

COMMITTEE OF ADJUSTMENT AGENDA ETOBICOKE- YORK PANEL

Hearing Date: Thursday, February 9, 2012
Time: 1:00 p.m.
Location: York Council Chambers – 2700 Eglinton Avenue West

1. OPENING REMARKS

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

FILES TO BE CLOSED

A266/11EYK	45 EAST DRIVE	York South-Weston (11)
A267/11EYK	45 EAST DRIVE	York South-Weston (11)

2. DEPUTATION ITEMS

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

	File Number	Property	Community (Ward)
1	A9/12EYK	19 OAKLAND AVE	York- West (07)
2	A29/12EYK	31 BELLEGLADE CRT	York- West (07)
3A	B63/11EYK	103 LIGHTBOURN AVE	Davenport (17)
3B	A670/11EYK	103 LIGHTBOURN AVE- PT 1	Davenport (17)
3C	A671/11EYK	103 LIGHTBOURN AVE- PT 2	Davenport (17)
3D	A672/11EYK	103 LIGHTBOURN AVE- PT 3	Davenport (17)
3E	A673/11EYK	103 LIGHTBOURN AVE- PT 4	Davenport (17)

3F	A674/11EYK	103 LIGHTBOURN AVE- PT 5	Davenport (17)
3G	A675/11EYK	103 LIGHTBOURN AVE- PT 6	Davenport (17)
3H	676/11EYK	103 LIGHTBOURN AVE -PT 7	Davenport (17)
4A	B64/11EYK	619 BERESFORD AVE	Parkdale-High Park (13)
4B	A685/11EYK	619 BERESFORD AVE- PT 1	Parkdale-High Park (13)
4C	A686/11EYK	619 BERESFORD AVE- PT 2	Parkdale-High Park (13)
5	A651/11EYK	55 YPRES ROAD & 300 KANE AVE	York South-Weston (12)
6	A716/11EYK	170 OAKMOUNT RD	Parkdale-High Park (13)
7	A720/11EYK	3 RAVEN RD	York South-Weston (12)
8	A725/11EYK	21 YORK AVE	York South-Weston (11)
9	A726/11EYK	99 PETERBOROUGH AVE	Davenport (17)
10	A733/11EYK	13 DURIE ST	Parkdale-High Park (13)
11	A734/11EYK	95 LAVINIA AVE	Parkdale-High Park (13)
12	A739/11EYK	353 CULFORD RD	York South-Weston (12)
13	A744/11EYK	423 QUEENS DR	York South-Weston (12)
14	A1/12EYK	118 MILLER ST	Davenport (17)
15	A3/12EYK	7 PAULSON RD	York South-Weston (12)
16	A5/12EYK	60 FLAMBOROUGH DR	York South-Weston (12)
17	A10/12EYK	77 LAUGHTON AVE	Davenport (17)
18	A12/12EYK	97 YPRES RD	York South-Weston (12)
19	A13/12EYK	70 NORTH QUEEN ST	Etobicoke-Lakeshore (05)
20	A20/12EYK	75 RIVERVIEW GDNS	Parkdale-High Park (13)
21	A30/12EYK	54 KENNEDY PARK RD	Parkdale-High Park (13)
22	A31/12EYK	2 GRIEVES AVENUE	Davenport (17)

3. DEFERRED APPLICATIONS

December 9, 2010

23 A549/10EYK 440 RUSTIC RD York South-Weston (12)

June 9, 2011

24 B18/11EYK 45 EAST DR York South-Weston (11)

January 12, 2012

25 A703/11EYK 88-98 ARROW RD York- West (07)

4. DELEGATED APPLICATIONS

26 B56/11EYK 55 YPRES ROAD & York South-Weston (12)
300 KANE AVE



City Planning Division
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Susanne Pringle
Manager & Deputy Secretary Treasurer

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Committee of Adjustment
Etobicoke York Panel
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FILES TO BE CLOSED

A266/11EYK 45 EAST DRIVE York South-Weston (11)

A267/11EYK 45 EAST DRIVE York South-Weston (11)



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

1. A9/12EYK

File Number:	A9/12EYK	Zoning:	M2 (Waiver)
Owner(s):		Ward:	York West (07)
Agent:	WILLIAM DOLAN		
Property Address:	19 OAKLAND AVE	Community:	
Legal Description:	PLAN 1953 LOT 41 N PT LOT 42		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the place of worship use and parking space deficiency. The building was converted to a place of worship without a building permit.

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

- Section 31(6)(a)(i), By-law 7625**
The minimum required front yard setback is 9 m.
The building is located 5.1 m from the west front lot line.
- Section 31(6)(a)(ii)(A), By-law 7625**
The minimum required side yard setback is 4.5 m for one side yard.
The building is located 4.1 m from the north side lot line.
- Section 31(6)(a)(ii)(B), By-law 7625**
The minimum required side yard setback is 3 m for all the other side yards.
The building is located 1.8 m from the south side lot line.
- Section 31(6)(a)(iv), By-law 7625**
The minimum required rear yard setback is 7.5 m.
The building is located 4.8 m from the east rear lot line.
- Section 6(26)(d)(ii), By-law 7625**
For a place of worship, the entire required front yard must be landscaped.
The required front yard will be paved and used for parking.

