

**COMMITTEE OF ADJUSTMENT
 ETOBICOKE- YORK PANEL**

Hearing Date: Thursday, May 4, 2017
Time: 1:00 p.m. and 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:

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

Item	File Number	Property	Community (Ward)
1	A0078/17EYK	41 ELSFIELD RD	Etobicoke-Lakeshore (05)
2	A0108/17EYK	135 CARLINGVIEW DR	Etobicoke North (02)
3	A0122/17EYK	26 GLENADEN AVE W	Etobicoke-Lakeshore (05)
4	A0126/17EYK	25 RICHVIEW RD	Etobicoke Centre (04)
5	A0175/17EYK	2115 CODLIN CRES	Etobicoke North (01)
6	A0176/17EYK	16 HATFIELD CRES	Etobicoke North (02)
7	A0180/17EYK	41 GREAT OAK DR	Etobicoke Centre (04)
8	A0185/17EYK	67 CLAYMORE DR	Etobicoke-Lakeshore (05)

9	A0186/17EYK	84 HILLCROFT DR	Etobicoke Centre (03)
10	A0193/17EYK	27 JARDINE PL	Etobicoke Centre (04)
11	A0194/17EYK	33 BRENTWOOD RD S	Etobicoke-Lakeshore (05)
12	A0220/17EYK	190 BERRY RD	Etobicoke-Lakeshore (05)
13	A0227/17EYK	29 LAKE PROMENADE	Etobicoke-Lakeshore (06)
14	A0235/17EYK	112 SIXTEENTH ST	Etobicoke-Lakeshore (06)
15	A0240/17EYK	6200 FINCH AVE W	Etobicoke North (01)
16	A0248/17EYK	22 JEFF DR	Etobicoke Centre (03)
17	A0258/17EYK	24 BALEBERRY CRES	Etobicoke Centre (04)
18	A0263/17EYK	64-70 CORDOVA AVE	Etobicoke-Lakeshore (05)
19	A0265/17EYK	47 ALBANI ST	Etobicoke-Lakeshore (06)

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

Item	File Number	Property	Community (Ward)
20	A0153/17EYK	15 BETHRIDGE RD	Etobicoke North (02)
21	A0203/17EYK	18 DARLINGTON DR	Etobicoke-Lakeshore (05)
22	A0224/17EYK	32 SUNNYLEA AVE E	Etobicoke-Lakeshore (05)
23	A0246/17EYK	14 HOBDEN PL	Etobicoke Centre (04)
24	A0259/17EYK	6 COLLANUS CRT	Etobicoke North (01)

25	A0267/17EYK	16 LEAMINGTON AVE	Etobicoke-Lakeshore (05)
26	A0272/17EYK	76 SUPERIOR AVE	Etobicoke-Lakeshore (06)
27	A0273/17EYK	23 BIRCHVIEW BLVD	Etobicoke-Lakeshore (05)
28	A0285/17EYK	16 MOSQUE CRES	Etobicoke North (01)
29	A0297/17EYK	10 ROBINHOOD RD	Etobicoke Centre (04)
30	A0298/17EYK	79 ANTIOCH DR	Etobicoke Centre (03)
31	A0305/17EYK	37 GREENFIELD DR	Etobicoke-Lakeshore (05)
32A	B0007/17EYK	99 TWENTY SEVENTH ST	Etobicoke-Lakeshore (06)
32B	A0063/17EYK	99 TWENTY SEVENTH ST - PART 1	Etobicoke-Lakeshore (06)
32C	A0064/17EYK	99 TWENTY SEVENTH ST - PART 2	Etobicoke-Lakeshore (06)
33A	B0012/17EYK	405 THE KINGSWAY	Etobicoke Centre (04)
33B	A0109/17EYK	405 THE KINGSWAY (PT 2)	Etobicoke Centre (04)
33C	A0110/17EYK	405 THE KINGSWAY (PT 1)	Etobicoke Centre (04)
33D	A0111/17EYK	405 THE KINGSWAY (PT 3)	Etobicoke Centre (04)

DEFERRED APPLICATIONS:

Item	File Number	Property	Community (Ward)
34	DEFERRED from Jan 12/17 A0916/16EYK	46 REID MANOR	Etobicoke-Lakeshore (05)

35A	DEFERRED from Mar 9/17 B11/16EYK	9 THIRTY EIGHTH ST	Etobicoke-Lakeshore (06)
35B	DEFERRED from Mar 9/17 A95/16EYK	9 THIRTY EIGHTH ST - PART 1	Etobicoke-Lakeshore (06)
35C	DEFERRED from Mar 9/17 A96/16EYK	9 THIRTY EIGHTH ST - PART 2	Etobicoke-Lakeshore (06)
36	DEFERRED from Apr 6/17 A0145/17EYK	68 HARLOW CRES	Etobicoke North (01)

OMB APPEAL AND ORDERS:

OMB Appeals:

B0091; A0095, A0096 / 16EYK --- 30 Thorndale Ave
A0836/16EYK --- Utility Corridor – North of Rexdale Blvd and East of Hwy 27
A0844/16EYK --- 68 Redwater Dr

OMB Orders:

B9; A76, A77 / 16EYK --- 2 Shamrock Ave - Appeal Allowed, Consent and Variances Authorized

1. A0078/17EYK

File Number:	A0078/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	41 ELSFIELD RD	Community:	
Legal Description:	PLAN 2406 LOT 54 N PT LOT 55		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition, a rear deck, a rear basement walkout and to construct a detached garage and a cabana in the rear yard.

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

- Section 900.3.10.(42)(A)(i), By-law 569-2013**
The maximum permitted gross floor area (including attached or detached garages) shall be 118 m² plus 25% of the lot area (290.35 m²), up to a maximum floor space index of 0.5 (344.7 m²).

Section 1.a), By-law 1993-109
The maximum permitted gross floor area (including attached or detached garages) shall be 118 m² plus 25% of the lot area (290.35 m²).

Section 900.3.10(42)(A)(i), By-law 569-2013 and Section 1.a), By-law 1993-109
The altered dwelling (including the detached garage) will have a gross floor area of 118 m² plus 30.4% of the lot area (327.59 m²).
- Section 10.20.40.70.(3)(C), 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.

Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 320-42.1.(C)(1)
The altered dwelling will be located 0.46 m from the north side lot line.
- Section 10.5.40.60.(7)(B), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.

Section 320-41.D
The minimum required side yard setback for eaves is 0.4 m.

Section 10.5.40.60.(7)(B), By-law 569-2013 and Section 320-41.D
The eaves/roof projection of the altered dwelling will be located 0.21 m from the north side lot line.

4. Section 320-42.1.D.(1)

The maximum permitted dwelling depth is 16.5 m.

The altered dwelling will have a depth of 17.06 m.

5. Section 320-43.D.

The maximum permitted wall height of an accessory structure is 2.5 m.

The proposed detached garage will have a height of 2.96 m and the proposed cabana will have a height of 2.9 m.



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2. A0108/17EYK

File Number:	A0108/17EYK	Zoning	E & IC2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	135 CARLINGVIEW DR	Community:	
Legal Description:	CON 3 FTH PT LOT 19 RP 64R11505 PART 1		

PURPOSE OF THE APPLICATION:

To maintain a vehicle-related use in the Hotel Indigo. A previous Committee of Adjustment application (A705/11EYK) approved variances relating to permitted use.

