

**COMMITTEE OF ADJUSTMENT
ETOBICOKE- YORK PANEL**

Hearing Date: Thursday, August 24, 2017
Time: 1:00 p.m. & 3:00 p.m.
Location: Council Chambers - 399 The West Mall, Etobicoke Civic Centre

OPENING REMARKS:

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

FILES TO BE CLOSED:

NONE

FILES TO BE HEARD AT 1:00 PM, OR SHORTLY THEREAFTER:

Item	File Number	Owner	Property	Community (Ward)
1	A0329/17EYK	IRMA KACUR	632 BURNHAMTHORPE RD	Etobicoke Centre (03)
2	A0450/17EYK	ANA MARIA GERARDINE SAINZ	21 EAGLE RD	Etobicoke-Lakeshore (05)
3	A0465/17EYK	DIXON ROAD CAR WASH LTD	934 DIXON RD	Etobicoke North (02)
4	A0485/17EYK	PKK PROPERTIES INC	60 BAYWOOD RD	Etobicoke North (01)
5	A0486/17EYK	CHRISTINA GALLO IVAN NIZICH	29 SIMPSON AVE	Etobicoke-Lakeshore (06)
6	A0501/17EYK	VSEVOLOD VOLOSHIN ELENA MIKHAYLOVA	67 BONNYVIEW DR	Etobicoke-Lakeshore (05)

7	A0502/17EYK	CHRISTOPHER JOHN PUNTER MICHELE PUNTER	76 ELSFIELD RD	Etobicoke-Lakeshore (05)
8	A0506/17EYK	NATASSHA FEO ROBERT MAIORANO	19 OWEN DR	Etobicoke-Lakeshore (06)
9	A0517/17EYK	LUICCI TORRES ASANZA	16 BARKER AVE	Etobicoke North (01)
10	A0518/17EYK	CITY OF TORONTO	2300 LAKE SHORE BLVD W	Etobicoke-Lakeshore (06)
11	A0531/17EYK	COMMUNITY HEAD INJURY RESOURCE SERVICES OF TORONTO & REGION	2 ST GEORGES BLVD	Etobicoke North (02)
12	A0534/17EYK	TRACY ANNE KEENAN	184 HUMBERVALE BLVD	Etobicoke-Lakeshore (05)
13	A0535/17EYK	GEORGINA YUILL GLEN YUILL	1494 ISLINGTON AVE	Etobicoke Centre (04)
14	A0538/17EYK	ABRAR GILANI	1470 THE QUEENSWAY	Etobicoke-Lakeshore (05)
15	A0544/17EYK	ROSE MINSHULL	38 RAVENSCREST DR	Etobicoke Centre (03)
16	A0546/17EYK	CARLA HODGETT SIMON HODGETT	126 WIMBLETON RD	Etobicoke Centre (04)
17	A0547/17EYK	LARY JAJOU	3 BONNYVIEW DR	Etobicoke-Lakeshore (05)
18	A0548/17EYK	DAVID DEAN ROBINSON ALTHEA MAY ROBINSON	221 GAMMA ST	Etobicoke-Lakeshore (06)

19	A0552/17EYK	MICHAEL KOBZAR GAIL KOBZAR	5 GOLFWOOD HTS	Etobicoke North (02)
20	DEFERRED from July 27/17 A0483/17EYK	MATTHEW JOSEPH SCHMALZ NARDA ANNE SCHMALZ	31 TWENTY FIFTH ST	Etobicoke-Lakeshore (06)

FILES TO BE HEARD AT 3:00 PM, OR SHORTLY THEREAFTER:

Item	File Number	Owner	Property	Community (Ward)
21	A0554/17EYK	OLHA MANDYUK MARKIYAN VYTVYTSKY	36 WESTROSE AVE	Etobicoke-Lakeshore (05)
22	A0558/17EYK	VINEET KHANNA RAJAN SETHI RAMANPREET KHANNA NIDHI SETHI	60 CANNON RD	Etobicoke-Lakeshore (05)
23	A0560/17EYK	TATYANA PARKANSKAIA VLADIMIR PARKANSKAIA	59 THIRTY FIRST ST	Etobicoke-Lakeshore (06)
24	A0566/17EYK	SVITLANA SYVUN VALENTYN SYVUN	8 APPLIEDALE RD	Etobicoke Centre (03)
25	A0571/17EYK	JETMIR BEQIRI	133 ALLANHURST DR	Etobicoke Centre (04)
26	A0572/17EYK	ANTONETA SADE BESNIK SADE	287 GAMMA ST	Etobicoke-Lakeshore (06)
27	A0584/17EYK	CHANTAL SOWDEN ERIK PETER SOWDEN	10 BURNHAMTHORPE PARK BLVD	Etobicoke-Lakeshore (05)
28	A0621/17EYK	THOMAS CHADWICK JOHNSON SARA JANE JOHNSON	34 BIRCHVIEW BLVD	Etobicoke-Lakeshore (05)

29	A0632/17EYK	JOHN FRANK CIARDULLO MICHELINA CIARDULLO	79 CLISSOLD RD	Etobicoke-Lakeshore (05)
30A	B0015/17EYK	YVONNE ADEGA	2 LA RUSH DR	Etobicoke North (02)
30B	A0169/17EYK	YVONNE ADEGA	2 LA RUSH DR - PART 1	Etobicoke North (02)
30C	A0174/17EYK	YVONNE ADEGA	2 LA RUSH DR - PART 2	Etobicoke North (02)
31A	B0028/17EYK	XIAOYAN QU JIAN XIAO	8 BRANCH AVE	Etobicoke-Lakeshore (06)
31B	A0302/17EYK	XIAOYAN QU JIAN XIAO	8 BRANCH AVE PART 1	Etobicoke-Lakeshore (06)
31C	A0303/17EYK	XIAOYAN QU JIAN XIAO	8 BRANCH AVE PART 2	Etobicoke-Lakeshore (06)
32A	B0036/17EYK	2410142 ONTARIO INC. 2410142 ONTARIO INC	1060 KIPLING AVE	Etobicoke-Lakeshore (05)
32B	A0373/17EYK	2410142 ONTARIO INC. 2410142 ONTARIO INC	1060 KIPLING AVE (PART 2)	Etobicoke-Lakeshore (05)
32C	A0374/17EYK	2410142 ONTARIO INC. 2410142 ONTARIO INC	1060 KIPLING (PART 1)	Etobicoke-Lakeshore (05)
33A	B0042/17EYK	ROBERT THOMPSON	10 LAKE PROMENADE	Etobicoke-Lakeshore (06)
33B	A0476/17EYK	ROBERT THOMPSON	10 LAKE PROMENADE - PART 2	Etobicoke-Lakeshore (06)
33C	A0477/17EYK	ROBERT THOMPSON	10 LAKE PROMENADE - PART 1	Etobicoke-Lakeshore (06)

DEFERRED APPLICATIONS:

Item	File Number	Owner	Property	Community (Ward)
34	DEFERRED from May 9/17 A0196/17EYK	DANIEL MAZOUR NICOLE GYNGA	56 THIRTY FIRST ST	Etobicoke-Lakeshore (06)
35	DEFERRED from May 9/17 A0199/17EYK	RICHARD WELZEL WELZEL BRIGITTE B	27 FABIAN PL	Etobicoke North (02)
36	DEFERRED from May 9/17 A0253/17EYK	EWELINA KONTEWICZ	32 TWENTY EIGHTH ST	Etobicoke-Lakeshore (06)
37	DEFERRED from May 4/17 A0285/17EYK	SYEDA MUNEERA SHARIF SYEDA NOORUS- SABAH SHARIF	16 MOSQUE CRES	Etobicoke North (01)
38	DEFERRED from June 1/17 A0287/17EYK	HEATHER JOSCELYN GRAHAM RYAN ANTHONY GRAHAM	56 SYMONS ST	Etobicoke-Lakeshore (06)

APPEALS AND ORDERS:**OMB Appeals:**

A0409, A0410 / 17EYK---22 Thirty Third St

TLAB Appeals:

B001; A0128, A0129/17EYK---30 Athol Ave
A169/16EYK---393 Maple Leaf Dr
A0421/17EYK---0 Lippincott St E
A0404/17EYK---315 Beresford Ave
A0396/17EYK---3 Downpatrick Cres
A0409, A0410 / 17EYK---22 Thirty Third St
B0018, A0233, A0234/17EYK---38 Thirty Sixth St

OMB Orders:

A469/16EYK--- 66 Newcastle St – Variances Authorized

TLAB Orders:

NONE



City Planning Division

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Manager & Deputy Secretary Treasurer

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Etobicoke York Panel
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1. A0329/17EYK

File Number:	A0329/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	IRMA KACUR	Ward:	Etobicoke Centre (03)
Agent:	ATELIER ARCHITECT MADUNIC	Heritage:	Not Applicable
Property Address:	632 BURNHAMTHORPE RD	Community:	
Legal Description:	CON 1 PT LOT 23		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage. The existing ancillary structure/ buildings will be maintained.

