping.

S4 – Lots 17R, 24L/R, 25R, & 28L

1. **Section 2.d), By-law 1990-76**
The maximum permitted lot frontage is 7.5 m.
The lot frontage will be 6.8 m.
2. **Section 2.d), By-law 1990-76**
The maximum permitted lot area is 240 m².
The lot area will be 173 m².
3. **Section 320-63.B.(3)**
The maximum permitted lot coverage is 33% of the lot area.
The new dwellings will cover 58% of the lot area.
4. **Section 2.e), By-law 1990-76**
The maximum permitted gross floor area of the dwelling is 0.6 times the area of the lot.
The new dwellings will have a gross floor area equal to 1.05 times the area of the lot.
5. **Section 2.d), By-law 1990-76**
The minimum required front yard setback is 6.5 m.
The new dwellings will be located 4.5 m from the front lot line.
6. **Section 2.d), By-law 1990-76**
The minimum required rear yard setback is 7.5 m.
The new dwellings will be located 6.5 m from the rear lot line.
7. **Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwellings will have a dwelling depth of 21.5 m.
8. **Section 320-64.**
The maximum permitted dwelling height is 11 m, measured to the highest point of the roof.
The new dwellings will have a height of 13.5 m, measured to the highest point of the roof.
9. **Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The new dwellings will have a soffit height of 11.5 m.
10. **Section 320-40.D.(2)**
The maximum permitted porch projection into the required front yard is 1.6 m. An open and/or roofed porchway is permitted to have a maximum column width and depth of 33 cm.
The covered front verandas will project 2 m into the required front yard and will have supporting columns with a width and depth greater than 33 cm.
11. **Section 320-18.A.2.(c)**

The minimum required inside width for an attached garage is 3.3 m.
The attached single car garages will have an inside width of 3 m.

12. **Section 320-24.9.B.**
A minimum of 50% of the front yard area shall be maintained as landscaping.
A total of 26% of the front yard area will be maintained as landscaping.
13. **Section 320-24.10.A**
A minimum of 75% of the front yard shall be maintained as soft landscaping.
A total of 65% of the front yard will be maintained as soft landscaping.

S5 – Lots 26L, 27L, & 28R

1. **Section 2.d), By-law 1990-76**
The maximum permitted lot frontage is 7.5 m.
The lot frontage will be 6.8 m.
2. **Section 320-63.B.(3)**
The maximum permitted lot coverage is 33% of the lot area.
The new dwellings will cover 40% of the lot area.
3. **Section 2.e), By-law 1990-76**
The maximum permitted gross floor area of the dwelling is 0.6 times the area of the lot.
The new dwellings will have a gross floor area equal to 0.71 times the area of the lot.
4. **Section 2.d), By-law 1990-76**
The minimum required front yard setback is 6.5 m.
The new dwellings will be located 4.5 m from the front lot line.
5. **Section 2.d), By-law 1990-76**
The minimum required rear yard setback is 7.5 m.
The new dwellings will be located 6.5 m from the rear lot line.
6. **Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwellings will have a dwelling depth of 21.5 m.
7. **Section 320-64.**
The maximum permitted dwelling height is 11 m, measured to the highest point of the roof.
The new dwellings will have a height of 13.5 m, measured to the highest point of the roof.
8. **Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The new dwellings will have a soffit height of 11.5 m.
9. **Section 320-40.D.(2)**
The maximum permitted porch projection into the required front yard is 1.6 m. An open and/or roofed porchway is permitted to have a maximum column width and depth of 33 cm.
The covered front verandas will project 2 m into the required front yard and will have supporting columns with a width and depth greater than 33 cm.
10. **Section 320-18.A.2.(c)**
The minimum required inside width for an attached garage is 3.3 m.
The attached single car garages will have an inside width of 3 m.
11. **Section 320-24.9.B.**
A minimum of 50% of the front yard area shall be maintained as landscaping.
A total of 45% of the front yard area will be maintained as landscaping.