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

Section 60.20.20.10.(1), By-law 569-2013

A vehicle dealership is not a permitted use in an E zone.

Section 304-32

Vehicle-related uses are not permitted in multiple-occupancy buildings.

A previous Committee of Adjustment application (A705/11EYK) approved vehicle related uses in a multiple-occupancy building for a period of five years, expiring February 16, 2017.

Section 60.20.20.10.(1), By-law 569-2013 and Section 304-32

The proposed vehicle rental establishment (dealership) use will be located in a multiple-occupancy building in an E zone.

3. A0122/17EYK

File Number:	A0122/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	26 GLENADEN AVE W	Community:	
Legal Description:	PLAN 3143 LOT 34 W PT LOT 33		

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling, a one-storey rear addition (behind the existing garage) and a new rear deck.

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 (111.77 m²).
Section 10.20.30.40.(1)(A), By-law 569-2013
The altered dwelling will cover 38% of the lot area (127.93 m²).
Section 320-59.C.
The altered dwelling will cover 39% of the lot area (133.01 m²).
- Section 900.3.10(42)(A)(i), By-law 569-2013**
The maximum permitted gross floor area (including an attached garage) is 0.5 times the area of the lot (169.35 m²).
Section 1.a), By-law 1993-109
The maximum permitted gross floor area (including attached or detached garages) shall be 118 m² plus 25% of the lot area (202.67 m²).
Section 900.3.10(42)(A)(i), By-law 569-2013 and Section 1.a), By-law 1993-109
The altered dwelling (including the attached garage) will have a gross floor area of 0.67 times the area of the lot (228.08 m²).
- Section 10.20.40.70.(3)(C), 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, providing the aggregate is not less than 2.1 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 320-42.1.C.(1)
The altered dwelling will be located 0.55 m from the east side lot line and will have a total aggregate side yard width of 1.92 m.

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

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

Section 320-41.D

The minimum required side yard setback for eaves is 0.4 m.

Section 10.5.40.60.(7), By-law 569-2013 and Section Section 320-41.D

The eaves of the altered dwelling will be located 0 m from the east side lot line.

5. Section 320-42.1.B.(2)

The maximum permitted soffit height is 6.5 m.

The altered dwelling will have a soffit height of 6.55 m.

6. Section 10.5.50.10.(1)(D), By-law 569-2013 and Section 320-24.10.A

A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (44.3 m²).

A total of 47% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (27.7 m²).



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4. A0126/17EYK

File Number:	A0126/17EYK	Zoning	RA (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	25 RICHVIEW RD	Community:	
Legal Description:	CON C PT LOT 16 RP R4225 PART 2		

PURPOSE OF THE APPLICATION:

To convert one dwelling unit within the existing apartment building into two dwelling units.

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

Section 1.(a), By-law 702

A maximum of 966 dwelling units are permitted for the entire site.

A total of 967 dwelling units are being proposed for the site.

5. A0175/17EYK

File Number:	A0175/17EYK	Zoning	IC1 (ZR)
Owner(s):		Ward:	Etobicoke North (01)
Agent:		Heritage:	Not Applicable
Property Address:	2115 CODLIN CRES	Community:	
Legal Description:	PLAN 28 PT LOT 6 PT LOT 5		

PURPOSE OF THE APPLICATION:

To construct a one-storey west side addition to the existing industrial building located at the rear of the property.

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

- 1. Section 304-36.D.(2)**
The minimum required side yard setback is 3 m, with a minimum required aggregate side yard setback of 7.42 m.
The altered building will be located 1.5 m from the west side lot line, with a total aggregate side yard setback of 2.46 m.
- 2. Section 304-36.C**
The minimum required rear yard setback is 6 m.
The altered building will be located 1.41 m from the rear lot line.
- 3. Section 320-18.F.(3)(1)**
A minimum of 25 parking spaces are required for the vehicle related use.
A total of 15 parking spaces will be provided for the vehicle related use..

6. A0176/17EYK

File Number:	A0176/17EYK	Zoning	RM & R3 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	16 HATFIELD CRES	Community:	
Legal Description:	PLAN 4163 LOT 111		

PURPOSE OF THE APPLICATION:

To alter the dwelling by constructing: a second storey addition above the existing dwelling, a two-storey rear addition, a one-storey east side addition (for the purpose of a garage), a new front porch and a rear deck. The existing garage will be demolished.

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

- Section 900.6.10.(18)(E), By-law 569-2013 and Section 320-42.1.A.(1)**
The maximum permitted floor space index / gross floor area is 0.45 times the area of the lot (214.72 m²).

Section 900.6.10.(18)(E), By-law 569-2013
The altered dwelling will have a floor space index of 0.55 times the area of the lot (262.07 m²).

Section 320-42.1.A.(1)
The altered dwelling will have a gross floor area of 0.62 times the area of the lot (293.4 m²).
- Section 320-42.E.**
The maximum projection for a deck into the required rear yard setback is 1.6 m.
The proposed rear deck will project 2.5 m into the required rear yard setback.

7. A0180/17EYK

File Number:	A0180/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	41 GREAT OAK DR	Community:	
Legal Description:	PLAN 3910 LOT 90		

PURPOSE OF THE APPLICATION:

To construct a partial second storey and a new attached garage addition (which will replace the existing carport).

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

- Section 320-55.C.**
The maximum permitted lot coverage is 33% of the lot area (294.1 m²).
The altered dwelling will cover 33.6% of the lot area (299.7 m²).
- Section 900.3.10.(37)(C), By-law 569-2013 and Section 1.(b)(1), By-law 1992-25**
The maximum permitted gross floor area, including an attached or detached garage, shall be 150 m² plus 25% of the lot area (372.8 m²).
The altered dwelling, including the attached garage, will have a gross floor area of 150 m² plus 27.4% of the lot area (394.1 m²).
- Section 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 9.54 m.
The altered dwelling will be located 9.31 m from the front lot line.

8. A0185/17EYK

File Number:	A0185/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	67 CLAYMORE DR	Community:	
Legal Description:	PLAN 4581 LOT 29		

PURPOSE OF THE APPLICATION:

To construct a two-storey front addition. with a new front porch and a second storey addition above the existing dwelling.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-59(C)**
The maximum permitted lot coverage is 33% of the lot area (172.7 m²)
The altered dwelling will have a lot coverage of 36.2% of the lot area (189.5 m²).
- Section 900.3.10(42)(A)(1), By-law 569-2013 & Section (1)(a), By-law 1993-109**
The maximum permitted gross floor area is 0.45 times the lot area (235.5 m²).
The altered dwelling will have a gross floor area of 0.65 times the lot area (343.3 m²).
- Section 10.20.40.70.(1), By-law 569-2013 & Section 320-40(C)(1)**
The minimum required front yard setback is 9.78 m.
The altered dwelling will be located 7.78 m from the front lot line.
- Section 320-42.1(C)(2)**
The minimum required aggregate side yard setback is 3.21 m.
The altered dwelling will have an aggregate side yard setback of 2.65 m.
- Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 320-42.1(B)(1)**
The maximum permitted dwelling height is 9.5 m.
The altered dwelling will have a height of 10.62 m.
- Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor is 1.2 m, above established grade.
The altered dwelling will have a first floor height of 1.46 m, above established grade.
- 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 altered dwelling will have a front exterior main wall height of 7.37 m.
- Section 320-42.1(B)(2)**
The maximum permitted soffit height is 6.5 m.
The altered dwelling will have a soffit height of 7.05 m.
- Section 10.20.40.50., By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed front balcony will have an area of 4.46 m²



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9. A0186/17EYK

File Number:	A0186/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	84 HILLCROFT DR	Community:	
Legal Description:	PLAN 3274 LOT 46		

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition (covered porch).