- 6. Section 6A(2)(a), By-law 7625**
A total of 24 parking spaces are required for the site.
A total of 9 parking spaces will be provided, however, only 2 of the proposed spaces will comply with the parking regulations.
- 7. Section 6A(10)(a), By-law 7625**
A maximum of 6 parking spaces may be provided within 9 m of the front lot line provided that: such spaces shall be adjacent only to driveways which lead to parking areas elsewhere on the lot, and such spaces shall be at right angles to such a driveway; no parking space shall be closer than 2.1 m to any lot line; and a hedge at least 0.9 m in height, which shall be planted and maintained in a healthy growing condition, or a 0.9 m high decorative masonry wall, shall be installed between the edge of such parking spaces and the front lines.
The front yard parking spaces are not at right angles to the driveway leading to the parking spaces; they are located 0 m from the front lot line; and the required hedge/masonry wall will not be provided.
- 8. Section 6A(10)(f), By-law 7625**
Up to 20% of the required parking (4 spaces) are permitted to be provided in tandem parking only if it is located in the rear yard.
The tandem parking will be located in the side yard.
- 9. Section 6A(3), By-law 7625**
The minimum required dimensions for a parallel parking space is 6.7 m by 2.6 m.
The parallel parking spaces will be 5.6 m by 3 m.
- 10. Section 6A(5)(b), By-law 7625**
The minimum required access driveway width for parallel parking is 3.65 m for a one-way aisle and 6 m for a two-way parking aisle.
There is no access driveway proposed for the parallel parking spaces.
- 11. Section 2.79.2, By-law 7625**
Tandem parking is defined as the configuration of parking spaces where it is intended that one motor vehicle may be parked behind another and the only access for one parking space is through another parking space.
The tandem parking arrangement is for multiple (5) vehicles.
- 12. Section 6A(4)(a), By-law 7625**
All parking spaces shall be provided on the same lot occupied by the building, structure or use for which such parking spaces are required.
The front yard parking spaces project beyond the property line into City property.
- 13. Section 6(26)(f)(iii), By-law 7625**
For places of worship on lots in an M Zone that are closer than 500 m from a lot that is zoned R or RM and on a road that is not an arterial or minor arterial road: there shall be no more than one place of worship per Block; and no place of worship on a lot that abuts a road that is not an arterial or minor arterial road may be located within 500 m of another place of worship on a lot that abuts a road that is not an arterial or minor arterial road.
The lot is located about 158 m from an RM Zone to the east, abuts Oakland Avenue, which is not an arterial or minor arterial road, and has multiple places of worship within a 500 m distance.



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2. A29/12EYK

File Number:	A29/12EYK	Zoning	R4 (PPR)
Owner(s):		Ward:	York West (07)
Agent:	JUDE TERSIGNI		
Property Address:	31 BELLEGLADE CRT	Community:	
Legal Description:	PLAN M803 LOT 136		

PURPOSE OF THE APPLICATION:

To enclose an existing covered front porch.

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

- Section 13.2.3(a), By-law 7625**
The minimum required front yard setback is 7.5 m.
The enclosed front porch will be located 6.5 m from the south front lot line.
- Section 13.2.3A, By-law 7625**
The minimum required side yard setback is 1.6 m.
The altered dwelling will be located 0.9 m from the east side lot line.



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3A. B63/11EYK

File Number: B63/11EYK Zoning R2 Z0.6 (PPR)
Owner(s): Ward: Davenport (17)
Agent:
Property Address: GOLDBERG GROUP
103 LIGHTBOURN AVE Community:
Legal Description: PLAN 646 BLK D LOTS 18 & 19 PT LOTS 17 & 20

THE CONSENT REQUESTED:

To obtain consent to sever the property into seven residential lots.

Retained - Part 1 **Address to be assigned**

The lot frontage is 6.90 m and the lot area is 187.2 m². The existing building and dwelling will be demolished and the property will be developed with a new three-storey detached dwelling with an integral single garage and will front onto Beaver Avenue. The following will require variances to the Zoning By-law, as outlined in Application A670/11EYK.

Conveyed - Part 2 **Address to be assigned**

The lot frontage is 6.40 m and the lot area is 175.2 m². The existing building and dwelling will be demolished and the property will be developed with a new three-storey detached dwelling with an integral single garage and will front onto Beaver Avenue. The following will require variances to the Zoning By-law, as outlined in Application A671/11EYK.

Conveyed - Part 3 **Address to be assigned**

The lot frontage is 6.40 m and the lot area is 175.2 m². The existing building and dwelling will be demolished and the property will be developed with a new three-storey detached dwelling with an integral single garage and will front onto Beaver Avenue. The following will require variances to the Zoning By-law, as outlined in Application A672/11EYK.

Conveyed - Part 4 **Address to be assigned**

The lot frontage is 6.40 m and the lot area is 175.2 m². The existing building and dwelling will be demolished and the property will be developed with a new three-storey detached dwelling with an integral single garage and will front onto Beaver Avenue. The following will require variances to the Zoning By-law, as outlined in Application A673/11EYK.

Conveyed - Part 5 **Address to be assigned**

The lot frontage is 6.40 m and the lot area is 175.2 m². The existing building and dwelling will be demolished and the property will be developed with a new three-storey detached dwelling with an integral single garage and will front onto Beaver Avenue. The following will require variances to the Zoning By-law, as outlined in Application A674/11EYK.

Conveyed - Part 6

Address to be assigned

The lot frontage is 6.40 m and the lot area is 249.4 m². The existing building and dwelling will be demolished and the property will be developed with a new three-storey detached dwelling with an integral single garage and will front onto Beaver Avenue. The following will require variances to the Zoning By-law, as outlined in Application A675/11EYK.

Conveyed - Part 7

Address to be assigned

The lot frontage is 6.40 m and the lot area is 251.9 m². The existing building and dwelling will be demolished and the property will be developed with a new three-storey detached dwelling with an integral single garage and will front onto Beaver Avenue. The following will require variances to the Zoning By-law, as outlined in Application A676/11EYK.

File Numbers B63/11EYK, A670/11EYK, A671/11EYK, A672/11EYK, A673/11EYK, A674/11EYK, A675/11EYK & A676/11EYK will be considered jointly.