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

- Section 320-42.1.C.(3)**
The minimum required side yard setback is 1.8 m., providing the aggregate side yard setback is not less than 4.22 m.
The proposed dwelling will be located 1.4 m from the west side lot line and 1.42 m from the east side lot line, providing an aggregate side yard setback of 2.82 m.
- Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
The proposed dwelling will have a depth of 21.79 m.
- Section 10.5.60.1.(4), By-law 569-2013**
No ancillary structure/ building may be erected prior to the erection of the main walls and completion of the roof of the residential dwelling on the same lot.
The existing swimming pool, detached shed and gazebo will be maintained prior to the construction of the proposed dwelling.

2. A0450/17EYK

File Number:	A0450/17EYK	Zoning:	RD & R2 (ZR)
Owner(s):	ANA MARIA GERARDINE SAINZ	Ward:	Etobicoke-Lakeshore (05)
Agent:	LAURA DIANA RUBINO	Heritage:	Not Applicable
Property Address:	21 EAGLE RD	Community:	
Legal Description:	PLAN 2467 LOT 23		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: A one-storey north side addition, a new rear deck and a second storey front and rear addition.

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

- Section 10.20.30.40(1)(A), By-law 569-2013 and Section 320-59.C**
The maximum permitted lot coverage is 33% of the lot area (183.96 m²).
Section 10.20.30.40(1)(A), By-law 569-2013
The altered dwelling will cover 35.83% of the lot area including the rear deck and existing shed (199.76 m²).
Section 320-59.C
The altered dwelling will cover 33.77% of the lot area including the covered porch and rear deck (188.24 m²).
- Section 10.20.40.40(1)(A), By-law 569-2013 and Section 320-42.1.A(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (250.86 m²).
The altered dwelling will have a floor space index equal to 0.5 times the area of the lot (278.61 m²).
- Section 320-42.1.B(2)**
The maximum permitted soffit height is 6.5 m.
The altered dwelling will have a soffit height of 6.52 m.



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3. A0465/17EYK

File Number:	A0465/17EYK	Zoning	EO & IC2 (ZR)
Owner(s):	DIXON ROAD CAR WASH LTD	Ward:	Etobicoke North (02)
Agent:	ALTENG INC	Heritage:	Not Applicable
Property Address:	934 DIXON RD	Community:	
Legal Description:	CON 4 PT LOT 22		

PURPOSE OF THE APPLICATION:

To add a propane fuel tank to the existing car wash and vehicle lube shop.

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

Section 150.92.20.1.(4), By-law 569-2013

A lot with a vehicle fuel station may have a propane fuel tank that contains no more than 1,500 litres of propane and is associated with a "Vehicle Fuel Station".

The proposed propane fuel tank will hold 7,570.8 litres of propane and is not associated with a "Vehicle Fuel Station".

4. A0485/17EYK

File Number:	A0485/17EYK	Zoning	E & IC2 (ZR)
Owner(s):	PKK PROPERTIES INC	Ward:	Etobicoke North (01)
Agent:	DESIGN PLAN SERVICES	Heritage:	Not Applicable
Property Address:	60 BAYWOOD RD	Community:	
Legal Description:	CON 2 PT LOTS 38 & 39 RP R4249 PART 1		

PURPOSE OF THE APPLICATION:

To construct a one-storey east side addition.

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

- Section 320-24.3.A.(2)**
A waste disposal/recycling facility is not a permitted use in an IC2 zone.
The proposed addition will be located in an IC2 zone.
- Section 60.20.90.10.(1)(A), By-law 569-2013**
A loading space may not be located in a front yard.
The proposed 4 loading spaces will be located in the front yard.
- Section 320-24.3.D**
A building used as a waste disposal/recycling facility shall not have any other use other than said use within the building or structure.
The proposed addition will be located in an existing multiple-occupancy building.
- Section 320-24.3.E**
No outside storage, including storage in parked trucks or enclosed containers shall be permitted.
The proposed addition will have outside storage of materials in open block bunkers located on the north and east side of the property.
- Section 320.24.3.F**
Yards abutting a street shall be enclosed by a two and four tenths metre high solid metal, wood or masonry fence.
The proposed addition is not located on a site with fencing to accommodate the proposed waste disposal/recycling facility.



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5. A0486/17EYK

File Number:	A0486/17EYK	Zoning:	RM & R2 (ZR)
Owner(s):	CHRISTINA GALLO IVAN NIZICH	Ward:	Etobicoke-Lakeshore (06)
Agent:	ROBBIE ROBINSON MJ DESIGN CONSULTANTS	Heritage:	Not Applicable
Property Address:	29 SIMPSON AVE	Community:	
Legal Description:	PLAN 1010 PT LOT 10		

PURPOSE OF THE APPLICATION:

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

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

Section 900.6.10.(22)(D), By-law 569-2013 and Section 340-30.(A)(4)

The minimum required side yard setback is 0.9 m.

The altered dwelling will be located 0.58 m from the west side lot line.



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6. A0501/17EYK

File Number:	A0501/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	VSEVOLOD VOLOSHIN ELENA MIKHAYLOVA	Ward:	Etobicoke-Lakeshore (05)
Agent:	ROCCO SCHIPANO	Heritage:	Not Applicable
Property Address:	67 BONNYVIEW DR	Community:	
Legal Description:	PLAN 8754 LOT 3		

PURPOSE OF THE APPLICATION:

To construct a two-storey front addition.

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

Section 10.5.40.70.(1)(B), By-law 569-2013 and Section 320-40.(C)(1)

The minimum required front yard setback is 12.46 m.

The altered dwelling will be located 9.37 m from the front lot line.



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7. A0502/17EYK

File Number:	A0502/17EYK	Zoning:	RD & R2 (ZR)
Owner(s):	CHRISTOPHER JOHN PUNTER MICHELE PUNTER	Ward:	Etobicoke-Lakeshore (05)
Agent:	UNITY DESIGN	Heritage:	Not Applicable
Property Address:	76 ELSFIELD RD	Community:	
Legal Description:	PLAN 3045 N PT LOT 39		

PURPOSE OF THE APPLICATION:

To construct a one-storey rear and north side addition.

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

Section 10.20.40.70.(3), By-law 569-2013

The minimum required side yard setback is 1.2 m.

Section 320-42.1.C.(1)

The minimum required side yard setback is 0.9 m, provided the aggregate side yard setback is not less than 2.1 m.

Section 10.20.40.70.(3), By-law 569-2013 & Section 320-42.1.C.(1)

The altered dwelling will be located 0.9 m from the north side lot line and 0.48 m from the south side lot line, providing an aggregate side yard setback of 1.38 m.

8. A0506/17EYK

File Number:	A0506/17EYK	Zoning:	RM & R3 (ZR)
Owner(s):	NATASSHA FEO ROBERT MAIORANO	Ward:	Etobicoke-Lakeshore (06)
Agent:	ROBERT MAIORANO	Heritage:	Not Applicable
Property Address:	19 OWEN DR	Community:	
Legal Description:	PLAN 2150 E PT LOT 11		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Section 1.a), By-law 1979-67**
The maximum permitted gross floor area is 0.4 times the area of the lot (122.7 m²).
The new dwelling will have a gross floor area of 0.65 times the area of the lot (198.1 m²).
- 2. Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The new dwelling will be located 0.61 m from the east side lot line and 0.91 m from the west side lot line.
- 3. Section 10.80.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
The new dwelling will have a depth of 19.08 m.
- 4. Section 3, By-law 1979-67**
The maximum permitted dwelling height is 7.5 m, measured to the midpoint of the roof.
The new dwelling will have a height of 8.78 m, measured to the midpoint of the roof.
- 5. Section 10.80.40.10.(4), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The new dwelling will have a first floor height of 2.8 m above established grade.
- 6. Section 10.80.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The new dwelling will have a front exterior main wall height of 7.88 m.



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9. A0517/17EYK

File Number:	A0517/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	LUICCI TORRES ASANZA	Ward:	Etobicoke North (01)
Agent:	KHALMUR BUILDING PRODUCTIONS INC	Heritage:	Not Applicable
Property Address:	16 BARKER AVE	Community:	
Legal Description:	PLAN 1946 LOT 23 E PT LOT 24		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

Section 900.3.10.(9)(C)(ii), By-law 569-2013 and Section 1.(g), By-law 1980-249

The maximum permitted gross floor area is 0.3 times the area of the lot (232.9 m²).

The new dwelling will have a gross floor area of 0.41 times the area of the lot (317.1 m²).



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10. A0518/17EYK

File Number:	A0518/17EYK	Zoning	R2 (ZR)
Owner(s):	CITY OF TORONTO CITY OF TORONTO	Ward:	Etobicoke-Lakeshore (06)
Agent:	TORONTO PARKING AUTHORITY	Heritage:	Not Applicable
Property Address:	2298 - 2300 LAKE SHORE BLVD W	Community:	
Legal Description:	PLAN M246 PT LOTS 25 AND 26		

PURPOSE OF THE APPLICATION:

To permit a temporary vehicle parking lot.