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

Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-59.C.

The maximum permitted lot coverage is 33% of the lot area (161.68 m²).

Section 10.20.30.40.(1)(A), By-law 569-2013

The altered dwelling will have a lot coverage of 37% of the lot area (178.77 m²).

Section 320-59.C.

The altered dwelling will have a lot coverage of 42% of the lot area (203.27 m²).

10. A0193/17EYK

File Number:	A0193/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	27 JARDINE PL	Community:	
Legal Description:	PLAN 5489 LOT 169		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: a one-storey north side addition with an attached garage, a rear addition with a new deck and a new shed in the rear yard..

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

- Section 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 33% of the lot area (228.3 m²).
The altered dwelling will have a lot coverage of 33.63% of the lot area (232.67 m²).
- Section 320-43.E.(1)**
The maximum permitted lot coverage for an ancillary building is 2% of the lot area (13.84 m²).
The proposed shed will have a lot coverage of 3.77% of the lot area (26.05 m²).
- Section 320-43.D.**
No part of the walls or supporting posts supporting a pitched roof of an accessory building shall exceed 2.5 m in height.
The proposed height of the supporting walls of the proposed shed will be 3.18 m.

11. A0194/17EYK

File Number:	A0194/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	33 BRENTWOOD RD S	Community:	
Legal Description:	PLAN 2436 N PT LOT 50		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling, the existing semi-detached garage will be maintained.

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 (122.3 m²).
Section 10.20.30.40.(1)(A), By-law 569-2013
The new dwelling will cover 39.51% of the lot area (145.42 m²).
Section 320-59.C
The new dwelling will cover 40.1% of the lot area (148.63 m²).
- Section 900.3.10.(18)(E), By-law 569-2013 and Section 1.(b)(1), By-law 1992-22**
The maximum permitted gross floor area is 185 m² or a floor space index of 0.45 times the area of the lot (166.77 m²).
The new dwelling will have a gross floor area of 261.47 m² and a floor space index of 0.71 times the area of the lot (261.47 m²).
- Section 900.3.10.(18)(A), By-law 569-2013 and Section 1.a)(1), By-law 1992-22**
The maximum permitted building height is 8.5 m.
The new dwelling will have a height of 9.1 m.

- 4. Section 900.3.10.(18)(B), By-law 569-2013**
The maximum permitted main wall height is 6 m above established grade.
The new dwelling will have a main wall height of 8.39 m above established grade.
- 5. Section 1.a)(2), By-law 1992-22**
The maximum permitted building height is 6 m.
The new dwelling will have a height of 7.95 m.
- 6. 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 18.17 m.
- 7. Section 1.d)(1), By-law 1992-22**
The maximum permitted building depth is 16.5 m.
The new dwelling will have a depth of 18.24 m.
- 8. Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey is 4 m².
The proposed rear deck at the second storey will have an area of 12 m².
- 9. Section 10.5.100.1.(1)(A), By-law 569-2013**
The minimum required driveway width is 2 m.
Section 320-44.A.(1)(a)
The minimum required driveway width is 2.6 m.
Section 10.5.100.1.(1)(A), By-law 569-2013 and Section 320-44.A.(1)(a)
The proposed driveway will have a width of 1.22 m in the front yard.
- 10. Section 10.5.60.1.(4).(4), By-law 569-2013**
No above-ground part of an ancillary building or structure may be erected prior to the erection of the main walls and completion of the roof of a residential building on the same lot.
The existing semi-detached rear garage (ancillary structure) will be maintained and be in existence prior to the erection of the main walls and completion of the roof of the new detached dwelling on the same lot.

12. A0220/17EYK

File Number:	A0220/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	190 BERRY RD	Community:	
Legal Description:	PLAN 3853 LOT 2		

PURPOSE OF THE APPLICATION:

To alter the dwelling by constructing: a second storey addition above the existing dwelling, a two-storey rear addition, a two-storey west side addition (which will contain a new main floor garage), a rear deck and a front porch.

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

- Section 10.20.30.40(1)(A), By-law 569-2013 & Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (153.6 m²).
The lot coverage will be 33.5% of the lot area (156 m²).
- Section 900.3.10(42)(A)(i), By-law 569-2013 and Section 1(a), By-law 1993-109**
The maximum permitted gross floor area (including attached or detached garages) shall be 118 m² plus 25% of the lot area (234.4 m²) up to a maximum floor space index of 0.5 (232.8 m²).
The altered dwelling will have a gross floor area of 118 m² plus 41% of the lot area (310 m²) with a floor space index of 0.67 (310 m²).
- Section 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 7.79 m.
The altered dwelling will be located 7.77 m from the front lot line.
- Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 320-42.1C(1)**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.97 from the west side lot line.
- Section 320-42.1B(2)**
The maximum permitted height for a flat roof is 6.5 m.
The altered dwelling will have a height of 9.49 m.
- Section 200.5.1.10.(2)(A), By-law 569-2013 & Section 320-18.A(1)**
The minimum required dimensions of a parking space are 5.6 m in length and 3.2 m in width.
The proposed parking space will have a length of 5.2 m and a width of 2.9 m.

13. A0227/17EYK

File Number:	A0227/17EYK	Zoning	RD & RS (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	29 LAKE PROMENADE	Community:	
Legal Description:	PLAN 1581 PT LOT 4		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.40.70.(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 east side lot line and 1 m from the west side lot line.
- 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 8.48 m.
- Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
The new dwelling will have a depth of 22.86 m.
- Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey of a detached house is 4 m².
The proposed second storey rear platforms will have areas of 7.4 m² and 9.2 m².

5. 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.

The proposed vehicle entrance in a main wall of the principal building is lower than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street (8% sloped driveway into a below grade garage).

14. A0235/17EYK

Owner(s):	Ward:	Etobicoke-Lakeshore (06)
Agent:	Heritage:	Not Applicable
Property Address: 112 SIXTEENTH ST	Community:	
Legal Description: PLAN M362 PT LOT 96		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition with a new deck and 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 350-31.F.(2)**
The maximum permitted floor space index is 0.6 times the lot area (139.35 m²).
Section 10.80.40.40.(1)(A), By-law 569-2013
The altered dwelling will have a floor space index of 0.9 times the lot area (207.97 m²).
Section 350-31.F.(2)
The altered dwelling will have a floor space index of 1.28 times the lot area (298.26 m²).
- Section 900.6.10.(23)(D)(i), By-law 569-2013 & Section 350-3.A.(4)**
The minimum required side yard setback is 0.6 m.
The second floor of the altered dwelling will be located 0.3 m from the north side lot line.
- Section 10.5.40.60.(5)(A), By-law 56-2013**
The architectural features of a building may be located no closer to the lot line than of 0.3 m.
Section 350-13.B.
The minimum required side yard setback for eaves and other projections is 0.5 m.
Section 10.5.40.60.(5)(A), By-law 56-2013 & Section 350-13.B.
The proposed cornice trim will be located 0.2 m from the north side lot line.
- 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.
A total of 11.2 m² of the first floor will be located within 1.5 m of the front main wall.
- Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The altered dwelling will have a length of 17.7 m.
- Section 10.80.40.10.(2)(A), By-law 569-2013**
The maximum permitted height of the exterior portion of the main walls is 7 m.
The exterior portion of the main walls of the altered dwelling will have a height of 7.82 m.