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3B. A670/11EYK

File Number:	A670/11EYK	Zoning	R2 Z0.6 (PPR)
Owner(s):		Ward:	Davenport (17)
Agent:	GOLDBERG GROUP		
Property Address:	103 LIGHTBOURN AVE (PART 1)	Community:	
Legal Description:	PLAN 646 BLK D LOTS 18 & 19 PT LOTS 17 & 20		

PURPOSE OF THE APPLICATION:

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

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

- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (112.3 m²).
The new dwelling will have a gross floor area of 1.29 times the area of the lot (241 m²).
- Section 6(3) Part II 3.A (I), By-law 438-86**
The minimum required flanking street setback is 4.64 m.
The new dwelling will be located 0.40 m from the flanking street (Lightbourn Avenue).
- Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The proposed second floor deck will be located 6 m from the north rear lot line.
- Section 6(3) Part II 3B, By-law 438-86**
The rear 1.7 m portion of the building located beyond a depth of 17 m requires a minimum side yard setback of 7.5 m.
The new dwelling will be located 0.45 m from the east side lot line.
- Section 6(3) Part II 3.C(II), By-law 438-86**
The minimum required side yard setback, where the side wall contains openings, is 0.90 m.
The new dwelling will be located 0.45 m from the east side lot line.
- Section 6(3) Part II 3(II), By-law 438-86**
The proposed dwelling shall be located no closer than 1.2 m to the portion of the side wall of an adjacent building that contains openings.
The new dwelling will be located 0.9 m from the dwelling to the east (Part 2).
- Section 6(3) Part IV 2, By-law 438-86**
A building on a lot that abuts a flanking street or public lane must gain its vehicular access from the flanking street or public lane.
The proposed access to vehicle parking is from the main street (Beaver Avenue).
- Section 6(3) Part IV 3(I), By-law 438-86**

An integral garage facing the front lot line is not permitted on lots having a frontage of less than 7.62 m. The proposed integral garage, on a lot having a frontage of less than 7.62 m, will be facing the front lot line.

9. Section 6(3) Part IX 1(A), By-law 438-86

A lot shall be capable of being conveyed in accordance with the provision of the Planning Act. The lot requires severance consent from the Committee of Adjustment prior to the issuance of a building permit. In this case, a consent application to sever the lot into 7 residential lots has been submitted.



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3C. A671/11EYK

File Number:	A671/11EYK	Zoning	R2 Z0.6 (PPR)
Owner(s):		Ward:	Davenport (17)
Agent:	GOLDBERG GROUP		
Property Address:	103 LIGHTBOURN AVE (PART 2)	Community:	
Legal Description:	PLAN 646 BLK D LOTS 18 & 19 PT LOTS 17 & 20		

PURPOSE OF THE APPLICATION:

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

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

- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (112.3 m²).
The new dwelling will have a gross floor area of 1.3 times the area of the lot (230 m²).
- 2. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The proposed second floor deck will be located 6 m from the north rear lot line.
- 3. Section 6(3) Part II 3B, By-law 438-86**
The rear 1.7 m portion of the building located beyond a depth of 17 m requires a minimum side yard setback of 7.5 m.
The new dwelling will be located 0.45 m from the east and west side lot lines.
- 4. Section 6(3) Part II 3.C(II), By-law 438-86**
The minimum required side yard setback, where the side wall contains openings, is 0.90 m.
The new dwelling will be located 0.45 m from the west side lot line.
- 5. Section 6(3) Part II 3(II), By-law 438-86**
The proposed dwelling shall be located no closer than 1.2 m to the portion of the side wall of an adjacent building that contains openings.
The new dwelling will be located 0.9 m from the dwelling to the east and west (Part 1 & 3).
- 6. Section 6(3) Part IV 3(I), By-law 438-86**
An integral garage facing the front lot line is not permitted on lots having a frontage of less than 7.62 m.
The proposed integral garage, on a lot having a frontage of less than 7.62 m, will be facing the front lot line.
- 7. Section 6(3) Part IX 1(A), By-law 438-86**
A lot shall be capable of being conveyed in accordance with the provision of the Planning Act. The lot requires severance consent from the Committee of Adjustment prior to the issuance of a building permit.
In this case, a consent application to sever the lot into 7 residential lots has been submitted.



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3D. A672/11EYK

File Number:	A672/11EYK	Zoning	R2 Z0.6 (PPR)
Owner(s):		Ward:	Davenport (17)
Agent:	GOLDBERG GROUP		
Property Address:	103 LIGHTBOURN AVE (PART 3)	Community:	
Legal Description:	PLAN 646 BLK D LOTS 18 & 19 PT LOTS 17 & 20		

PURPOSE OF THE APPLICATION:

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

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

- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (112.3 m²).
The new dwelling will have a gross floor area of 1.3 times the area of the lot (230 m²).
- 2. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The proposed second floor deck will be located 6 m from the north rear lot line.
- 3. Section 6(3) Part II 3B, By-law 438-86**
The rear 1.7 m portion of the building located beyond a depth of 17 m requires a minimum side yard setback of 7.5 m.
The new dwelling will be located 0.45 m from the east and west side lot lines.
- 4. Section 6(3) Part II 3.C(II), By-law 438-86**
The minimum required side yard setback, where the side wall contains openings, is 0.90 m.
The new dwelling will be located 0.45 m from the west side lot line.
- 5. Section 6(3) Part II 3(II), By-law 438-86**
The proposed dwelling shall be located no closer than 1.2 m to the portion of the side wall of an adjacent building that contains openings.
The new dwelling will be located 0.9 m from the dwelling to the east and west (Part 2 & 4).
- 6. Section 6(3) Part IV 3(I), By-law 438-86**
An integral garage facing the front lot line is not permitted on lots having a frontage of less than 7.62 m.
The proposed integral garage, on a lot having a frontage of less than 7.62 m, will be facing the front lot line.
- 7. Section 6(3) Part IX 1(A), By-law 438-86**
A lot shall be capable of being conveyed in accordance with the provision of the Planning Act. The lot requires severance consent from the Committee of Adjustment prior to the issuance of a building permit. In this case, a consent application to sever the lot into 7 residential lots has been submitted.