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

Section 340-27

A vehicle parking lot is not a permitted use in a R2 zone.



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11. A0531/17EYK

File Number:	A0531/17EYK	Zoning:	RD & R2 (ZR)
Owner(s):	COMMUNITY HEAD INJURY RESOURCE SERVICES OF TORONTO & REGION	Ward:	Etobicoke North (02)
Agent:	ADTEK BUILDING CONSULTANTS	Heritage:	Not Applicable
Property Address:	2 ST GEORGES BLVD	Community:	
Legal Description:	PLAN 3565 LOT 40		

PURPOSE OF THE APPLICATION:

To maintain the existing driveway width.

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

- Section 10.5.80.10(6)(C), By-law 569-2013**
A parking space must be in a side yard that does not abut a street.

Section 320-18.B.(1)
The required parking space shall be provided either by an attached garage, carport, detached garage, or rear yard parking space.

Section 10.5.80.10(6)(C), By-law 569-2013 and Section 320-18.B.(1)
The existing parking space is located in the side yard adjacent to St. Georges Boulevard and will be maintained.
- Section 10.5.100.1.(2)(B)(i), By-law 569-2013 and Section 320-44.A.**
The maximum permitted driveway width for a driveway that is not in the front yard is 6 m.
The existing driveway has a width of 10.11 m and will be maintained.



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12. A0534/17EYK

File Number:	A0534/17EYK	Zoning	RD (Waiver)
Owner(s):	TRACY ANNE KEENAN	Ward:	Etobicoke-Lakeshore (05)
Agent:	STOYANOVSKYY ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	184 HUMBERVALE BLVD	Community:	
Legal Description:	PLAN 3731 LOT 1		

PURPOSE OF THE APPLICATION:

To alter the existing by constructing the following: a partial second storey addition with a south side platform, a rear and south side deck and a one-storey south side addition.

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

1. Section 5.10.40.70.(6), By-law 569-2013

A building or structure shall not be located within 10 m of a shoreline hazard limit or a stable top-of-bank identified by the Toronto and Region Conservation Authority.

The altered dwelling will be located 6.1 m from that shoreline hazard limit or stable top-of-bank.

2. Section 10.20.40.50.(1), By-law 569-2013

The maximum permitted area of a platform at or above the second storey is 4 m².

The proposed second storey south side platform will have an area of 29.7 m².

13. A0535/17EYK

File Number:	A0535/17EYK	Zoning	RD & R1 (ZR)
Owner(s):	GEORGINA YUILL GLEN YUILL	Ward:	Etobicoke Centre (04)
Agent:	GLEN YUILL	Heritage:	Not Applicable
Property Address:	1494 ISLINGTON AVE	Community:	
Legal Description:	PLAN 3377 LOT 1		

PURPOSE OF THE APPLICATION:

To convert the main floor of the existing dwelling to a home occupation use.

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

- Section 150.5.40.40.(1), By-law 569-2013**
A home occupation is a permitted use provided that the floor area does not exceed 100 m².
The proposed area for the home occupation will be 229.1 m².
- Section 304-21.D**
A home occupation shall not exceed 25% of the gross floor area (98.94 m²) up to a maximum of 100 m².
The proposed gross floor area for the home occupation will be 57.89% of the gross floor area (229.1 m²).
- Section 150.5.20.1.(2), By-law 569-2013**
A home occupation is a permitted use provided it does not have clients/consumers attending the premises for consultations, receiving services or obtaining physical goods.
The proposed home occupation will have clients/consumers attending the premises for consultations, receiving services or obtaining physical goods.
- Section 150.5.20.1.(6), By-law 569-2013**
A home occupation is a permitted use provided it does not have an employee working in the dwelling unit who is not the business operator.
The proposed home occupation will have 4 employees who are not the business operator.
- Section 304-21.A**
A home occupation is any occupation conducted for gain or profit within a residential dwelling by permanent residents of the dwelling.
The proposed home occupation will have 4 employees who are not permanent residents.
- Section 304-21.C**
A home occupation shall be secondary to the main use of the dwelling and shall not change the character of the dwelling as a private residence.
The proposed home occupation will occupy 57.89% of the dwelling unit.

14. A0538/17EYK

File Number:	A0538/17EYK	Zoning	I.C2 (ZR)
Owner(s):	ABRAR GILANI	Ward:	Etobicoke-Lakeshore (05)
Agent:	BOUSFIELDS INC	Heritage:	Not Applicable
Property Address:	1470 THE QUEENSWAY	Community:	
Legal Description:	CON 3 CST PT LOT 7 RP 64R15771 PARTS 1 & 2		

PURPOSE OF THE APPLICATION:

To permit a warehouse and a retail sales component within the existing building.

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

- 1. Section 304-34.E**
Retail sales of products warehoused onsite are restricted to 25% of the total gross floor area of the industrial building (605 m²).
The proposed area of retail sales warehoused onsite will be 52% of the total gross floor area of the industrial building (1254 m²).
- 2. Section 304-36.(D)(4)**
A minimum 3 m wide landscaped strip is required where the side yard abuts a street.
No landscaping will be provided where the side yard abuts the street (Vansco Road).
- 3. Section 320-18.C.(2) and Section 320-18.F.(1) and (2)**
A total of 49 legal parking spaces are required for the site, one of which shall be for a handicapped parking space.
A total of 19 legal parking spaces will be provided.



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15. A0544/17EYK

File Number:	A0544/17EYK	Zoning	RD (ZR)
Owner(s):	ROSE MINSHULL	Ward:	Etobicoke Centre (03)
Agent:	ROSE MINSHULL	Heritage:	Not Applicable
Property Address:	38 RAVENSCREST DR	Community:	
Legal Description:	PLAN 4532 LOT 22		

PURPOSE OF THE APPLICATION:

To construct a second storey rear covered deck.

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

Section 10.20.40.50.(1)(B), By-law 569-2013

The maximum permitted area of a platform at or above the second storey is 4 m².

The proposed second storey rear deck will have an area of 11.6 m².



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16. A0546/17EYK

File Number:	A0546/17EYK	Zoning:	RD & R1 (ZR)
Owner(s):	CARLA HODGETT SIMON HODGETT	Ward:	Etobicoke Centre (04)
Agent:	DAVID BROWN	Heritage:	Not Applicable
Property Address:	126 WIMBLETON RD	Community:	
Legal Description:	PLAN 4097 LOT 14		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 900.3.10(28)(C), By-law 569-2013 and Section 1.(B)(1), By-law 1992-24**
The maximum permitted gross floor area, including an attached or detached garage, is 165 m² plus 25% of the lot area (365.02 m²), provided that the maximum floor space index of the dwelling does not exceed 0.5 times the area of the lot (400.05 m²).
The proposed dwelling, including the attached garage, will have a gross floor area equal to 165 m² plus 36.65% of the lot area (458.26 m²).
- Section 900.3.10(28)(D)(iii), By-law 569-2013 and Section 1.(C)(3), By-law 1992-24**
The minimum required side yard setback is 1.5 m and the aggregate side yard setbacks shall not equal less than 20% of the lot frontage (3.8 m).
The proposed dwelling will be located 1.08 m from the north side lot line, 1.5 m from the south side lot line and will have an aggregate side yard setback of 2.58 m.
- Section 1.(A)(2), By-law 1992-24**
The maximum permitted height of a flat roofed dwelling is 6.5 m.
The proposed flat roofed dwelling will have a height of 9.45 m.
- Section 320-40.D(2)**
The maximum permitted projection for a porch into the required front yard is 1.6 m.
The proposed front porch will project 2.04 m into the required front yard setback.

17. A0547/17EYK

File Number:	A0547/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	LARY JAJOU	Ward:	Etobicoke-Lakeshore (05)
Agent:	AMBIENT DESIGN LTD	Heritage:	Not Applicable
Property Address:	3 BONNYVIEW DR	Community:	
Legal Description:	PLAN 4591 PT LOTS 6 AND 7		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- 1. Section 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 33% of the lot area (167.1 m²).
The new dwelling will cover 38.31% of the lot area (194.01 m²).
- 2. Section 10.20.40.40(1)(A), By-law 569-2013 and Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (227.86 m²).
Section 10.20.40.40(1)(A), By-law 569-2013
The new dwelling will have a floor space index equal to 0.69 times the area of the lot (347.64 m²).
Section 320-42.1.A.(1)
The new dwelling will have a floor space index equal to 0.66 times the area of the lot (335.2 m²).
- 3. Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The new dwelling will be located 0.9 m from the north side lot line.
- 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 7 m.
- 5. Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The new dwelling will have a first floor height of 1.52 m above established grade.
- 6. Section 10.5.100.1.(1)(C)(ii), By-law 569-2013**
The maximum permitted driveway width is 5.45 m.
The proposed driveway will have a width of 6 m.



