



**STAFF REPORT**  
Committee of Adjustment  
Application

<b>Date:</b>	Wednesday May 2, 2012
<b>To:</b>	<b>Chair and Committee Members of the Committee of Adjustment Etobicoke York Panel</b>
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 1
<b>Reference:</b>	File No. A126/12EYK Address: 72 Bankview Circle Application to be heard: May 3, 2012

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## **RECOMMENDATION**

Community Planning recommends that the minor variance application be refused.

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## **APPLICATION**

The applicant seeks permission to legalize and maintain the existing two basement units in a single-family detached dwelling.

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## **COMMENTS**

The Official Plan designates the site *Neighbourhoods*. The property is zoned Residential Zone (R3), and also subject to Site Specific By-law 1986-285.

The former Etobicoke Zoning By-law 1985-285, permits residential uses to be limited to the following: one-family detached dwellings, semi-detached dwellings, and row dwellings.

A building containing three dwelling units is not a permitted use.

The existing site (including the detached dwelling and two basement apartment units) does not comply with the Zoning By-law.

The City of Toronto By-law No.493-2000 amended the zoning provisions across the City to allow for secondary suites, a second dwelling unit located within a single-detached or semi-detached dwelling.

It is the opinion of Planning staff, that an additional dwelling unit beyond the secondary suite is an excessive use of the land, and does not maintain the general intent and purpose of the Zoning By-law.

## **CONTACT**

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