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3E. A673/11EYK

File Number:	A673/11EYK	Zoning	R2 Z0.6 (PPR)
Owner(s):		Ward:	Davenport (17)
Agent:	GOLDBERG GROUP		
Property Address:	103 LIGHTBOURN AVE (PART 4)	Community:	
Legal Description:	PLAN 646 BLK D LOTS 18 & 19 PT LOTS 17 & 20		

PURPOSE OF THE APPLICATION:

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

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

- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (112.3 m²).
The new dwelling will have a gross floor area of 1.3 times the area of the lot (230 m²).
- Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The proposed second floor deck will be located 6 m from the north rear lot line.
- Section 6(3) Part II 3B, By-law 438-86**
The rear 1.7 m portion of the building located beyond a depth of 17 m requires a minimum side yard setback of 7.5 m.
The new dwelling will be located 0.45 m from the east and west side lot lines.
- Section 6(3) Part II 3.C(II), By-law 438-86**
The minimum required side yard setback, where the side wall contains openings, is 0.90 m.
The new dwelling will be located 0.45 m from the west side lot line.
- Section 6(3) Part II 3(II), By-law 438-86**
The proposed dwelling shall be located no closer than 1.2 m to the portion of the side wall of an adjacent building that contains openings.
The new dwelling will be located 0.9 m from the dwelling to the east and west (Part 3 & 5).
- Section 6(3) Part IV 3(I), By-law 438-86**
An integral garage facing the front lot line is not permitted on lots having a frontage of less than 7.62 m.
The proposed integral garage, on a lot having a frontage of less than 7.62 m, will be facing the front lot line.

7. Section 6(3) Part IX 1(A), By-law 438-86

A lot shall be capable of being conveyed in accordance with the provision of the Planning Act. The lot requires severance consent from the Committee of Adjustment prior to the issuance of a building permit. In this case, a consent application to sever the lot into 7 residential lots has been submitted.



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3F. A674/11EYK

File Number:	A674/11EYK	Zoning	R2 Z0.6 (PPR)
Owner(s):	FRANTON HOMES INC	Ward:	Davenport (17)
Agent:	GOLDBERG GROUP		
Property Address:	103 LIGHTBOURN AVE (PART 5)	Community:	
Legal Description:	PLAN 646 BLK D LOTS 18 & 19 PT LOTS 17 & 20		

PURPOSE OF THE APPLICATION:

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

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

- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (112.3 m²).
The new dwelling will have a gross floor area of 1.3 times the area of the lot (230 m²).
- 2. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The proposed second floor deck will be located 6 m from the north rear lot line.
- 3. Section 6(3) Part II 3B, By-law 438-86**
The rear 1.7 m portion of the building located beyond a depth of 17 m requires a minimum side yard setback of 7.5 m.
The new dwelling will be located 0.45 m from the east and west side lot lines.
- 4. Section 6(3) Part II 3.C(II), By-law 438-86**
The minimum required side yard setback, where the side wall contains openings, is 0.90 m.
The new dwelling will be located 0.45 m from the west side lot line.
- 5. Section 6(3) Part II 3(II), By-law 438-86**
The proposed dwelling shall be located no closer than 1.2 m to the portion of the side wall of an adjacent building that contains openings.
The new dwelling will be located 0.9 m from the dwelling to the east and west (Part 4 & 6).
- 6. Section 6(3) Part IV 3(I), By-law 438-86**
An integral garage facing the front lot line is not permitted on lots having a frontage of less than 7.62 m.
The proposed integral garage, on a lot having a frontage of less than 7.62 m, will be facing the front lot line.
- 7. Section 6(3) Part IX 1(A), By-law 438-86**
A lot shall be capable of being conveyed in accordance with the provision of the Planning Act. The lot requires severance consent from the Committee of Adjustment prior to the issuance of a building permit. In this case, a consent application to sever the lot into 7 residential lots has been submitted.



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3G. A675/11EYK

File Number:	A675/11EYK	Zoning	R2 Z0.6 (PPR)
Owner(s):		Ward:	Davenport (17)
Agent:	GOLDBERG GROUP		
Property Address:	103 LIGHTBOURN AVE (PART 6)	Community:	
Legal Description:	PLAN 646 BLK D LOTS 18 & 19 PT LOTS 17 & 20		

PURPOSE OF THE APPLICATION:

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

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

- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (112.3 m²).
The new dwelling will have a gross floor area of 1.03 times the area of the lot (256 m²).
- Section 6(3) Part II 3B, By-law 438-86**
The rear 3.37 m portion of the building located beyond a depth of 17 m requires a minimum side yard setback of 7.5 m.
The new dwelling will be located 0.45 m from the east and west side lot lines.
- Section 6(3) Part II 3.C(II), By-law 438-86**
The minimum required side yard setback, where the side wall contains openings, is 0.90 m.
The new dwelling will be located 0.45 m from the west side lot line.
- Section 6(3) Part II 3(II), By-law 438-86**
The proposed dwelling shall be located no closer than 1.2 m to the portion of the side wall of an adjacent building that contains openings.
The new dwelling will be located 0.9 m from the dwelling to the east and west (Part 5 & 7).
- Section 6(3) Part IV 3(I), By-law 438-86**
An integral garage facing the front lot line is not permitted on lots having a frontage of less than 7.62 m.
The proposed integral garage, on a lot having a frontage of less than 7.62 m, will be facing the front lot line.
- Section 6(3) Part IX 1(A), By-law 438-86**
A lot shall be capable of being conveyed in accordance with the provision of the Planning Act. The lot requires severance consent from the Committee of Adjustment prior to the issuance of a building permit.
In this case, a consent application to sever the lot into 7 residential lots has been submitted.

