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:

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Permitted</th>
<th>Part 1</th>
<th>Part 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Frontage</td>
<td>13.5 m</td>
<td>7.62 m</td>
<td>7.62 m</td>
</tr>
<tr>
<td>Lot Area</td>
<td>510 m²</td>
<td>280.46 m²</td>
<td>280.64 m²</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>33%</td>
<td>39.9%</td>
<td>39.94%</td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td>150 m² + 25%</td>
<td>150 m² + 36.3%</td>
<td>150 m² + 36.59%</td>
</tr>
<tr>
<td>Side Yard Setback</td>
<td>0.9 m</td>
<td>0.46 m</td>
<td>0.46 m</td>
</tr>
<tr>
<td>Aggregate Side Yards</td>
<td>2.1 m</td>
<td>1.37 m</td>
<td>1.37 m</td>
</tr>
<tr>
<td>Dwelling Depth</td>
<td>16.5 m</td>
<td>17.72 m</td>
<td>17.75 m</td>
</tr>
<tr>
<td>Soffit Height</td>
<td>6.5 m</td>
<td>7.87 m</td>
<td>7.87 m</td>
</tr>
<tr>
<td>Setback of Eaves</td>
<td>0.4 m</td>
<td>0.06 m</td>
<td>0.06 m</td>
</tr>
</tbody>
</table>

**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**

Greg Hobson-Garcia
Tel: 416-394-2615
Fax: 416-394-6063
E-mail: ghobson@toronto.ca

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

Attachment