12. **Section 320-24.10.A**
A minimum of 75% of the front yard shall be maintained as soft landscaping.
A total of 73% of the front yard will be maintained as soft landscaping.

S6 – 25L

1. **Section 2.d), By-law 1990-76**
The maximum permitted lot frontage is 7.5 m.
The lot frontage will be 6.8 m.
2. **Section 320-63.B.(3)**
The maximum permitted lot coverage is 33% of the lot area.
The new dwelling will cover 40% of the lot area.
3. **Section 2.e), By-law 1990-76**
The maximum permitted gross floor area of the dwelling is 0.6 times the area of the lot.
The new dwelling will have a gross floor area equal to 0.7 times the area of the lot.
4. **Section 2.d), By-law 1990-76**
The minimum required front yard setback is 6.5 m.
The new dwelling will be located 4.5 m from the front lot line.
5. **Section 2.d), By-law 1990-76**
The minimum required rear yard setback is 7.5 m.
The new dwelling will be located 6.5 m from the rear lot line.
6. **Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwelling will have a dwelling depth of 21.5 m.
7. **Section 320-64.**
The maximum permitted dwelling height is 11 m, measured to the highest point of the roof.
The new dwelling will have a height of 13.5 m, measured to the highest point of the roof.
8. **Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The new dwellings will have a soffit height of 11.5 m.
9. **Section 320-40.D.(2)**
The maximum permitted porch projection into the required front yard is 1.6 m. An open and/or roofed porchway is permitted to have a maximum column width and depth of 33 cm.
The covered front verandas will project 2 m into the required front yard and will have supporting columns with a width and depth greater than 33 cm.
10. **Section 320-18.A.2.(c)**
The minimum required inside width for an attached garage is 3.3 m.
The attached single car garage will have an inside width of 3 m.
11. **Section 320-24.9.B.**
A minimum of 50% of the front yard area shall be maintained as landscaping.
A total of 48% of the front yard area will be maintained as landscaping.
12. **Section 320-24.10.A**
A minimum of 75% of the front yard shall be maintained as soft landscaping.
A total of 73% of the front yard will be maintained as soft landscaping.



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30. A637/11EYK

File Number:	A637/11EYK	Zoning	R2 (Waiver)
Owner(s):		Ward:	Etobicoke North (01)
Agent:	SANJEEV KUMAR		
Property Address:	78 ALICEWOOD CRT	Community:	
Legal Description:	PLAN 8728 LOT 112		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the existing driveway.

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

Section 320-44A(1)(c)

The maximum permitted driveway width is 6.0 m.

The driveway width is 6.70 m.



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31. A638/11EYK

File Number:	A638/11EYK	Zoning	R2 (Waiver)
Owner(s):		Ward:	Etobicoke North (01)
Agent:	SANJEEV KUMAR		
Property Address:	133 ALICEWOOD CRT	Community:	
Legal Description:	PLAN 8728 LOT 108		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the existing driveway.

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

Section 320-44A(1)(c)

The maximum permitted driveway width is 6.0 m.

The driveway width is 6.9 m.

32. A681/11EYK

File Number:	A681/11EYK	Zoning:	R2 (PPR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:	HANNA DE LARZAC		
Property Address:	14 SEVENOAKS AVE	Community:	
Legal Description:	PLAN 4320 LOT 17		

PURPOSE OF THE APPLICATION:

To construct a two-storey front addition with an integral 2-car garage, a covered front porch, a two-storey rear addition, a rear first floor deck, and a second storey addition above the existing dwelling.

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

- Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 of the lot area (257.5 m²).
The altered dwelling will have a floor space index of 0.59 of the lot area (337.876 m²).
- Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (188.8 m²).
The altered dwelling will cover 33.5% of the lot area (191.75 m²).
- Section 320-42.1.C.(2)**
The minimum required side yard setback is 1.2 m provided that the aggregate of both side yards shall equal not less than 20% (3.41 m) of the lot frontage.
The altered dwelling will have an aggregate side yard setback of 14% (2.44 m).
- Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The altered dwelling will have a soffit height of 6.63 m.