- 7. Section 350-13.C.**
The maximum permitted projection of a verandah, porch or stairs from the main rear wall is 3.38 m.
The proposed rear deck with stairs will project 4.2 m from the main rear wall.
- 8. Section 350-31.A.(7)**
A minimum of 40% of the lot area shall be maintained as landscaped open space.
A total of 33.41% of the lot area will be maintained as landscaped open space.
- 9. Section 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% of the rear yard shall be maintained as soft landscaping.
A total of 27.15% of the rear yard will be maintained as soft landscaping.

15. A0240/17EYK

File Number:	A0240/17EYK	Zoning	CR & CPR (ZR)
Owner(s):		Ward:	Etobicoke North (01)
Agent:		Heritage:	Not Applicable
Property Address:	6200 FINCH AVE W	Community:	
Legal Description:	PLAN 2181 PT LOTS 19 21 23 AND 25 RP 64R9003 PARTS 1 TO 3 RP 66R12687 PARTS 8 TO 10 12 15 17 AND 36		

PURPOSE OF THE APPLICATION:

To alter the existing commercial centre by: constructing an infill expansion between buildings B and C, constructing front and side additions to building A, and constructing a new building at the north-east corner of the site (Pad A).

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

- Section 900.11.10.(1129) (A) and Section 2(A), By-law 163-2006**
A maximum three separate buildings, with a total gross floor area not exceeding 2930 m², is permitted on this site.
A total of four buildings are existing on-site and they will have a combined gross floor area of 4083.7 m².
- Section 900.11.10.(1129) (A) and Section 2(B), By-law 163-2006**
The minimum required setback to Finch Avenue West is 11.5 m and the minimum required setback to Stevenson Road is 6 m.
The proposed front yard setback to Finch Avenue West is 4.06 m and the proposed front yard setback to Stevenson Road is 3 m.
- Section 900.11.10.(1129) (A) and Section 2(C), By-law 163-2006**
The minimum parking setback for Finch Avenue West is 4.5 m and this setback shall be used only for landscaping.
The proposed parking setback and landscaped strip is 3.33 m.
- Section 900.11.10.(1129) (A) and Section 3, By-law 163-2006**
A total of 216 parking spaces are required for the site.
A total of 133 parking spaces will be provided.

16. A0248/17EYK

File Number:	A0248/17EYK	Zoning	RD & R1 (Waiver)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	22 JEFF DR	Community:	
Legal Description:	PLAN M853 LOT 24		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear and east side addition.

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 (253.17 m²).
The altered dwelling will have a floor space index of 0.48 times the area of the lot (267.97 m²).
- Section 10.20.40.70.(1), By-law 569-2013 & Section 320-40.C.(1)**
The minimum required front yard setback is 11.83 m.
The altered dwelling will be located 10.63 m from the front lot line.

17. A0258/17EYK

File Number:	A0258/17EYK	Zoning	RD & R2 (Waiver)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	24 BALEBERRY CRES	Community:	
Legal Description:	PLAN M705 LOT 109		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: a two-storey north side addition, a second storey addition above the existing dwelling, a new covered front porch and a new covered rear deck.

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

- Section 10.20.30.40.(1), By-law 569-2013 & Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (203.8 m²).
The altered dwelling will have a lot coverage of 40.18% of the lot area (248.13 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the lot area (277.91 m²).
The altered dwelling will have a floor space index of 0.48 times the lot area (298.91 m²).
- Section 10.5.40.70.(1)(B), By-law 569-2013 & Section 320-40.C.(3)**
The minimum required front yard setback is 7.86 m.
The altered dwelling will be located 7.42 m from the front lot line.
- Section 10.5.40.60.(2)(A), By-law 569-2013**
A canopy, awning or similar structure above a platform may encroach into a required minimum setback 2.5 m.
The proposed roof will encroach 3.67 m into the required rear yard setback and 2.31 m into the required front yard setback.
- Section 320-42.E.**
An uncovered terrace, veranda, porch, chimney-breast or steps are permitted to project 1.6 m.
The proposed deck and steps will project 3.67 m from the rear main wall.
- Section 320-40.D.(2)**
The maximum permitted projection into the required front yard is 1.6 m.
The proposed roof of the covered front porch will project 2.31 m into the required front yard setback.

18. A0263/17EYK

File Number:	A0263/17EYK	Zoning	EC3 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	64 - 70 CORDOVA AVE	Community:	
Legal Description:	ETOBICOKE CON A CLERGY BLK PT LOT 7 RP 66R26151 PART 1		

PURPOSE OF THE APPLICATION:

To modify the gross floor area and height requirements of the site specific By-law 110-2016.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**1. Section 4.(c), By-law 110-2016**

The maximum permitted gross floor area for phase 3 is 29 000 m².

The altered mixed use building (phase 3) will have a gross floor area of 32 700 m².

2. Section 4, By-law 110-2016

The maximum permitted gross floor area for the entirety of the lands is 90 000 m².

The proposed gross floor area for the entirety of the lands will be 92 175 m².

3. Schedule 'B', By-law 110-2016

The maximum permitted height is 123 m for Phase 3.

The proposed development for Phase 3 will have a height of 132 m.

19. A0265/17EYK

File Number:	A0265/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	47 ALBANI ST	Community:	
Legal Description:	PLAN M76 PT LOT 499		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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 is 0.6 times the lot area (230 m²).
The new dwelling will have a floor space index of 0.73 times the lot area (282.1 m²).
- Section 340-16(B)**
The maximum permitted setback for eaves is 0.4 m.
The eaves of the new dwelling will be located 0.32 m from both the east and west side lot lines.
- Section 10.80.40.50.(1)(B), By-law 569-2016**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed platform at or above the second storey will be 7.5 m².
- Section 340-31.(A)(4)**
A minimum of 6 m of access shall be provided in front of the parking space.
A total of 4.66 m will be provided in front of the parking space.

20. A0153/17EYK

File Number:	A0153/17EYK	Zoning	E & IC2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	15 BETHRIDGE RD	Community:	
Legal Description:	CON 1 FTH PT LOTS 25 & 26		

PURPOSE OF THE APPLICATION:

To permit a waste recycling/recovery operation in conjunction with the existing construction related business.

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

- 1. Section 320-24.3.A.(2)**
The proposed Waste Recycling/Recovery Operation is not a permitted use in an IC3 zone.
- 2. Section 60.20.20.100.(8)(A)(i) and (ii), By-law 569-2013**
A recovery facility is conditionally permitted so long as it does not include the recovery of asphalt and concrete.
The proposed Waste Recycling/Recovery Operation will include the recovery of asphalt and concrete, it is therefore not a permitted use.
- 3. Section 60.20.20.100.(8)(C), By-law 569-2013**
The Waste Recycling/Recovery Operation is a permitted use provided the separating or sorting of materials are within a wholly enclosed building.
The proposed Waste Recycling/Recovery Operation will separate and sort materials in a Quonset hut which is not an enclosed building.
- 4. Section 320-24.3.D.**
A building used or maintained as a waste disposal/recycling facility shall have no other permitted uses within the same building or structure and the building or structure shall be fully enclosed.
The proposed Waste Recycling/Recovery Operation will operate within a Quonset hut which is not an enclosed building.
- 5. Section 320-24.3.E.**
No outside storage, including storage in parked trucks or enclosed containers are permitted.
The proposed Waste Recycling/Recovery Operation will have outside storage of materials in open block bunkers located on the east side of the property.