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18. A0548/17EYK

File Number:	A0548/17EYK	Zoning:	RM & R3 (ZR)
Owner(s):	DAVID DEAN ROBINSON ALTHEA MAY ROBINSON	Ward:	Etobicoke-Lakeshore (06)
Agent:	GLOBAL ARCHITECT INC	Heritage:	Not Applicable
Property Address:	221 GAMMA ST	Community:	
Legal Description:	PLAN 2225 PT LOTS 174 & 175		

PURPOSE OF THE APPLICATION:

To construct a new covered front porch with new front stairs.

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

Section 10.5.40.60.(1)(A)(i), By-law 569-2013

A front platform without main walls, located no higher than the first floor, may encroach into the required front yard setback a maximum of 2.5 m, if it is no closer to a side lot line than the required side yard setback.

Section 320-40.(D)(2)

The maximum permitted projection for a porch into the required front yard setback is 1.6 m.

Section 10.5.40.60.(1)(A)(i), By-law 569-2013 and Section 320-40.(D)(2)

The proposed front platform will project 2.61 m into the required front yard setback.

19. A0552/17EYK

File Number:	A0552/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	MICHAEL KOBZAR GAIL KOBZAR	Ward:	Etobicoke North (02)
Agent:	ADTEK BUILDING CONSULTANTS	Heritage:	Not Applicable
Property Address:	5 GOLFWOOD HTS	Community:	
Legal Description:	PLAN 4461 W PT LOT 109		

PURPOSE OF THE APPLICATION:

To construct a cantilevered second storey addition above the existing garage which will contain a secondary suite. The existing attached garage will be converted into habitable space.

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

- Section 320-42.1.C.(2)**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.94 from the east side lot line.
- Section 10.20.40.70.(2)(B), By-law 569-2013**
The minimum required rear yard setback is 7.71 m.
The altered dwelling will be located 7.65 m from the rear lot line.
- Section 150.10.40.1.(3)(A), By-law 569-2013**
A secondary suite is a permitted use provided that an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof that faces a street.
The proposed addition will alter a front wall that faces a street (Golfwood Heights).
- Section 10.5.50.10.(2)(A), By-law 569-2013**
A minimum of 60% of the side yard abutting street shall be maintained as landscaping.
A total of 48.24% of the side yard abutting a street will be maintained as landscaping.
- Section 200.5.10.1.(1), By-law 569-2013 & Section 320-18.B.(1)**
A minimum of 2 parking spaces are required.
No parking spaces will be provided.
- Section 150.10.40.1.(1), By-law 569-2013**
A secondary suite is a permitted use provided that the entire building was constructed more than 5 years prior to the introduction of the secondary suite.
The entire building was not constructed more than 5 years prior to the introduction of the secondary suite.



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20. A0483/17EYK

File Number:	A0483/17EYK	Zoning	RD & RS (Waiver)
Owner(s):	MATTHEW JOSEPH SCHMALZ NARDA ANNE SCHMALZ	Ward:	Etobicoke-Lakeshore (06)
Agent:	ADAM THOM	Heritage:	Not Applicable
Property Address:	31 TWENTY FIFTH ST	Community:	
Legal Description:	PLAN 1581 N PT LOT 85		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling.

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

- Section 10.20.40.40(1)(A), By-law 569-2013 and Section 330-23(9)**
The maximum permitted floor space index is 0.35 times the area of the lot (130.1 m²).
Section 10.20.40.40(1)(A), By-law 569-2013
The proposed dwelling will have a floor space index equal to 0.51 times the area of the lot (190 m²).
Section 330-23(9)
The proposed dwelling will have a floor space index equal to 0.56 times the area of the lot (208 m²).
- Section 10.20.40.70(1), By-law 569-2013 and Section 330-23(6)**
The minimum required front yard setback is 4.67 m.
The proposed dwelling will be located 4.49 m from the front lot line.
- Section 10.20.40.70(4), By-law 569-2013 and Section 330-23(7)**
The minimum required side yard setback is 0.9 m.
The proposed dwelling will be located 0.45 m from the north side lot line.
- Section 10.5.40.60(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
The eaves of the proposed dwelling will be located 0.1 m from the north side lot line.
- Section 10.5.40.60(1)(A)(i), By-law 569-2013**
The maximum permitted encroachment for a front porch is 2.5 m.
Section 330-13A(1)
The maximum permitted encroachment for a front porch is 1.6 m.

Section 10.5.40.60(1)(A)(i), By-law 569-2013 and Section 330-13A(1)

The front porch will encroach 2.81 m into the front lot line.

6. Section 10.5.80.10(3), By-law 569-2013

A parking space may not be located in a front yard abutting a street.

The proposed parking spaces will be located in the front and side yards.

7. Section 330-9B

A parking space shall be provided in an attached/detached garage, carport or rear yard parking space.

The proposed parking space will be located in the front yard.

21. A0554/17EYK

File Number:	A0554/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	OLHA MANDYUK MARKIYAN VYTVYTSKY	Ward:	Etobicoke-Lakeshore (05)
Agent:	STOYANOVSKYY ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	36 WESTROSE AVE	Community:	
Legal Description:	PLAN 3595 S PT LOT 30		

PURPOSE OF THE APPLICATION:

To construct a second and third storey addition above the existing dwelling, a rear one storey addition and a rear second storey balcony.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted coverage is 33% of the lot area (125.11 m²).
The altered dwelling will cover 33.5% of the lot area (127 m²).
- Section 900.3.10(38)(A), By-law 569-2013**
The maximum permitted gross floor area, including an attached or detached garage, is 125 m² plus 25% of the lot area (219.78 m²), up to a maximum floor space index of 0.5 times the area of the lot (189.56 m²).
The altered dwelling, including the detached garage, will have a gross floor area of 125 m² plus 38.39% of the lot area (270.51 m²) with a floor space index of 0.71 times the area of the lot (270.51 m²).
- Section 1(a), By-law 1993-107**
The maximum permitted gross floor area, including an attached or detached garage, is 125 m² plus 25% of the lot area (219.78 m²).
The altered dwelling, including the detached garage, will have a gross floor area of 125 m² plus 41.7% of the lot area (283.11 m²).

- 3. Section 10.5.40.70(1)(B), By-law 569-2013 and Section 320-40.C.(3)**
The minimum required front yard setback is 6.7 m from the front lot line.
The altered dwelling will be located 5.36 m from the front lot line.
- 4. Section 10.20.40.70(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.46 m from the east side lot line.
- 5. Section 320-42.1.C.(1)**
The minimum required side yard setback is 0.9 m provided the aggregate width of both side yards shall not equal less than 2.1 m.
The altered dwelling will be located 0.46 m from the east side lot line and will have an aggregate side yard width of 3.08 m.
- 6. Section 10.5.40.60(7)(B), By-law 569-2013**
The minimum required side yard setback for eaves is 0.9 m if they are no closer to a lot line than 0.3 m.
The eaves of the altered dwelling will be located 0.06 m from the east side lot line.
- 7. Section 320-42.1.B.(2)**
The maximum permitted height of a flat roofed dwelling is 6.5 m.
The altered dwelling will have a height of 9.5 m.
- 8. Section 10.20.40.50(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The altered dwelling will have a balcony on the second storey with a proposed area of 15.2 m².



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22. A0558/17EYK

File Number:	A0558/17EYK	Zoning:	RD & R2 (ZR)
Owner(s):	VINEET KHANNA RAJAN SETHI RAMANPREET KHANNA NIDHI SETHI	Ward:	Etobicoke-Lakeshore (05)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	60 CANNON RD	Community:	
Legal Description:	PLAN 961 LOT 222 TO 223 E PT LOT 224		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling.

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

- Section 10.20.40.40(1)(A), By-law 569-2013 and Section 320-42.1.A(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (312 m²).
Section 10.20.40.40(1)(A), By-law 569-2013
The proposed dwelling will have a floor space index equal to 0.46 times the area of the lot (320.1 m²).
Section 320-42.1.A(1)
The proposed dwelling will have a floor space index equal to 0.65 times the area of the lot (447.4 m²).
- Section 10.20.40.20(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The proposed dwelling will have a length of 17.5 m.