3H. A676/11EYK

File Number:	A676/11EYK	Zoning	R2 Z0.6 (PPR)
Owner(s):		Ward:	Davenport (17)
Agent:	GOLDBERG GROUP		
Property Address:	103 LIGHTBOURN AVE (PART 7)	Community:	
Legal Description:	PLAN 646 BLK D LOTS 18 & 19 PT LOTS 17 & 20		

PURPOSE OF THE APPLICATION:

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

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

- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (112.3 m²).
The new dwelling will have a gross floor area of 1.02 times the area of the lot (256 m²).
- 2. Section 6(3) Part II 3B, By-law 438-86**
The rear 3.37 m portion of the building located beyond a depth of 17 m requires a minimum side yard setback of 7.5 m.
The new dwelling will be located 0.45 m from the east and west side lot lines.
- 3. Section 6(3) Part II 3.C(II), By-law 438-86**
The minimum required side yard setback, where the side wall contains openings, is 0.90 m.
The new dwelling will be located 0.45 m from the west side lot line.
- 4. Section 6(3) Part II 3(II), By-law 438-86**
The proposed dwelling shall be located no closer than 1.2 m to the portion of the side wall of an adjacent building that contains openings.
The new dwelling will be located 0.9 m from the dwelling to the east and west (Part 6 & 56 Beaver Avenue).
- 5. Section 6(3) Part IV 3(I), By-law 438-86**
An integral garage facing the front lot line is not permitted on lots having a frontage of less than 7.62 m.
The proposed integral garage, on a lot having a frontage of less than 7.62 m, will be facing the front lot line.
- 6. Section 6(3) Part IX 1(A), By-law 438-86**
A lot shall be capable of being conveyed in accordance with the provision of the Planning Act. The lot requires severance consent from the Committee of Adjustment prior to the issuance of a building permit.
In this case, a consent application to sever the lot into 7 residential lots has been submitted.

4A. B64/11EYK

File Number:	B64/11EYK	Zoning	R2 (PPR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:	WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED		
Property Address:	619 BERESFORD AVE	Community:	
Legal Description:	PLAN 615 BLK E S PT LOT 115		

THE CONSENT REQUESTED:

To sever the property into two undersized residential lots.

*Retained - Part 1

Address to be determined

The lot frontage is 5.79 m and the lot area is 262.2 m². The existing dwelling and detached garage will be demolished and a new **three-storey** semi-detached dwelling with a detached single car garage will be constructed, requiring variances to the Zoning By-law, as outlined in Application A685/11EYK.

*Conveyed - Part 2

Address to be determined

The lot frontage is 5.79 m and the lot area is 262 m². The existing dwelling and detached garage will be demolished and a new **three-storey** semi-detached dwelling with a detached single car garage will be constructed, requiring variances to the Zoning By-law, as outlined in Application A686/11EYK.

File Numbers B64/11EYK, A685/11EYK and A686/11EYK are considered jointly.



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4B. A685/11EYK

File Number:	A685/11EYK	Zoning	R2 (PPR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:	WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED		
Property Address:	619 BERESFORD AVE	Community:	
Legal Description:	PLAN 615 BLK E S PT LOT 115		

PURPOSE OF THE APPLICATION:

To construct a new **three-storey** semi-detached dwelling with a detached single car garage.

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

- Section 8.3.(a), By-law 1-83**
The minimum required lot frontage is 6 m.
The lot frontage will be 5.79 m.
- Section 8.3.(c)(i)5., By-law 1-83**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (43.42 m²).
Soft landscaping will cover 44% of the front yard (25.65 m²).



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4C. A686/11EYK

File Number:	A686/11EYK	Zoning	R2 (PPR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:	WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED		
Property Address:	619 BERESFORD AVE	Community:	
Legal Description:	PLAN 615 BLK E S PT LOT 115		

PURPOSE OF THE APPLICATION:

To construct a new **three-storey** semi-detached dwelling with a detached single car garage.

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

- Section 8.3.(a), By-law 1-83**
The minimum required lot frontage is 6 m.
The lot frontage will be 5.79 m.
- Section 8.3.(c)(i)5., By-law 1-83**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (43.42 m²).
Soft landscaping will cover 44% of the front yard (25.65 m²).



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5. A651/11EYK

File Number:	A651/11EYK	Zoning	R2 (Waiver)
Owner(s):		Ward:	York South-Weston (12)
Agent:	CHRISTOPHER TANZOLA		
Property Address:	55 YPRES RD & 300 KANE AVE	Community:	
Legal Description:	PLAN 2061 BLK A PLAN 2245 LOTS 47 TO 63		

PURPOSE OF THE APPLICATION:

To legalize the front yard landscaping deficiency arising as a result of the proposed severance of the property (Application B56/11EYK).

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

Section 8.3.(c)(ii), By-law 1-83

A minimum of 35% of the front yard, not covered by a permitted driveway, shall be maintained as green landscaped open space (723 m²).

Green landscaped open space will cover 22% of the front yard (454 m²).



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6. A716/11EYK

File Number:	A716/11EYK	Zoning	R2 Z0.6 (PPR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:	LES AVILA		
Property Address:	170 OAKMOUNT RD	Community:	
Legal Description:	PLAN 587 N PT LOT 16		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the partial third floor addition above the rear portion of the existing dwelling.

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

Section 6(3)(I)(1), By-law 438-86

The maximum permitted gross floor area is 209 m²

A previous Committee of Adjustment decision A172/10EYK, approved a maximum gross floor area of 234 m².

The altered dwelling has a gross floor area of 240.8 m².