6. Section 320-24.3.F.

Yards abutting a street where trucks manoeuver, weigh-in, load/unload and where waste and/or recycled materials are handled shall be enclosed by a two-and-four-tenths metre high solid metal, wood or masonry fence. If constructed of wood or metal, the fence is to be painted and maintained.

The existing fence, which does not comply with the height and material requirements of the by-law, is to be maintained.

21. A0203/17EYK

File Number:	A0203/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	18 DARLINGTON DR	Community:	
Legal Description:	PLAN 4693 LOT 13		

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling and to construct a new attached garage.

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

- Section 10.20.40.50 (1)(A), By-law 569-2013 & Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the lot area (221.74 m²).
The altered dwelling will have a floor space index of 0.53 times the lot area (263.28 m²).
- Section 320-42.1.C.(2)**
The minimum required aggregate side yard setback is 3.17 m.
The altered dwelling will have an aggregate side yard setback of 2.45 m.
- Section 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted flat roof height is 7.2 m.
Section 320-42.1.B.(2)
The maximum permitted flat roof height is 6.5 m.
Section 10.20.40.10.(4)(A), By-law 569-2013 & Section 320-42.1.B.(2)
The altered dwelling will have a height of 7.82 m.
- Section 10.20.40.10.(6), By-law 549-2013**
The maximum permitted height of the first floor above established garage is 1.2 m.
The altered dwelling will have a first floor height of 1.48 m, above established grade.
- 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 front platform will have an area 10.57 m².

22. A0224/17EYK

File Number:	A0224/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	32 SUNNYLEA AVE E	Community:	
Legal Description:	PLAN 1978 PT LOTS 18 AND 19 RANGE 2 PT LOT 5		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-59(C)**
The maximum permitted lot coverage is 33% of the lot area (165.8 m²)
The proposed dwelling will have a lot coverage of 34% of the lot area (170.2 m²).
- Section 900.3.10(42)(A)(1), By-law 569-2013 & Section (1)(a), By-law 1993-109**
The maximum permitted gross floor area is 118 m² plus 25% of the lot area (243.5 m²).
The proposed dwelling will have a gross floor area of 118 m² plus 47% of the lot area (351.4 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The proposed dwelling will be located 0.91 m from the west side lot line.
- Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 320-42.1(B)(1)**
The maximum permitted dwelling height is 9.5 m.
The proposed dwelling will have a height of 10.01 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 proposed dwelling will have a front exterior main wall height of 7.6 m.
- Section 320-42.1(B)(2)**
The maximum permitted soffit height is 6.5 m.
The proposed dwelling will have a soffit height of 7.5 m.
- Section 200.5.1.10(2)(A), By-law 569-2013 & Section 320-18(A)**
The minimum required width of a parking space is 3.2 m.
The proposed parking space within the proposed garage will have a width of 3 m.

23. A0246/17EYK

File Number:	A0246/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	14 HOBDEN PL	Community:	
Legal Description:	PLAN 5737 LOT 90		

PURPOSE OF THE APPLICATION:

To construct a one-storey front addition.

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

- Section 10.20.40.70.(1), By-law 569-2013 & Section 320-40(3)**
The minimum required front yard setback is 8.05 m.
The altered dwelling will be located 6.24 m from the front lot line.
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The altered dwelling will have a length of 18.85 m.
- Section 10.5.50.10.(1)(B), By-law 569-2013**
A minimum of 50% of the front yard shall be maintained as landscaping (67.8 m²).
A total of 48.2% of the front yard will be maintained as landscaping (65.4 m²).



City Planning Division

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Manager & Deputy Secretary Treasurer

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Committee of Adjustment
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24. A0259/17EYK

File Number:	A0259/17EYK	Zoning	RD & R3 (Waiver)
Owner(s):		Ward:	Etobicoke North (01)
Agent:		Heritage:	Not Applicable
Property Address:	6 COLLANUS CRT	Community:	
Legal Description:	PLAN M1998 LOT 66		

PURPOSE OF THE APPLICATION:

To construct a basement entrance through the garage, which will result in reduced garage dimensions.

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

Section 200.5.1.10.(2)(A)(i), By-law 569-2013 and Section 320-18(A)(1) & By-law 1978-184

The minimum required length of a parking space is 5.6 m.

The proposed length of the parking space within the altered garage is 4.98 m.

25. A0267/17EYK

File Number:	A0267/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	16 LEAMINGTON AVE	Community:	
Legal Description:	PLAN 4320 LOT 30		

PURPOSE OF THE APPLICATION:

To construct a two-storey front addition which will include an attached garage, the existing attached garage will be converted into habitable space.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (168.63 m²).
Section 10.20.30.40.(1)(A), By-law 569-2013
The altered dwelling will have a lot coverage of 33.47% of the lot area (171.04 m²).
Section 320-59.C.
The altered dwelling will have a lot coverage of 34.13% of the lot area (174.42 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the lot area (229.95 m²).
The altered dwelling will have a floor space index of 0.61 times the lot area (313.87 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 6.99 m.

26. A0272/17EYK

File Number:	A0272/17EYK	Zoning	RM& R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	76 SUPERIOR AVE	Community:	
Legal Description:	PLAN M77 PT LOT 185		

PURPOSE OF THE APPLICATION:

To alter the dwelling by constructing: second and third storey additions, a rear addition, a new north side attached garage, a front porch and a rear deck.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013 and Section 340-30.(L)**
The maximum permitted floor space index is 0.6 times the area of the lot (159.89 m²).
The altered dwelling will have a floor space index equal to 0.99 times the area of the lot (265.42 m²).
- Section 10.5.40.70.(1)(B), By-law 569-2013 and Section 340-30.N**
The minimum required front yard setback is 3.93 m.
The altered dwelling will be located 3.83 m from the front lot line.
- 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 0.25 m from the north side lot line and 0.56 m from the south side lot line.
- Section 10.5.40.60.(7)(B), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 340-16.(B)
The minimum required side yard setback for eaves is 0.4 m.
Section 10.5.40.60.(7), By-law 569-2013 and Section 340-16.(B)
The eaves of the altered dwelling will be located 0.03 m from the north side lot line and 0.27 m from the south side lot line.
- Section 900.6.10.(22)(C), By-law 569-2013 and Section 340-30.(A)(7)**
The maximum permitted dwelling height is 9.5 m.
The altered dwelling will have a height of 9.93 m.

- 6. Section 10.80.40.10.(2)(A), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The altered dwelling will have a front exterior main wall height of 9.63 m.
- 7. Section 10.80.40.50.(1)(A), By-law 569-2013**
The maximum permitted number of platforms at or above the second storey located on the rear wall is 1.
The altered dwelling will have 2 platforms at or above the second storey located on the rear wall.
- 8. Section 10.80.40.50.(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 platform will have an area of 7.07 m² and the third storey platform will have an area of 4.01 m².
- 9. Section 200.5.1.10.(2)(A)(iv), By-law 569-2013 & Section 340-31.A.(1)(c)**
The minimum required parking space width is 3.2 m.
The proposed parking space within the attached garage will have a width of 3 m.
- 10. Section 200.5.1(3)(A), By-law 569-2013 and 340-31.A.(4)**
The minimum required driveway width from the lot line to the garage is 6 m.
The proposed driveway width from the lot line to the garage is 3.83 m.
- 11. 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 m.
The driveway will have a width of 3.46 m.