23. A0560/17EYK

File Number:	A0560/17EYK	Zoning	RD & RS (ZR)
Owner(s):	TATYANA PARKANSKAIA VLADIMIR PARKANSKAIA	Ward:	Etobicoke-Lakeshore (06)
Agent:	ABSTRACT DESIGN & BUILD CORP	Heritage:	Not Applicable
Property Address:	59 THIRTY FIRST ST	Community:	
Legal Description:	PLAN 1545 PT LOT 173		

PURPOSE OF THE APPLICATION:

To construct a two-storey front addition and a second storey rear addition.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 330-23.(9)**
The maximum permitted floor space index is 0.35 times the area of the lot (159.2 m²).
Section 10.20.40.40.(1)(A), By-law 569-2013
The altered dwelling will have a floor space index of 0.67 times the area of the lot (302.7 m²).
Section 330-23.(9)
The altered dwelling will have a floor space index of 0.45 times the area of the lot (202.8 m²).
- Section 10.20.40.70.(1), By-law 569-2013 and Section 330-23.(6)**
The minimum required front yard setback is 6.29 m.
The altered dwelling will be located 6.03 m from the front lot line.
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 330-23.(7)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 330-23.(7)
The altered dwelling will be located 0.15 m from the south side lot line and 1.07 m from the north side lot line.
- Section 10.5.40.60.(1)(C)(ii), By-law 569-2013**
The minimum required side yard setback for the rear platform is 1.3 m
The existing platform is located 0.3 m from the south side lot line.

5. **Section 10.5.40.60.(7)(B), By-law 569-2013**
The minimum required side yard setback for roof projections/eaves is 0.3 m.
The eaves of the altered dwelling will be located 0 m from the south side lot line.
6. **Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The altered dwelling will have a first floor height of 1.7 m above established grade.
7. **Section 10.20.40.10(2)(A), By-law 569-2013**
The maximum permitted height of a specified pair of main walls is 7 m from established grade.
The front wall of the altered dwelling will be 8.3 m in height.

24. A0566/17EYK

File Number:	A0566/17EYK	Zoning:	RD & R2 (ZR)
Owner(s):	SVITLANA SYVUN VALENTYN SYVUN	Ward:	Etobicoke Centre (03)
Agent:	STOYANOVSKYY ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	8 APPLEDALE RD	Community:	
Legal Description:	PLAN 4590 LOT 3		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**1. Section 10.20.40.40.(1)(A), By-law 569-2013**

The maximum permitted floor space index is 0.45 times the area of the lot (265.3 m²).

The new dwelling will have a floor space index of 0.54 times the area of the lot (320.7 m²).

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

The minimum required side yard setback is 1.5 m with an aggregate side yard width of 4.16 m.

The new dwelling will be located 1.22 m from the west side lot line and will have an aggregate side yard width of 2.91 m.

3. Section 10.20.40.10.(4)(A), By-law 569-2013

The maximum permitted dwelling height for a flat roof is 7.2 m.

Section 320-42.1(B)(2)

The maximum permitted dwelling height for a flat roof is 6.5 m.

Section 10.20.40.10.(4)(A), By-law 569-2013 & Section 320-42.1(B)(2)

The new flat roofed dwelling will have a height of 9.5 m.

25. A0571/17EYK

File Number:	A0571/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	JETMIR BEQIRI	Ward:	Etobicoke Centre (04)
Agent:	GUITBERG GROUP INC	Heritage:	Not Applicable
Property Address:	133 ALLANHURST DR	Community:	
Legal Description:	PLAN M962 LOT 4		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- 1. Section 10.20.30.40(1)(A), By-law 569-2013**
The maximum permitted coverage is 33% of the lot area (191.6 m²).
The proposed dwelling will cover 34.5% of the lot area (200.5 m²).
- 2. Section 10.20.40.40(1)(A), By-law 569-2013 and Section 320-42.1.A(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (261.3 m²).
Section 10.20.40.40(1)(A), By-law 569-2013
The proposed dwelling will have a floor space index equal to 0.61 times the area of the lot (355.4 m²).
Section 320-42.1.A(1)
The proposed dwelling will have a floor space index equal to 0.64 times the area of the lot (371.4 m²).
- 3. Section 10.20.40.10(2)(A), By-law 569-2013**
The maximum permitted height of the exterior portion of main walls for a detached house is 7 m.
The proposed dwelling will have an exterior main wall height of 7.57 m.
- 4. Section 320-42.1.B(2)**
The maximum permitted soffit height from established grade is 6.5 m.
The proposed dwelling will have a soffit height of 7.57 m.
- 5. Section 10.5.50.10(1)(C), By-law 569-2013**
A minimum of 60% of the front yard shall be maintained as landscaping (77.6 m²).
A total of 58% of the front yard will be maintained as landscaping (74.6 m²).

26. A0572/17EYK

File Number:	A0572/17EYK	Zoning	RM & R3 (ZR)
Owner(s):	ANTONETA SADE BESNIK SADE	Ward:	Etobicoke-Lakeshore (06)
Agent:	CONTEMPO STUDIO	Heritage:	Not Applicable
Property Address:	287 GAMMA ST	Community:	
Legal Description:	PLAN 2225 S PTS LOTS 129 130 & 131		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Section 10.80.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 33% of the lot area (147.1 m²).
The proposed dwelling will have a lot coverage of 37.7% of the lot area (168.1 m²).
- 2. Section 1(a), By-law 1979-67**
The maximum permitted gross floor area is 0.4 times the lot area (178.4 m²).
The proposed dwelling will have a gross floor area of 0.7 times the lot area (313 m²).
- 3. Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The proposed dwelling will be located 0.9 m from the east side lot line.
- 4. Section 10.80.40.10.(4), By-law 569-2013**
The maximum permitted height of the first floor is 1.2 m above established grade.
The proposed dwelling will have a first floor height of 1.22 m above established grade.
- 5. Section 10.80.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The proposed dwelling will have a front exterior main wall height of 7.46 m.
- 6. Section 3, By-law 1976-67**
The maximum permitted dwelling height is 7.5 m.
The proposed dwelling will have a height of 9.67 m.



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27. A0584/17EYK

File Number:	A0584/17EYK	Zoning	RD & R1 (ZR)
Owner(s):	CHANTAL SOWDEN ERIK PETER SOWDEN	Ward:	Etobicoke-Lakeshore (05)
Agent:	REXFORD DESIGNS	Heritage:	Not Applicable
Property Address:	10 BURNHAMTHORPE PARK BLVD	Community:	
Legal Description:	PLAN 2496 LOT 47		

PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition.

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

Section 10.20.40.70(2)(A), By-law 569-2013

The minimum required rear yard setback is 7.5 m.

The altered dwelling will be located 6 m from the rear yard lot line.



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28. A0621/17EYK

File Number:	A0621/17EYK	Zoning:	RD & R2 (ZR)
Owner(s):	SARA JANE JOHNSON THOMAS CHADWICK JOHNSON	Ward:	Etobicoke-Lakeshore (05)
Agent:	ANTONELLA FERRONE WILD	Heritage:	Not Applicable
Property Address:	34 BIRCHVIEW BLVD	Community:	
Legal Description:	PLAN 2147 LOT 109		

PURPOSE OF THE APPLICATION:

To construct a detached garage in the rear yard.

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

Section 10.5.60.50.(2)(B), By-law 569-2013

The maximum permitted floor area of all ancillary buildings or structures is 40 m².

The proposed garage and (existing) shed buildings will have a floor area of 73.4 m².

29. A0632/17EYK

File Number:	A0632/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	JOHN FRANK CIARDULLO MICHELINA CIARDULLO	Ward:	Etobicoke-Lakeshore (05)
Agent:	JOHN FRANK CIARDULLO	Heritage:	Not Applicable
Property Address:	79 CLISSOLD RD	Community:	
Legal Description:	PLAN 3958 LOT 5		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- 1. Section 10.20.30.40(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 33% of the lot area (187.9 m²).
The lot coverage will be 33.4% of the lot area (190.4 m²).
- 2. Section 10.20.40.40(1)(A), By-law 569-2013 and Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the lot area (256.3 m²).
The new dwelling will have a floor space index of 0.57 times the lot area (327.1 m²).
- 3. Section 10.20.40.70.(1), By-law 569-2013 and Section 320-40.C.(1)**
The minimum required front yard setback is 7.59 m.
The new dwelling will be located 6.98 m from the front lot line.
- 4. Section 10.20.40.70(6), By-law 569-2013**
The minimum required side yard setback abutting a street is 3 m.
Section 320-41.B
The minimum required side yard setback abutting a street is 3.6 m.
Section 10.20.40.70(6), By-law 569-2013 and Section 320-41.B
The new dwelling will be located 2.68 m from the west side lot line abutting a street (Clissold Road).
- 5. Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 320-42.1B(1)**
The maximum permitted height is 9.5 m.
The new dwelling will have a height of 11.1 m.
- 6. Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 6.6 m.

- 7. Section 10.20.40.20(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new dwelling will have a length of 19.9 m.
- 8. Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted dwelling depth is 19 m.
The new dwelling will have a depth of 19.3 m.



City Planning Division

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Manager & Deputy Secretary Treasurer

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30A. B0015/17EYK

File Number:	B0015/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	YVONNE ADEGA	Ward:	Etobicoke North (02)
Agent:	MAJEKODUNMI ADEGA	Heritage:	Not Applicable
Property Address:	2 LA RUSH DR	Community:	
Legal Description:	PLAN 4306 W PT LOT 10		

THE CONSENT REQUESTED:

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

Retained - Part 1

Address to be assigned

The lot frontage is 14.25 m and the lot area is 361.2 m². The existing dwelling will be demolished and the property will be redeveloped as the site of the a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0169/17EYK.