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7. A720/11EYK

File Number:	A720/11EYK	Zoning	R5 (PPR)
Owner(s):		Ward:	York South-Weston (12)
Agent:	TONY HENRIQUES		
Property Address:	3 RAVEN RD	Community:	
Legal Description:	PLAN 1921 LOT 18 AND PT LOT 17		

PURPOSE OF THE APPLICATION:

To construct a second-storey above the existing first floor and to construct a rear two-storey addition.

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

- Section 14.2.4, By-law 7625**
The maximum permitted lot coverage is 30% of the lot area (98.07 m²).
The proposed dwelling will have a lot coverage of 32.90% of the lot area (107.55 m²).
- Section 14.2.3(b), By-law 7625**
The minimum required side yard setback is 1.8 m.
The proposed dwelling will be setback 1.27 m from the west side lot line.
- Section 14.2.5A, By-law 7625**
The maximum permitted building length is 16.8 m.
The proposed dwelling will have a building length of 17.45 m.
- Section 7.4A, By-law 7625**
The minimum required soft landscaping is 75% of the front yard area excluding a permitted driveway (17.61 m²).
The proposed soft landscaping is 68.06% of the front yard area excluding a permitted driveway.
- Section 6A(2)a, By-law 7625**
The minimum required number of parking spaces is 2 spaces.
The proposed number of parking spaces is 1 space.
- Section 6A(3), By-law 7625**
The minimum required parking space size width of 3.2 m.
The proposed parking space size width is 3.12 m.



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8. A725/11EYK

File Number:	A725/11EYK	Zoning	R2 (PPR)
Owner(s):		Ward:	York South-Weston (11)
Agent:	SAM PASQUALE		
Property Address:	21 YORK AVE	Community:	
Legal Description:	PLAN 1013 PT LOT 46		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition, a one-storey front addition and a second storey addition above the existing dwelling.

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

Section 8.3.(a), By-law 1-83

The minimum required side yard setback is 1.2 m.

The altered dwelling will be setback 1.04 m from the east side yard.



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9. A726/11EYK

File Number:	A726/11EYK	Zoning	R2 Z0.6 (PPR)
Owner(s):		Ward:	Davenport (17)
Agent:	PAUL MARQUES		
Property Address:	99 PETERBOROUGH AVE	Community:	
Legal Description:	PLAN 1360 PT LOT 164		

PURPOSE OF THE APPLICATION:

To construct a new three-storey triplex.

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

- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the lot area (189.4 m²).
The proposed triplex will have a gross floor area of 0.83 times the lot area (261.5 m²).
- Section 6(3) Part III 4, By-law 438-86**
The maximum permitted walkway width is 1.06 m.
The proposed walkway width is 1.37 m.



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10. A733/11EYK

File Number:	A733/11EYK	Zoning	R1S Z0.6 (PPR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:	EDMUND GAIGALAS		
Property Address:	13 DURIE ST	Community:	
Legal Description:	PLAN 551 BLK D LOT 62		

PURPOSE OF THE APPLICATION:

To construct a second storey, and a third storey addition with a rear balcony over the existing dwelling.

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

- Section 6(3) Part I 3.1., By-law 438-86**
The maximum permitted gross floor area is 0.60 times the area of the lot (130.9 m²).
The altered dwelling will have a gross floor area equal to 1.258 times the area of the lot (274.5 m²).
- Section 6(3) Part II 2.(iii)., By-law 438-86**
The minimum required front lot line setback is 6.6 m.
The altered dwelling will be located 5.38 m from the front lot line.
- Section 6(3) PART II 3(I), By-law 438-86**
The minimum required setback to the side wall of an adjacent building that contains no openings is 0.9 m, or 1.2 m if there are openings.
The altered dwelling will be located 0.7 m from the north side lot line.
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 0.9 m for a dwelling that has a depth of not more than 17 m, where the side wall contains openings.
The altered dwelling will be located 0.49 m from the north side lot line at the closest point.
- Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 9 m.
The altered dwelling will have a building height of 10.6 m.



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11. A734/11EYK

File Number:	A734/11EYK	Zoning	R1S Z0.6 (Waiver)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:	ED GAIGALAS		
Property Address:	95 LAVINIA AVE	Community:	
Legal Description:	PLAN 569 PT LOTS 39 TO 44 RP 63R4817 PARTS 1 5 & 6		

PURPOSE OF THE APPLICATION:

To temporarily permit an outdoor playground for a day nursery in front of the main front wall of the community centre until June 30, 2013.

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

Section 6(2)(iii), By-law 438-86

A day nursery is a permitted use provided no portion of the lot in front of the main front wall is used as playground space.

The proposed outdoor playground will be located on a portion of the lot in front of the main front wall.



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12. A739/11EYK

File Number:	A739/11EYK	Zoning	R6 (PPR)
Owner(s):		Ward:	York South-Weston (12)
Agent:	YASO SOMALINGAM		
Property Address:	353 CULFORD RD	Community:	
Legal Description:	PLAN 3342 LOT 39		

PURPOSE OF THE APPLICATION:

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

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

1. Section 13.2.4, By-law 7625

The maximum permitted lot coverage is 30% of the lot area (205.5 m²).

The proposed dwelling will have a lot coverage of 34.3% of the lot area (235 m²).

2. Section 13.2.5A, By-law 7625

The maximum permitted building length 16.8 m.

The proposed building length is 18.16 m.



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13. A744/11EYK

File Number:	A744/11EYK	Zoning	R4 (Waiver)
Owner(s):		Ward:	York South-Weston (12)
Agent:	V. ROSA DESIGNS LIMITED		
Property Address:	423 QUEENS DR	Community:	
Legal Description:	PLAN 1557 PT LOT 27 RP 64R15126 PARTS 3 & 4		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the detached shed in the rear yard.

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

Section 6(23)(a)(D)(iv), By-law 7625

The maximum permitted height of an accessory building is 3.7 m.