27. A0273/17EYK

File Number:	A0273/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	23 BIRCHVIEW BLVD	Community:	
Legal Description:	PLAN 2412 E PT LOT 34 W PT LOT 35		

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling.

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

- Section 900.3.10.(38)(A), By-law 569-2013**
The maximum permitted gross floor area is 0.5 times the lot area (221.2 m²).
The altered dwelling will have a gross floor area of 0.52 times the lot area (231.3 m²).
- Section 320-42.1(C)(1)**
The minimum required aggregate side yard setback is 2.1 m.
The aggregate side yard setback of the altered dwelling will be 1.84 m.

28. A0285/17EYK

File Number:	A0285/17EYK	Zoning:	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (01)
Agent:		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.
- 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 rear lot line.
- 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.
- 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.
- 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.

29. A0297/17EYK

File Number:	A0297/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	10 ROBINHOOD RD	Community:	
Legal Description:	PLAN 4114 LOT 11		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-59(C)**
The maximum permitted lot coverage is 33% of the lot area (152.9 m²).
The new dwelling will have a lot coverage of 48% of the lot area (224 m²).
- Section 900.3.10(28)(C), By-law 569-2013 & Section 1.(b)(1), By-law 1992-24**
The maximum permitted gross floor area is 0.5 times the lot area (231.7 m²).
The new dwelling will have a gross floor area of 0.81 times the lot area (375 m²).
- Section 10.20.40.70.(6)(B), By-law 569-2013**
The minimum required side yard setback is 3 m for a corner lot where there is an adjacent lot fronting on the street abutting the side lot line.
Section 320-41.B
The minimum required side yard setback abutting a street is 3 m.
Section 10.20.40.70.(6)(B), By-law 569-2013 & Section 320-41.B
The new dwelling will be located 2.23 m from the west side lot line abutting a street (Cudworth Place).
- Section 10.20.40.70.(2)(B), By-law 569-2013 & Section 320-42(B)**
The minimum required rear yard setback is 8.42 m.
The new dwelling will be located 3.1 m from the rear lot line.
- Section 320-41(D)**
The minimum required side yard setback for eaves is 0.4 m.
The eaves of the new dwelling will be located 0.37 m from the east side lot line.
- Section 320-41.E.**
The maximum permitted porch projection is 1.6 m from the main side wall.
The proposed porch along the Cudworth Place side lot line will project 1.88 m from the main side wall.
- Section 10.5.40.60.(1)(E), By-law 569-2013**

A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required side yard setback a maximum of 1.5 m, if it is no closer to the side lot line than 0.3 m.
The proposed platform will encroach 2.65 m into the required side yard setback.

8. Section 10.20.40.20.(1), By-law 569-2013

The maximum permitted dwelling length is 17 m.
The new dwelling will have a length of 22.25 m.

9. Section 10.20.40.30.(1), By-law 569-2013

The maximum permitted dwelling depth is 19 m.

Section 1.(d)(1), By-law 1992-24

The maximum permitted dwelling depth is 16.5 m.

Section 10.20.40.30.(1), By-law 569-2013 & Section 1.(d)(1), By-law 1992-24

The new dwelling will have a depth of 22.25 m.

30. A0298/17EYK

File Number:	A0298/17EYK	Zoning:	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	79 ANTIOCH DR	Community:	
Legal Description:	PLAN 5071 LOT 94		

PURPOSE OF THE APPLICATION:

To construct a one-storey west side addition, a two-storey east side addition, a second storey addition over the existing dwelling, and to extend the existing attached garage.

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

- Section 10.5.40.70.(1)(A), By-law 569-2013 and Section 320-40.A.(1)**
The minimum required front yard setback is 8.41 m.
The altered dwelling will be located 7.56 m from the front lot line.
- Section 320-41.B.**
The minimum required side yard setback abutting a street is 4.17 m.
The altered dwelling will be located 3.88 m from the west side lot line abutting a street (Antioch Drive).
- 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 17.11 m.
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 320-42.1.B.(1)**
The maximum permitted dwelling height is 9.5 m.
The altered dwelling will have a height of 9.68 m.
- Section 10.20.40.10.(2), By-law 569-2013**
The maximum permitted exterior main wall height is 7 m.
The altered dwelling will have an exterior main wall height of 7.27 m.
- Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The altered dwelling will have a soffit height of 7.27 m.
- Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey of a detached house is 4 m².
The proposed second storey west side balcony will have an area of 10.8 m².
- Section 200.5.1.10.(2)(A)(iv), By-law 569-2013 and Section 320-18.A.(1)(c)**
The minimum required parking space width for a parking space where both sides are obstructed is 3.2 m.
The proposed parking space, within the proposed extended garage, will have a width of 3.05 m.

9. **Section 10.5.60.30.(1), By-law 569-2013 and Section 320-43.A.(1)**
The minimum required setback for an ancillary building or structure from a residential building on the same lot is 1.8 m.
The altered dwelling will be located 0.61 m from the existing pool located along the north side.

31. A0305/17EYK

File Number:	A0305/17EYK	Zoning	R & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	37 GREENFIELD DR	Community:	
Legal Description:	PLAN 3740 LOT 20		

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(21)(C), By-law 569-2013 & Section 1(b)(1), By-law 1992-23**
The maximum permitted gross floor area, including an attached garage is 135 m² plus 25% of the lot area (314.8 m²).
The new dwelling, including the attached garage, will have a gross floor area of 135 m² plus 29.57% of the lot area (347.7 m²).
- Section 320-41.B**
The minimum required side yard setback abutting a street is 5.39 m.
The new dwelling will be located 3.87 m from the north side lot line abutting a street (Greenfield Drive).
- Section 320-40.D.(2)**
The maximum permitted projection for a deck into the required front yard (Shaver Avenue) is 1.6 m.
The proposed front deck will encroach 2.2 m into the required front yard setback.
- Section 320-41.E.**
The maximum permitted porch projection is 1.6 m from the main side wall.
The proposed side yard porch along the Greenfield Drive side lot line will project 1.8 m from the main side wall.
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 1.a)(1), By-law 1992-23**
The maximum permitted building height is 9.5 m.
The new dwelling will have a height of 10.11 m.
- 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 7.14 m.

- 7. 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 7.14 m.
- 8. Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The new dwelling will have a length of 19.75 m.
- 9. Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted dwelling depth is 19 m.
Section 1.(d)(1), By-law 1992-23
The maximum permitted dwelling depth is 16.5 m.
Section 10.20.40.30.(1), By-law 569-2013 & Section 1.(d)(1), By-law 1992-23
The new dwelling will have a depth of 19.75 m.
- 10. Section 320-41.F**
A minimum of 6 m must be provided in front of a garage facing a flanking street.
The proposed garage facing a flanking street (Greenfield Drive) will be located 5.47 m from the north side lot line.

32A.