Conveyed - Part 2

Address to be assigned

The lot frontage is 12.84 m and the lot area is 325.6 m². The existing dwelling will be demolished and the property will be redeveloped as the site of the a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0174/17EYK.

Dedication - Part 3

Part 3 will have a lot area of 10.6 m² and will be conveyed to the City of Toronto for the purpose of a road dedication.

File numbers B0015/17EYK, A0169/17EYK and A0174/17EYK will be considered jointly.



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30B. A0169/17EYK

File Number:	A0169/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	YVONNE ADEGA	Ward:	Etobicoke North (02)
Agent:	MAJEKODUNMI ADEGA	Heritage:	Not Applicable
Property Address:	2 LA RUSH DR - PART 1	Community:	
Legal Description:	PLAN 4306 W PT LOT 10		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 320-59(B)(1)**
The minimum required lot area is 510 m².
The lot area will be 361.2 m².
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1(A)(1)**
The maximum permitted gross floor area is 0.45 times the lot area (167.3 m²).
The proposed gross floor area will be 0.59 times the lot area (211.3 m²).
- Section 10.40.40.70.(1), By-law 569-2013 & Section 320-40(C)(1)**
The minimum required front yard setback is 7.61 m.
The proposed dwelling will be located 7.5 m from the front lot line.
- Section 10.40.40.70.(2), By-law 569-2013 & Section 320-42(A)**
The minimum required rear yard setback is 7.5 m.
The proposed dwelling will be located 5.19 m from the rear lot line.
- Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted first floor height is 1.2 m above established grade.
The proposed dwelling will have a first floor height of 2.64 m above established grade.
- Section 320-42.1(B)(2)**
The maximum permitted soffit height is 6.5 m.
The proposed dwelling will have a soffit height of 7 m.

File numbers B0015/17EYK, A0169/17EYK and A0174/17EYK will be considered jointly.

30C. A0174/17EYK

File Number:	A0174/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	YVONNE ADEGA	Ward:	Etobicoke North (02)
Agent:	MAJEKODUNMI ADEGA	Heritage:	Not Applicable
Property Address:	2 LA RUSH DR - PART 2	Community:	
Legal Description:	PLAN 4306 W PT LOT 10		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 13.5 m.
The lot frontage will be 12.84 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 320-59(B)(1)**
The minimum required lot area is 510 m².
The lot area will be 325.6 m².
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1(A)(1)**
The maximum permitted gross floor area is 0.45 times the lot area (146.5 m²).
The proposed gross floor area will be 0.65 times the lot area (211.3 m²).
- Section 10.40.40.70.(2), By-law 569-2013 & Section 320-42(A)**
The minimum required rear yard setback is 7.5 m.
The proposed dwelling will be located 5.29 m from the rear lot line.
- Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted first floor height is 1.2 m above established grade.
The proposed dwelling will have a first floor height of 2.64 m above established grade.
- Section 320-42.1(B)(2)**
The maximum permitted soffit height is 6.5 m.
The proposed dwelling will have a soffit height of 7 m.

File numbers B0015/17EYK, A0169/17EYK and A0174/17EYK will be considered jointly.



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31A. B0028/17EYK

File Number:	B0028/17EYK	Zoning:	RM & RM1 (ZR)
Owner(s):	XIAOYAN QU JIAN XIAO	Ward:	Etobicoke-Lakeshore (06)
Agent:	MS HOME DESIGNS	Heritage:	Not Applicable
Property Address:	8 BRANCH AVE	Community:	
Legal Description:	PLAN 2172 LOT 173		

THE CONSENT REQUESTED:

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

Conveyed - Part 1

Address to be assigned

The lot frontage is 7.62 m and the lot area is 278.5 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0302/17EYK.

Retained - Part 2

Address to be assigned

The lot frontage is 7.62 m and the lot area is 278.5 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0303/17EYK.

File numbers B0028/17EYK, A0302/17EYK & A0303/17EYK are considered jointly.

31B. A0302/17EYK

File Number:	A0302/17EYK	Zoning:	RM & RM1 (ZR)
Owner(s):	XIAOYAN QU JIAN XIAO	Ward:	Etobicoke-Lakeshore (06)
Agent:	MS HOME DESIGNS	Heritage:	Not Applicable
Property Address:	8 BRANCH AVE - PART 1	Community:	
Legal Description:	PLAN 2172 LOT 173		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 900.6.10(2)(B)(i), By-law 569-2013 and Section 330-23(A)(2)**
The minimum required lot frontage is 12 m.
The new lot frontage will be 7.62 m.
- Section 900.6.10(2)(A)(i), By-law 569-2013**
The minimum required lot area is 370 m².
Section 330-23(A)(1)
The minimum required lot area is 371 m².
Section 900.6.10(2)(A)(i), By-law 569-2013 and Section 330-23(A)(1)
The new lot area will be 278.5 m².
- Section 900.6.10(2)(D)(i), By-law 569-2013 and Section 330-23(A)(9)**
The maximum permitted gross floor area is 0.35 times the area of the lot (97.5 m²).
The proposed dwelling will have a gross floor area equal to 0.93 times the area of the lot (260.8 m²).
- Section 900.6.10(F)(i), By-law 569-2013 and Section 330-23(A)(7)**
The minimum required side yard setback is 0.9 m.
The proposed dwelling will be located 0.45 m from the west side lot line.

5. **Section 900.6.10(2)(C)(i), By-law 569-2013 and Section 330-23(A)(10)(a)**
The maximum permitted height is 9.5 m.
The proposed dwelling will have a height of 11.27 m.

6. **Section 10.80.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted front exterior main wall height is 7 m.
The proposed dwelling will have a front exterior main wall height of 8.67 m.

7. **Section 10.80.40.10.(4), By-law 569-2013**
The maximum permitted first floor height above established grade is 1.2 m.
The proposed dwelling will have a first floor height of 2.83 m above established grade.

8. **Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 330-13(A)(2)
The minimum required setback for eaves is 0.5 m from all side lot lines.
Section 10.5.40.60.(7), By-law 569-2013 and Section 330-13(A)(2)
The eaves of the proposed dwelling will be located 0 m from the west side lot line.

File numbers B0028/17EYK, A0302/17EYK & A0303/17EYK are considered jointly.

31C. A0303/17EYK

File Number:	A0303/17EYK	Zoning:	RM & RM1 (ZR)
Owner(s):	XIAOYAN QU JIAN XIAO	Ward:	Etobicoke-Lakeshore (06)
Agent:	MS HOME DESIGNS	Heritage:	Not Applicable
Property Address:	8 BRANCH AVE - PART 2	Community:	
Legal Description:	PLAN 2172 LOT 173		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 900.6.10(2)(B)(i), By-law 569-2013 and Section 330-23(A)(2)**
The minimum required lot frontage is 12 m.
The new lot frontage will be 7.62 m.
- Section 900.6.10(2)(A)(i), By-law 569-2013**
The minimum required lot area is 370 m².
Section 330-23(A)(1)
The minimum required lot area is 371 m².
Section 900.6.10(2)(A)(i), By-law 569-2013 and Section 330-23(A)(1)
The new lot area will be 278.5 m².
- Section 900.6.10(2)(D)(i), By-law 569-2013 and Section 330-23(A)(9)**
The maximum permitted gross floor area is 0.35 times the area of the lot (97.5 m²).
The proposed dwelling will have a gross floor area equal to 0.93 times the area of the lot (260.8 m²).
- Section 900.6.10(F)(i), By-law 569-2013 and Section 330-23(A)(7)**
The minimum required side yard setback is 0.9 m.
The proposed dwelling will be located 0.45 m from the west side lot line.
- Section 10.80.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted front exterior main wall height is 7 m.
The proposed dwelling will have a front exterior main wall height of 8.67 m.
- Section 10.80.40.10.(4), By-law 569-2013**
The maximum permitted first floor height above established grade is 1.2 m.
The proposed dwelling will have a first floor height of 2.83 m above established grade.

7. Section 10.5.40.60.(7), By-law 569-2013

The minimum required side yard setback for eaves is 0.3 m.

Section 330-13(A)(2)

The minimum required setback for eaves is 0.5 m from all side lot lines.

Section 10.5.40.60.(7), By-law 569-2013 and Section 330-13(A)(2)

The eaves of the proposed dwelling will be located 0 m from the west side lot line.

File numbers B0028/17EYK, A0302/17EYK & A0303/17EYK are considered jointly.



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32A. B0036/17EYK

File Number:	B0036/17EYK	Zoning	RD & R1 (ZR)
Owner(s):	2410142 ONTARIO INC. 2410142 ONTARIO INC	Ward:	Etobicoke-Lakeshore (05)
Agent:	EDDIE PERES	Heritage:	Not Applicable
Property Address:	1060 KIPLING AVE	Community:	
Legal Description:	CON 1 PT LOT 16		

THE CONSENT REQUESTED:

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

Conveyed - Part 2 on Plan 66R-28631

Address to be assigned

The lot frontage is 13.69 m and the lot area is 558.9 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an attached garage and will require variances to the Zoning By-law, as outlined in Application A0373/17EYK.