The height of the shed is 4.5 m.



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14. A1/12EYK

File Number:	A1/12EYK	Zoning	R2 Z0.6 (PPR)
Owner(s):		Ward:	Davenport (17)
Agent:	JOHN RAMIREZ		
Property Address:	118 MILLER ST	Community:	
Legal Description:	PLAN 573 PT LOT 21		

PURPOSE OF THE APPLICATION:

To construct a rear second storey addition over the existing one-storey portion of the dwelling.

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

Section 6(3) Part VI 1(I), By-law 438-86

The maximum permitted gross floor area of the dwelling is 0.69 times the area of the lot (117.8 m²).

The altered dwelling will have a gross floor area equal to 0.78 times the area of the lot (132.6 m²).



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15. A3/12EYK

File Number:	A3/12EYK	Zoning	R1 (PPR)
Owner(s):		Ward:	York South-Weston (12)
Agent:	MARCO VIEIRA		
Property Address:	7 PAULSON RD	Community:	
Legal Description:	PLAN 3189 S PT LOT 15		

PURPOSE OF THE APPLICATION:

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

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

- Section 7.(3)(i), By-law 1-83**
The maximum permitted floor space index is 40% of the lot area (383.2 m²).
The proposed dwelling will have a floor space index of 45% of the lot area (432 m²).
- Section 7.(3)(f), By-law 1-83**
The minimum required front yard setback is 12.84 m.
The proposed dwelling will be setback 10.94 m from the front lot line.



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16. A5/12EYK

File Number:	A5/12EYK	Zoning	R4 (PPR)
Owner(s):		Ward:	York South-Weston (12)
Agent:	VICTOR ROSA		
Property Address:	60 FLAMBOROUGH DR	Community:	
Legal Description:	PLAN 4042 PT LOT 76		

PURPOSE OF THE APPLICATION:

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

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

- Section 13.2.1, By-law 7625**
The minimum required lot frontage is 15 m.
The lot frontage is 14.86 m.
- Section 6(8), By-law 7625**
The minimum required lot width is 15 m.
The lot width is 14.86 m.
- Section 13.2.2, By-law 7625**
The minimum required lot area is 550 m².
The lot area is 508.5 m².
- Section 13.2.4, By-law 7625**
The maximum permitted lot coverage is 30% of the lot area (152.55 m²).
The new dwelling will have a lot coverage of 37.2% of the lot area (189.16 m²).
- Section 13.2.3.(b), By-law 7625**
The minimum required side yard setback is 1.8 m.
The new dwelling will be setback 1.54 m from the west side lot line and 0.92 m from the east side lot line.
- Section 13.2.6.(ii), By-law 7625**
The maximum permitted building height is 8.8 m.
The new dwelling will have a height of 8.91 m.
- Section 6(30)a, By-law 7625**
The maximum permitted finished first floor height is 1.5 m.

The new dwelling will have a finished first floor height of 1.7 m.



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17. A10/12EYK

File Number:	A10/12EYK	Zoning	R2 Z0.6 (PPR)
Owner(s):		Ward:	Davenport (17)
Agent:	WILLIAM CHANG WONG		
Property Address:	77 LAUGHTON AVE	Community:	
Legal Description:	PLAN M92 PT LOT 49		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the rear accessory structure (studio) and deck attached to the existing garage.

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

- Section 6(3) Part I 2, By-law 438-86**
The maximum permitted floor area for an accessory structure is 5% of the lot area (13.7 m²).
The accessory structure (studio) covers 7.5% of the lot area (20.45 m²).
- Section 6(3) Part II 7(I), By-law 438-86**
The minimum required lot line setback for an accessory structure is 3 m from all lot lines.
The accessory structure (studio) is setback 0.102 m from the north lot line and 1.12 m from the south lot line.



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18. A12/12EYK

File Number:	A12/12EYK	Zoning	R2 (Waiver)
Owner(s):		Ward:	York South-Weston (12)
Agent:	VICTOR ROSA		
Property Address:	97 YPRES RD	Community:	
Legal Description:	PLAN 2245 PT LOT 85 EPT 86		

PURPOSE OF THE APPLICATION:

To construct a second storey addition with a rear deck above the existing dwelling, a covered front porch, a covered first floor rear deck and a detached garage in the rear yard.

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

Section 8.3.(a), By-law 1-83

The minimum required side yard setback is 0.5 m.

The altered dwelling will be setback 0.23 m from the east side lot line.



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19. A13/12EYK

File Number:	A13/12EYK	Zoning	I.C2 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:	TODD KERR		
Property Address:	70 NORTH QUEEN ST	Community:	
Legal Description:	CON 4 PT LOT 8 RP 64R10521 PART 2		

PURPOSE OF THE APPLICATION:

To permit a scrap metal sorting and retail yard.

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

Section 1., By-law 1296

A motor vehicle dismantling yard is a permitted use.

The proposed scrap metal sorting and retail yard is not a permitted use.



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Manager & Deputy Secretary Treasurer

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

20. A20/12EYK

File Number:	A20/12EYK	Zoning	R1 (Waiver)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:	NEIL IRONSIDE		
Property Address:	75 RIVERVIEW GDNS	Community:	
Legal Description:	PLAN 2714 LOT 38		

PURPOSE OF THE APPLICATION:

To construct one and two-storey rear additions.

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

- Section 7.3(g), By-law 1-83**
The minimum required side yard setback is 1.2 m.
The dwelling is located 0.22 m from the north side lot line.
- Section 3.2.3(e), By-law 1-83**
A parking space shall be provided either in a garage or in the side or rear yards with a minimum width of 2.9 m.
A front yard parking space is proposed.
- Section 7.3(q), By-law 1-83 and Section 3.(d)(i)5., By-law 3623-97**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (30 m²).
A total of 40% of the front yard will be maintained as soft landscaping (16 m²).