B0007/17EYK

File Number:	B0007/17EYK	Zoning	RD & RS (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	99 TWENTY SEVENTH ST	Community:	
Legal Description:	PLAN 1545 PT LOT 78		

THE CONSENT REQUESTED:

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

Retained - Part 1

Address to be assigned

The lot frontage is 7.62 m and the lot area is 246.2 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, requiring variances to the Zoning By-law, as outlined in Application A0063/17EYK.

Conveyed - Part 2

Address to be assigned

The lot frontage is 7.62 m and the lot area is 246.2 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, requiring variances to the Zoning By-law, as outlined in Application A0064/17EYK.

File numbers B0099/17EYK, A0063/17EYK and A0064/17EYK will be considered jointly.

32B. A0063/17EYK

File Number:	A0063/17EYK	Zoning	RD & RS (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	99 TWENTY SEVENTH ST - PART 1	Community:	
Legal Description:	PLAN 1545 PT LOT 78		

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 & Section 330-23.A.(2)**
The minimum required lot frontage is 12 m.
The lot frontage will be 7.62 m.
- Section 10.20.30.10.(1)(A), 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 10.20.30.10.(1)(A), By-law 569-2013 & Section 330-23.A.(1)
The lot area will be 246.2 m².
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the lot area (86.2 m²).
The proposed dwelling will have a floor space index of 1.18 times the lot area (291.7 m²).
- Section 10.20.40.70.(1), By-law 569-2013 & Section 330-23.A.(6)**
The minimum required front yard setback is 8.11 m.
The proposed dwelling will be located 6.05 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.A.(7)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 330-23.A.(7)
The proposed dwelling will be located 0.91 m from the north side line and 0.6 m from the south side lot line.
- Section 10.20.40.20.(1), By-law 569-2013**

The maximum permitted dwelling length is 17 m.
The propose dwelling will have a length of 17.75 m.

7. 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 2.6 m above established grade.

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

The maximum permitted height for a flat roof is 7.2 m.
The proposed flat roof will have height of 10.14 m.

9. Section 330-23(A)(10)(a)

The maximum permitted height is 9.5 m.
The proposed dwelling will have a height of 10.14 m.

File numbers B0099/17EYK, A0063/17EYK and A0064/17EYK will be considered jointly.

32C. A0064/17EYK

File Number:	A0064/17EYK	Zoning	RD & RS (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	99 TWENTY SEVENTH ST - PART 2	Community:	
Legal Description:	PLAN 1545 PT LOT 78		

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 & Section 330-23.A.(2)**
The minimum required lot frontage is 12 m.
The lot frontage will be 7.62 m.
- Section 10.20.30.10.(1)(A), 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 10.20.30.10.(1)(A), By-law 569-2013 & Section 330-23.A.(1)
The lot area will be 246.2 m².
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the lot area (86.2 m²).
The proposed dwelling will have a floor space index of 1.18 times the lot area (291.7 m²).
- Section 10.20.40.70.(1), By-law 569-2013 & Section 330-23.A.(6)**
The minimum required front yard setback is 8.11 m.
The proposed dwelling will be located 6.05 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.A.(7)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 330-23.A.(7)
The proposed dwelling will be located 0.63 m from the north side line and 0.9 m from the south side lot line.
- Section 10.20.40.20.(1), By-law 569-2013**

The maximum permitted dwelling length is 17 m.
The propose dwelling will have a length of 17.75 m.

7. 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 2.87 m above established grade.

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

The maximum permitted height for a flat roof is 7.2 m.
The proposed flat roof will have height of 10.05 m.

9. Section 330-23(A)(10)(a)

The maximum permitted height is 9.5 m.
The proposed dwelling will have a height of 10.05 m.

File numbers B0099/17EYK, A0063/17EYK and A0064/17EYK will be considered jointly.

33A. B0012/17EYK

File Number:	B0012/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	405 THE KINGSWAY	Community:	
Legal Description:	PLAN 2581 PT BLK A		

THE CONSENT REQUESTED:

To obtain consent to sever the lot into three residential lots.

Retained - Part 1

Address to be assigned

The lot frontage is 23.13 m and the lot area is 1215.4 m². The existing dwelling will be maintained and will require variances to the Zoning By-law, as outlined in Application A0110/17EYK.

Conveyed - Part 2

Address to be assigned

The lot frontage, measured along the front lot line, is 22.9 m and the lot area is 728.6 m². The property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0109/17EYK.

Conveyed - Parts 3

Address to be assigned

The lot frontage, measured along the front lot line, is 22.5 m and the lot area is 826.3 m². The property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0111/17EYK.

File Numbers: B0012/17EYK, A0109/17EYK, A0110/17EYK and A0111/17EYK are considered jointly.

33B. A0109/17EYK

File Number:	A0109/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	405 THE KINGSWAY - PART 2	Community:	
Legal Description:	PLAN 2581 PT BLK A		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral 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 22.5 m.
The lot frontage will be 19.3 m.
Section 1.(a), By-law 3314
The minimum, required lot frontage is 22.86 m.
The lot frontage will be 19.9 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 1045 m².
Section 1.(b), By-law 3314
The minimum required lot area is 1045.16 m².
Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 1.(b), By-law 3314
The lot area will be 728.6 m².
- Section 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the lot area (327.87 m²).
The new dwelling will have a floor space index of 0.52 times the lot area (378.34 m²).
Section 1.(b).(1), By-law 1992-24
The maximum permitted gross floor area, including an attached, is 165 m² plus 25% of the lot area (347.15 m²).
The new dwelling, including the attached garage, will have a gross floor area equal to 165 m² plus 31.74% of the lot area (396.26 m²).
- Section 1.(e), By-law 3314**
The minimum required front yard setback is 12.65 m.
The new dwelling will be located 9 m from the front lot line.

5. Section 900.3.10.(47)(C), By-law 569-2013
The minimum required side yard setback is 1.8 m.

Section 1.(c).(3), By-law 1992-24
The minimum required aggregate side yard setback is 3.98 m.

Section 900.3.10.(47)(C), By-law 569-2013 and Section 1.(c).(3), By-law 1992-24
The new dwelling will be located 1.5 m from the north side lot line and 1.54 m from the south side lot line, and will have a minimum required aggregate side yard setback of 3.04 m.

6. Section 10.20.40.50.(1)(B), By-law 569-2013
The maximum permitted area of a platform at or above a second storey is 4 m².
The proposed second storey balcony will have an area of 9.75 m².

File Numbers: B0012/17EYK, A0109/17EYK, A0110/17EYK and A0111/17EYK are considered jointly.

33C. A0110/17EYK

File Number:	A0110/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	405 THE KINGSWAY - PART 1	Community:	
Legal Description:	PLAN 2581 PT BLK A		

PURPOSE OF THE APPLICATION:

To maintain the existing dwelling on a reduced lot (as a result of the associated consent application B0012/17EYK).

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**1. Section 900.3.10.(47)(C), By-law 569-2013 and Section 1.c)(3), By-law 1992-24**

The minimum required side yard setback is 1.8 m.

The maintained dwelling will be located 1.5 m from the north side lot line.

2. Section 10.20.40.70.(2)(B), By-law 569-2013 & Section 320-42.A

The minimum required rear yard setback is 12.66 m.

The maintained dwelling will be located 5.89 m from the rear lot line.

File Numbers: B0012/17EYK, A0109/17EYK, A0110/17EYK and A0111/17EYK are considered jointly.

