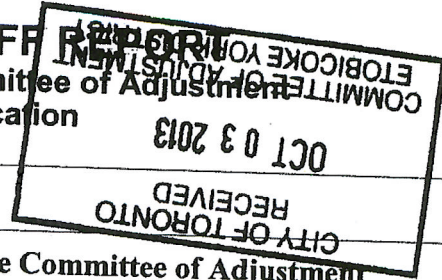


21ABC



STAFF REPORT
 Committee of Adjustment
 Application



Date:	Thursday, October 3, 2013
To:	Chair and Committee Members of the Committee of Adjustment Etobicoke York Panel
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5
Reference:	File No.: B3/13EYK, A43/13EYK & A44/13EYK Address: 17 Thorndale Avenue Application to be heard: Thursday, October 10, 2013 at 1:00 p.m.

RECOMMENDATION

It is recommended that the applications be **refused**.

APPLICATION

The applicant is requesting permission to sever the property into two undersized lots and to construct two single detached dwellings, each with an attached single car garage. A previous Staff Report dated April 12, 2013 was prepared for the Committee of Adjustment.

The applicant has proposed revised variances associated with Committee of Adjustment applications A43/13EYK and A44/13EYK as set out in a letter to the Committee of Adjustment dated September 13, 2013. The revised variances are to lot coverage, gross floor area, dwelling depth, soffit height and setback of eaves. Variances previously requested to building height are no longer required. The Consent to Sever application was not revised.

Based on the revisions requested, the following variances are now being sought:

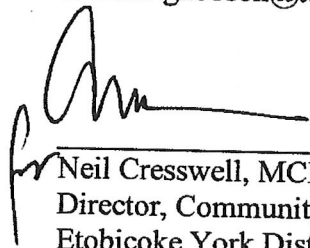
Development Standard	Permitted	Part 1	Part 2
Lot Frontage	13.5 m	7.62 m	7.62 m
Lot Area	510 m ²	280.46 m ²	280.64 m ²
Lot Coverage	33%	39.9%	39.94%
Gross Floor Area	150 m ² + 25%	150 m ² + 36.3%	150 m ² + 36.59%
Side Yard Setback	0.9 m	0.46 m	0.46 m
Aggregate Side Yards	2.1 m	1.37 m	1.37 m
Dwelling Depth	16.5 m	17.72 m	17.75 m
Soffit Height	6.5 m	7.87 m	7.87 m
Setback of Eaves	0.4 m	0.06 m	0.06 m

COMMENTS

The City Planning comments from the Director, Community Planning, Etobicoke York District contained in the Staff Report to the Committee of Adjustment dated April 12, 2013 remain applicable. A copy of the Staff Report is attached for the Committee's information.

CONTACT

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 Neil Cresswell, MCIP, RPP
 Director, Community Planning
 Etobicoke York District

Attachment