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21. A30/12EYK

File Number:	A30/12EYK	Zoning	R2 Z0.6 (PPR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:	ENZO LOCCISANO	Community:	
Property Address:	54 KENNEDY PARK RD		
Legal Description:	PLAN M501 PT LOT 45		

PURPOSE OF THE APPLICATION:

To construct a second storey rear addition above the existing one-storey portion of the dwelling.

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

Section 6(3) Part I 1., By-law 438-86

The maximum permitted gross floor area is 0.60 times the area of the lot (138.4 m²).

The altered dwelling will have a gross floor area equal to 0.8057 times the area of the lot (185.3 m²).

22. A31/12EYK

File Number:	A31/12EYK	Zoning	R2 Z0.6 (PPR)
Owner(s):		Ward:	Davenport (17)
Agent:	MARCOS LTD BUILDING DESIGN CONSULTANTS		
Property Address:	2 GRIEVES AVE	Community:	
Legal Description:	PL 886 BLK A PT LT64		

PURPOSE OF THE APPLICATION:

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

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

- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the lot area (68.35 m²).
The proposed dwelling will have a gross floor area that is 1.24 times the lot area (141.35 m²).
- Section 6(3) Part II 2, By-law 438-86**
The minimum required front yard setback is 6 m.
The proposed dwelling will be setback 0.3 m from the front lot line.
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback for that portion of the building not exceeding 17.0 m in depth, where the side wall contains openings is 0.9 m.
The proposed dwelling will be setback 0.3 m from the east side lot line.
- Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The proposed dwelling will be setback 0.3 m from the rear lot line.
- Section 6(3) Part III 1(A), By-law 438-86**
The minimum required open landscaped space is 30% of the lot area (34.2 m²).
The proposed open landscaped space is 17.56% of the lot area (20.0 m²).
- Section 6(3) Part IV 2, By-law 438-86**
A building on a lot that abuts a flanking street or public lane must gain its vehicular access from the flanking street or public lane.
The proposed access to vehicle parking will be from the main street (Grievés Avenue).
- Section 4(17)(a), By-law 438-86**
The minimum required width for a parking space is 3.2 m.
The proposed parking space width will be 3.0 m.

8. Section 4(14)(A), By-law 438-86

A building or structure must be setback 2.5 m from the centre line of the public lane.
The proposed dwelling will be setback 1.8 m from the centre line of the public lane.



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23. A549/10EYK

File Number:	A549/10EYK	Zoning	R4 (PPR)
Owner(s):		Ward:	York South-Weston (12)
Agent:	AMBIENT DESIGNS LTD		
Property Address:	440 RUSTIC RD	Community:	
Legal Description:	PLAN 3607 LOT 106		

PURPOSE OF THE APPLICATION:

To enlarge the rear portion of the existing detached garage.

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

- Section 6(23)(a)(ii)(B), By-law 7625**
The maximum permitted lot coverage for an accessory building is 56 m².
The altered garage will cover 112.41 m² of the lot area.
- Section 6(23)(a)(D)(II), By-law 7625**
The elevation of the floor of the entrance of a garage shall be at or above the elevation of the centre line of the street.
The floor entrance of the garage is below the elevation of the centre line of the street (- 0.79 m).



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24. B18/11EYK

File Number:	B18/11EYK	Zoning	R3 and RM (PPR)
Owner(s):		Ward:	York South-Weston (11)
Agent:	TERESA PAULA DE SA		
Property Address:	45 EAST DR	Community:	
Legal Description:	PLAN 789 PT LOT 39		

THE CONSENT REQUESTED:

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

Conveyed - Part 1 **45A East Drive**

The lot frontage is 6.09 m and the lot area is 222.2 m². The existing dwelling has been demolished and the property is being developed with a two-storey semi-detached dwelling.

Retained - Part 2 **45B East Drive**

The lot frontage is 6.09 m and the lot area is 222.3 m². The existing dwelling has been demolished and the property is being developed with a two-storey semi-detached dwelling.



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25. A703/11EYK

File Number:	A703/11EYK	Zoning	M3 (PPR)
Owner(s):		Ward:	York West (07)
Agent:	MARK YARRANTON KLM PLANNING PARTNERS INC		
Property Address:	88-98 ARROW RD	Community:	
Legal Description:	CON 5 WY PT LOT 17 RP R1704 PART 1		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the existing parking space deficiency.

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

Section 6A(2)a., By-law 7625

The minimum number of required parking spaces is 87.

A total of 37 parking spaces will be provided.



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26. B56/11EYK

File Number:	B56/11EYK	Zoning	R2 (Waiver)
Owner(s):	TORONTO DISTRICT SCHOOL BOARD	Ward:	York South-Weston (12)
Agent:	CHRISTOPHER TANZOLA		
Property Address:	300 KANE AVE & 55 YPRES ROAD	Community:	
Legal Description:	PLAN 2245 LOTS 165 TO 214 PLAN 7854 PT LOTS 1 TO 48 PLAN 2061 BLK A PLAN 2245 LOTS 47 TO 63 PLAN 2061 BLK A PLAN 2245 LOTS 47 TO 63		

THE CONSENT REQUESTED:

To obtain consent to the technical severance of the lands known as 300 Kane Avenue and 55 Ypres Road for the purpose of re-establishing two separate lots. No changes to the existing buildings are proposed as part of this application.

Conveyed - Parts 1, 6, 7 & 8 55 Ypres Road

The lot has a frontage of 32.01 m and an area of 11,451.5 m². The existing building will be maintained, requiring a variance to the Zoning By-law, as outlined in Application A651/11EYK.

Retained - Parts 2, 3, 4, 5 & 9 300 Kane Avenue

The lot has a frontage of 116.41 m and an area of 19,128 m². The existing building (Kane Middle School) will be maintained.