Retained - Part 1 on Plan 66R-28631

Address to be assigned

The lot frontage is 13.69 m and the lot area is 559 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an attached garage and will require variances to the Zoning By-law, as outlined in Application A0374/17EYK.

File Numbers B0036/17EYK, A0373/17EYK AND A0374/17EYK will be considered jointly.



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32B. A0373/17EYK

File Number:	A0373/17EYK	Zoning	RD & R1 (ZR)
Owner(s):	2410142 ONTARIO INC. 2410142 ONTARIO INC	Ward:	Etobicoke-Lakeshore (05)
Agent:	EDDIE PERES	Heritage:	Not Applicable
Property Address:	1060 KIPLING AVE - PART 2	Community:	
Legal Description:	CON 1 PT LOT 16		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013 and Section 320-55.A(1)**
The minimum required lot frontage is 15 m.
The new lot frontage will be 13.69 m.
- Section 1.b)(1), By-law 1992-23 and Section 900.3.10.(21)(C), By-law 569-2013**
The maximum permitted gross floor area (including an attached or detached garage) shall be 135 m² plus 25% of the lot area (274.7 m²), up to a maximum floor space index of 0.5 (279.5 m²).
The new dwelling (including the attached garage) will have a gross floor area equal to 135 m² plus 68% of the lot area (516.8 m²) with a floor space index of 0.92 (516.8 m²).
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 1.a)(1), By-law 1992-23**
The maximum permitted height of a building or structure is 9.5 m.
The new dwelling will have a height of 9.9 m.
- Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The new dwelling will have a front exterior main wall height of 7.3 m.
- Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The new dwelling will have a first floor height of 2.25 m above established grade.
- Section 1.a)(2), By-law 1992-23**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 7.3 m.

File Numbers B0036/17EYK, A0373/17EYK AND A0374/17EYK will be considered jointly.

32C. A0374/17EYK

File Number:	A0374/17EYK	Zoning:	RD & R1 (ZR)
Owner(s):	2410142 ONTARIO INC.	Ward:	Etobicoke-Lakeshore (05)
	2410142 ONTARIO INC		
Agent:	EDDIE PERES	Heritage:	Not Applicable
Property Address:	1060 KIPLING AVE - PART 1	Community:	
Legal Description:	CON 1 PT LOT 16		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013 and Section 320-55.A(1)**
The minimum required lot frontage is 15 m.
The new lot frontage will be 13.69 m.
- Section 1.b)(1), By-law 1992-23 and Section 900.3.10.(21)(C), By-law 569-2013**
The maximum permitted gross floor area (including an attached or detached garage) shall be 135 m² plus 25% of the lot area (274.7 m²), up to a maximum floor space index of 0.5 (279.5 m²).
The new dwelling (including the attached garage) will have a gross floor area equal to 135 m² plus 0.7% of the lot area (528.1 m²) with a floor space index of 0.94 (528.1 m²).
- Section 320-42.1.(D)(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwelling will have a depth of 17.33 m.
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 1.a)(1), By-law 1992-23**
The maximum permitted height of a building or structure is 9.5 m.
The new dwelling will have a height of 10.19 m.
- Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The new dwelling will have a front exterior main wall height of 7.59 m.
- Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The new dwelling will have a first floor height of 1.82 m above established grade.
- Section 1.a)(2), By-law 1992-23**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 7.59 m.

File Numbers B0036/17EYK, A0373/17EYK AND A0374/17EYK will be considered jointly.



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33A. B0042/17EYK

File Number:	B0042/17EYK	Zoning	RD & RS (ZR)
Owner(s):	ROBERT THOMPSON	Ward:	Etobicoke-Lakeshore (06)
Agent:	AMBIENT DESIGN LTD	Heritage:	Not Applicable
Property Address:	10 LAKE PROMENADE	Community:	
Legal Description:	PLAN 1581 LOT 17		

THE CONSENT REQUESTED:

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

Conveyed - Part 1

Address to be assigned

The lot frontage is 7.63 m and the lot area is 348.54 m². The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0477/17EYK.

Retained - Part 2

Address to be assigned

The lot frontage is 7.63 m and the lot area is 348.62 m². The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0476/17EYK.

File Numbers B0042/17EYK, A0476/17EYK and A0477/17EYK will be considered jointly.

33B. A0476/17EYK

File Number:	A0476/17EYK	Zoning	RD & RS (ZR)
Owner(s):	ROBERT THOMPSON	Ward:	Etobicoke-Lakeshore (06)
Agent:	AMBIENT DESIGN LTD	Heritage:	Not Applicable
Property Address:	10 LAKE PROMENADE - PART 2	Community:	
Legal Description:	PLAN 1581 LOT 17		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage. The existing rear ancillary structure will be maintained.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 12 m.
The lot frontage will be 7.63 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 370 m².
The lot area will be 348.6 m².
- Section 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.35 times the area of the lot (122 m²).
The new dwelling will have a floor space index of 0.59 times the area of the lot (206.1 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 330-23(A)(7)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 330-23(A)(7)
The new dwelling will be located 0.91 m from the east side lot line and 0.6 m from the west side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m from a lot line.
The eaves of the new dwelling will be located 0.2 m from the west side lot line.
- Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The front exterior main walls of the new dwelling will be 7.69 m in height.

7. **Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The new dwelling will have a first floor height of 2.45 m above established grade.
8. **Section 10.5.60.70.(1), By-law 569-2013**
The maximum required lot coverage of an ancillary structure is 10% of the lot area (34.9 m²).
The existing ancillary structure covers 11% of the lot area (38.7 m²).
9. **Section 10.5.60.20.(2)(B), By-law 569-2013**
The minimum required rear yard setback for an ancillary structure is 1.8 m.
The existing ancillary structure is located 0.43 m from the rear lot line.

File Numbers B0042/17EYK, A0476/17EYK and A0477/17EYK will be considered jointly.

33C. A0477/17EYK

File Number:	A0477/17EYK	Zoning	RD & RS (ZR)
Owner(s):	ROBERT THOMPSON	Ward:	Etobicoke-Lakeshore (06)
Agent:	AMBIENT DESIGN LTD	Heritage:	Not Applicable
Property Address:	10 LAKE PROMENADE - PART 1	Community:	
Legal Description:	PLAN 1581 LOT 17		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- 1. Section 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 12 m.
The lot frontage will be 7.63 m.
- 2. Section 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 370 m².
The lot area will be 348.5 m².
- 3. Section 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.35 times the area of the lot (122 m²).
The new dwelling will have a floor space index of 0.59 times the area of the lot (205.6 m²).
- 4. Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 330-23(A)(7)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 330-23(A)(7)
The new dwelling will be located 0.6 m from the east side lot line and 0.91 m from the west side lot line.
- 5. Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m from a lot line.
The eaves of the new dwelling will be located 0.2 m from the east side lot line.

6. Section 10.20.40.10.(2)(A)(i), By-law 569-2013
The maximum permitted height of all front exterior main walls is 7 m.
The front exterior main walls of the new dwelling will be 7.69 m in height.

7. Section 10.20.40.10.(6), By-law 569-2013
The maximum permitted height of the first floor above established grade is 1.2 m.
The new dwelling will have a first floor height of 2.45 m above established grade.

File Numbers B0042/17EYK, A0476/17EYK and A0477/17EYK will be considered jointly.

34.

File Number:	A0196/17EYK	Zoning	RD & RS (ZR)
Owner(s):	DANIEL MAZOUR NICOLE GYNGA	Ward:	Etobicoke-Lakeshore (06)
Agent:	HOSSEIN EFTEKHARI	Heritage:	Not Applicable
Property Address:	56 THIRTY FIRST ST	Community:	
Legal Description:	PLAN 1545 PT LOT 353		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the area of the lot (142.54 m²).
The new dwelling will have a floor space index of 0.53 times the area of the lot (217.04 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 330-23.A.(7)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 330-23.A.(7)
The new dwelling will be located 0.61 m from the north side lot line and 0.91 m from the south side lot line.
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new dwelling will have a length of 17.85 m.
- Section 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted height of a dwelling with a flat roof is 7.2 m.
The new dwelling will have a flat roof height of 8.26 m.
- Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The new dwelling will have a first floor height of 1.39 m above established grade.
- Section 10.5.50.10.(1)(B), By-law 569-2013 & Section 330-20.5.B.**
A minimum of 50% of the front yard shall be maintained as landscaping.
A total of 30.12% of the front yard will be maintained as landscaping.

- 7. Section 10.5.100.1.(1)(C)(iii), By-law 569-2013**
The maximum permitted driveway width of a single parking space behind the front main walls is 3.66 m.
The driveway will have a width of 4.88 m.
- 8. Section 10.5.80.40.(2), By-law 569-2013**
The elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street (150.1).
The proposed elevation of the lowest point of a vehicle entrance in a main wall of a building is (149.53).