33D. A0111/17EYK

File Number:	A0111/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	405 THE KINGSWAY - PART 3	Community:	
Legal Description:	PLAN 2581 PT BLK A		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral 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 22.5 m.
The lot frontage will be 19.8 m.
Section 1.(a), By-law 3314
The minimum, required lot frontage is 22.86 m.
The lot frontage will be 20.2 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 1045 m².
Section 1.(b), By-law 3314
The minimum required lot area is 1045.16 m².
Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 1.(b), By-law 3314
The lot area will be 826.3 m².
- Section 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the lot area (371.84 m²).
The new dwelling will have a floor space index of 0.47 times the lot area (387.66 m²).
Section 1.(b).(1), By-law 1992-24
The maximum permitted gross floor area, including an attached, is 165 m² plus 25% of the lot area (371.58 m²).
The new dwelling, including the attached garage, will have a gross floor area equal to 165 m² plus 29.11% of the lot area (405.58 m²).
- Section 1.(e), By-law 3314**
The minimum required front yard setback is 12.65 m.
The new dwelling will be located 11.55 m from the front lot line.

5. Section 900.3.10.(47)(C), By-law 569-2013
The minimum required side yard setback is 1.8 m.

Section 1.(c).(3), By-law 1992-24
The minimum required aggregate side yard setback is 4.04 m.

Section 900.3.10.(47)(C), By-law 569-2013 and Section 1.(c).(3), By-law 1992-24
The new dwelling will be located 1.54 m from the north side lot line and 1.5 m from the south side lot line, and will have a minimum required aggregate side yard setback of 3.04 m.

File Numbers: B0012/17EYK, A0109/17EYK, A0110/17EYK and A0111/17EYK are considered jointly.

34. A0916/16EYK

File Number:	A0916/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	46 REID MANOR	Community:	
Legal Description:	PLAN 5253 LOT 6		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-59.C**
The maximum permitted lot coverage is 33% of the lot area (149.78 m²).
The new dwelling will have a lot coverage of 41.93% of the lot area (190.31 m²).
- Section 900.3.10.(42)(A)(i), By-law 569-2013 & Section 1(a), By-law 1993-109**
The maximum permitted gross floor area, including an attached garage, is 118 m² plus 25% of the lot area (231.5 m²), up to a maximum floor space index of 0.5 (226.93 m²).
The new dwelling will have a gross floor area of 118 m² plus 48.63% of the lot area (338.7 m²), with a floor space index of 0.75 (338.7 m²).
- Section 10.20.40.70.(1), By-law 569-2013 & Section 320-40.B**
The minimum required front yard setback is 7.72 m.
The new dwelling will be located 6.34 m from the front lot line.
- Section 320-42.1.C.(2)**
The minimum required side yard setback is 1.2 m per side, provided the aggregate side yard setback is not less than 20% of the lot frontage (3.09 m).
The new dwelling will be located 1.22 m from the north side lot line and 1.22 m from the south side lot line and the aggregate side yard setback of the proposed dwelling will be 15.8% of the lot frontage (2.44 m).
- Section 10.20.40.70.(2)(A), By-law 569-2013 and Section 320-42.A**
The minimum required rear yard setback is 7.5 m.
The new dwelling will be located 6.12 m from the rear lot line.

- 6. Section 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted dwelling height is 7.2 m.
Section 320-42.1.B.(2)
The maximum permitted dwelling height for a flat roofed dwelling 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 9.11 m.
- 7. Section 10.5.40.60.(1)(C), By-law 569-2013**
A rear yard platform located no higher than the first floor may encroach into the required rear yard setback a maximum of 2.5 m.
Section 320-42.E
The maximum permitted encroachment for a platform into the required rear yard setback is 1.6 m.
Section 10.5.40.60.(1)(C), By-law 569-2013 & Section 320-42.E
The proposed platform will be located 4.55 m into the required rear yard setback.
- 8. Section 320-40.D(2)**
The maximum permitted projection for a porch into the required front yard is 1.6 m.
The proposed front patio will project 2.47 m into the required front yard setback.



City Planning Division

Susanne Pringle
Manager & Deputy Secretary Treasurer

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Committee of Adjustment
Etobicoke York Panel
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Toronto ON M9C 5A3
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35A. B11/16EYK

File Number:	B11/16EYK	Zoning	RD & RS (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	9 THIRTY EIGHTH ST	Community:	
Legal Description:	PLAN 2155 LOT 120		

THE CONSENT REQUESTED:

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

Retained - Part 2

Address to be assigned

The lot frontage is 7.62 m and the lot area is 304 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 A96/16EYK.

Conveyed - Part 1

Address to be assigned

The lot frontage is 7.62 m and the lot area is 304 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 A95/16EYK.

File numbers B11/16EYK, A95/16EYK and A96/16EYK will be considered jointly.

35B. A95/16EYK

File Number:	A95/16EYK	Zoning	RD & RS (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	9 THIRTY EIGHTH ST - PART 1	Community:	
Legal Description:	PLAN 2155 LOT 120		

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 & Section 330-23.A.(2)**
The minimum required lot frontage is 12 m.
The lot frontage will be 7.62 m.
- Section 10.20.30.10.(1)(A), 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 10.20.30.10.(1)(A), By-law 569-2013 & Section 330-23.A.(1)
The lot area will be 304.11 m².
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the lot area (106.4 m²).
The proposed dwelling will have a floor space index of 0.56 times the lot area (170.5 m²).
- Section 10.20.40.70.(1), By-law 569-2013 & Section 330-23.A.(6)**
The minimum required front yard setback is 14.36 m.
The proposed dwelling will be located 11.06 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.A.(7)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(c), By-law 569-2013 & Section 330-23.A.(7)
The proposed dwelling will be located 0.6 m from the south side lot line.

File numbers B11/16EYK, A95/16EYK and A96/16EYK will be considered jointly.

35C. A96/16EYK

File Number:	A96/16EYK	Zoning	RD & RS (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	9 THIRTY EIGHTH ST	Community:	
Legal Description:	PLAN 2155 LOT 120		

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 & Section 330-23.A.(2)**
The minimum required lot frontage is 12 m.
The lot frontage will be 7.62 m.
- Section 10.20.30.10.(1)(A), 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 10.20.30.10.(1)(A), By-law 569-2013 & Section 330-23.A.(1)
The lot area will be 304.11 m².
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the lot area (106.4 m²).
The proposed dwelling will have a floor space index of 0.56 times the lot area (170.5 m²).
- Section 10.20.40.70.(1), By-law 569-2013 & Section 330-23.A.(6)**
The minimum required front yard setback is 14.36 m.
The proposed dwelling will be located 11.06 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.A.(7)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(c), By-law 569-2013 & Section 330-23.A.(7)
The proposed dwelling will be located 0.6 m from the north side lot line.

File numbers B11/16EYK, A95/16EYK and A96/16EYK will be considered jointly.

36. A0145/16EYK

File Number:	A0145/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (01)
Agent:		Heritage:	Not Applicable
Property Address:	68 HARLOW CRES	Community:	
Legal Description:	PLAN 3763 S PT LOT 55		

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.(1299)(A), By-law 569-2013 and Section 1.(c), By-law 1981-360**
The maximum permitted floor space index, including an attached garage, is 38% of the lot area (264.83 m²).
The new dwelling, including the attached garage, will have a floor space index equal to 46.99% of the lot area (327.46 m²).
- 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 21.24 m.
- Section 10.20.40.30.(1), 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), By-law 569-2013 and Section 320-42.1.D.(1)