35.

File Number:	A0199/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	RICHARD WELZEL WELZEL BRIGITTE B	Ward:	Etobicoke North (02)
Agent:	ADTEK BUILDING CONSULTANTS	Heritage:	Not Applicable
Property Address:	27 FABIAN PL	Community:	
Legal Description:	PLAN 5732 PT LOT 8		

PURPOSE OF THE APPLICATION:

To construct a front two-storey addition, a rear and east side one-storey addition and a rear deck.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the area of the lot (311.02 m²).
The altered dwelling will have a floor space index equal to 0.49 times the area of the lot (342.02 m²).
- Section 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 7.88 m.
The altered dwelling will be located 6.76 m from the front lot line.
- Section 10.20.40.70.(2)(B), By-law 569-2013**
The minimum required rear yard setback is 7.74 m.
The altered dwelling will be located 6.63 m from the rear lot line.
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 320-42.1.B.(1)**
The maximum permitted height is 9.5 m.
The altered dwelling will have a height of 10.23 m.
- Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached house is 4 m².
The altered dwelling will have a rear second storey balcony with an area of 7.34 m².
- Section 5.10.40.70.(6), By-law 569-2013**
The minimum required setback of a building or structure to the stable top-of-bank is 10 m.
The altered dwelling will be located 6.67 m from the stable top-of-bank.

- 7. Section 10.20.40.10.(6)(6), By-law 569-2013**
The maximum permitted first floor height above established grade is 1.2 m.
The altered dwelling will have a first floor height of 1.51 m above established grade.
- 8. Section 10.5.40.10.(5), By-law 569-2013**
A minimum of 10 m² of the first floor must be within 4 m of the front main wall.
The first floor of the altered dwelling will not be within 4 m of the front main wall.
- 9. Section 320-42.1.B.(2), By-law 569-2013**
The maximum permitted soffit height is 6.5 m.
The altered dwelling will have a soffit height of 6.91 m.

THE COMMITTEE OF ADJUSTMENT & MINOR VARIANCES

36.

File Number:	A0253/17EYK	Zoning	RD & RS (ZR)
Owner(s):	EWELINA KONTEWICZ	Ward:	Etobicoke-Lakeshore (06)
Agent:	KEVIN BONNICI	Heritage:	Not Applicable
Property Address:	32 TWENTY EIGHTH ST	Community:	
Legal Description:	PLAN 1545 LOT 130		

PURPOSE OF THE APPLICATION:

To construct two-storey front and east side additions, a two-storey rear addition, a second storey addition above the existing dwelling, a rear yard deck, and a detached garage.

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

- Section 10.20.40.70.(1), By-law 569-2013 and Section 330-26.(6)**
The minimum required front yard setback is 8.7 m.
The altered dwelling will be located 5.92 m from the front lot line.
- Section 10.20.40.70.(4), By-law 569-2013 and Section 330-23.(7)**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.1 m from the east side lot line.
- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 330-23.(9)**
The maximum permitted floor space index is 0.35 times the area of the lot (149.2 m²).
Section 10.20.40.40.(1)(A), By-law 569-2013
The altered dwelling will have a floor space index of 0.65 times the area of the lot (275.2 m²).
Section 330-23.(9)
The altered dwelling will have a floor space index of 0.7 times the area of the lot (297.2 m²).
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered dwelling will have a length of 19.2 m.
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 330-23.(10)(a)**
The maximum permitted height from the established grade to the top of the roof is 9.5 m.
The altered dwelling will have a height of 10.74 m from the established grade to the top of the roof.

- 6. Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The altered dwelling will have a first floor height of 1.22 m above established grade.
- 7. Section 10.5.60.20.(6)(B), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure containing a parking space where it is on a corner lot, and vehicle access is from the street abutting the side lot line is 6 m.
The proposed detached garage will be located 0.94 m from the east side lot line abutting a street (Twenty Eighth Street).
- 8. Section 330-9.A.(4)**
The minimum required access driveway width in front of the parking space is 6 m.
The proposed detached garage will be located 0.94 m to the Twenty-Eighth Street lot line.
- 9. Section 330-15.G**
On all new dwellings on a corner lot, any garage must be attached to the dwelling. When a garage is not built with a new dwelling, a blank wall shall be provided for a future garage to be built attached to the main building.
The proposed detached garage will be located in the rear yard.
- 10. Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 330-13.A.(2)
The minimum required side yard setback for eaves is 0.5 m.
Section 10.5.40.60.(7), By-law 569-2013 and Section 330-13.A.(2)
The eaves/projection of the altered dwelling will be located 0 m from the east side lot line.
- 11. Section 330-15.E.(1)**
The maximum permitted lot coverage for a detached garage is 10% of the lot area (42.6 m²).
The proposed detached garage will cover 13.1% of the lot area (55.9 m²).
- 12. Section 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted floor area for a detached garage is 40 m².
The proposed detached garage will have a floor area of 55.9 m².
- 13. Section 10.5.60.40.(2)(B), By-law 569-2013**
The maximum permitted height for a detached garage is 4 m from the grade to the top of the roof.
The proposed detached garage will have a height of 6.87 m.
Section 330-15.D.
The maximum permitted height for an accessory building is 3.7 m to the midpoint of a pitched roof, provided that the walls shall not exceed 2.5 m in height from grade.
The proposed detached garage will have a height of 5.3 m to the midpoint of the roof and a vertical wall height of 3.79 m.



City Planning Division

Susanne Pringle
Manager & Deputy Secretary Treasurer

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Committee of Adjustment
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37.

File Number:	A0285/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	SYEDA MUNEERA SHARIF SYEDA NOORUS-SABAH SHARIF	Ward:	Etobicoke North (01)
Agent:	ABDUL REHMAN SHARIF	Heritage:	Not Applicable
Property Address:	16 MOSQUE CRES	Community:	
Legal Description:	PLAN M1693 LOT 27		

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition, and to legalize and maintain the partially constructed rear (attached) sunroom and storage shed.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (150.15 m²).
The altered dwelling will cover 53% of the lot area (243.22 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the area of the lot (204.75 m²).
Section 1.(d), By-law 3826
The maximum permitted gross floor area, excluding the area of an attached garage, is 130 m².
Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 1.(d), By-law 3826
The altered dwelling will have a gross floor area of 301.93 m² and a floor space index of 0.57 times the area of the lot (261.43 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 1.(f), By-law 3689
The minimum required side yard setback is 0.91 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 1.(f), By-law 3689
The altered dwelling will be located 0.76 m from the west side lot line.

- 4. Section 10.20.40.70.(2)(A), By-law 569-2013 and Section 320-42.A**
The minimum required rear yard setback is 9.2 m.
The altered dwelling will be located 0.61 m from the from the rear lot line.
- 5. Section 320-41.D**
The minimum required side yard setback for eaves is 0.4 m.
The eaves of the altered dwelling will be located 0.35 m from the west side lot line.
- 6. Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered dwelling will have a length of 31.6 m.
- 7. Section 10.20.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth is 19 m.
Section 320-42.1.(D)(1)
The maximum permitted building depth is 16.5 m.
Section 10.20.40.30.(1)(A), By-law 569-2013 and Section 320-42.1.(D)(1)
The altered dwelling will have a depth of 29.03 m.
- 8. Section 320-41.C**
The minimum required side yard setback for a window located on the first floor of a building on a side wall is 1.2 m.
The proposed window located on the first floor of the altered dwelling will be located 0.76 m from the west side lot line.

38.

File Number:	A0287/17EYK	Zoning	RM & R2 (ZR)
Owner(s):	HEATHER JOSCELYN GRAHAM RYAN ANTHONY GRAHAM	Ward:	Etobicoke-Lakeshore (06)
Agent:	MODULAR HOME ADDITIONS	Heritage:	Not Applicable
Property Address:	56 SYMONS ST	Community:	
Legal Description:	PLAN M134 PT LOT 172		

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013 & Section 340-30(L)**
The maximum permitted floor space index/ gross floor area is 0.6 times the lot area (160.2 m²).
The altered dwelling will have a floor space index/ gross floor area of 0.63 times the lot area (168.2 m²).
- Section 900.3.10(22)(D), By-law 569-2013 & Section 340-30(A)(4)**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.55 m from the east side lot line and 0.8 m from the west side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required setback for eaves is 0.3 m.
Section 340-16(B)
The minimum required setback for eaves is 0.4 m.
Section 10.5.40.60.(7), By-law 569-2013 & Section 340-16(B)
The eaves of the altered dwelling will be located 0.26 m from the east side lot line.
- Section 200.5.1.10.(2)(A)(ii), By-law 569-2013 & Section 340-31(A)(1)**
The minimum required length of a parking is 5.6 m.
The parking space will have a length of 3.58 m.