

## COMMITTEE OF ADJUSTMENT ETOBICOKE- YORK PANEL

**Hearing Date:** Thursday March 23, 2017

**Time:** 1:00 p.m. & 3:00 p.m.

**Location:** York Council Chambers – 2700 Eglinton Ave W, York Civic Centre

### OPENING REMARKS:

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

### FILES TO BE CLOSED:

A0797/16EYK          870 WESTON ROAD          York South-Weston (11)

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

Item	File Number	Property	Community (Ward)
1	A0143/17EYK	78 AURA LEA BLVD	York West (07)
2	A0004/17EYK	10 METHUEN AVE	Parkdale-High Park (13)
3	A0015/17EYK	29 ALESSIA CRCL	Davenport (17)
4	A0021/17EYK	103 WATSON AVE	Parkdale-High Park (13)
5	A0030/17EYK	25 TREELAWN PKWY	York South-Weston (12)
6	A0051/17EYK	59 BARTONVILLE AVE W	York South-Weston (11)

7	A0067/17EYK	40 HOWICK AVE	Davenport (17)
8	A0077/17EYK	26 BRULE CRES	Parkdale-High Park (13)
9	A0093/17EYK	42 BECKETT AVE	York South-Weston (12)
10	A0094/17EYK	126 EILEEN AVE	York South-Weston (11)
11	A0098/17EYK	101 PELMO CRES	York South-Weston (11)
12	A0099/17EYK	77 BLACKTHORN AVE	Davenport (17)
13	A0103/17EYK	209 ROSEMOUNT AVE	York South-Weston (11)
14	A0107/17EYK	86 BROOKSIDE AVE	Parkdale-High Park (13)
15	A0112/17EYK	85 PRISCILLA AVE	Parkdale-High Park (13)
16	A0119/17EYK	15 BOYD AVE	York South-Weston (11)
17	A0120/17EYK	55 BRISTOL AVE	Davenport (17)
18	A0133/17EYK	560 WILLARD AVE	Parkdale-High Park (13)
19	A0134/17EYK	71 RAYMOND AVE	Parkdale-High Park (13)
20	A0137/17EYK	433 WESTMORELAND AVE N	Davenport (17)
21	A0060/17EYK	77 GEORGE ANDERSON DR	York South-Weston (12)
22	A0085/17EYK	291 GILBERT AVE	Davenport (17)

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

<b>Item</b>	<b>File Number</b>	<b>Property</b>	<b>Community (Ward)</b>
23	A0983/16EYK	187-189 MILLWICK DR	York West (07)
24	A0161/17EYK	45 WHITFIELD AVE	York West (07)
25	A0136/17EYK	15 MONARCHDALE AVE	York South-Weston (12)
26	A0146/17EYK	61 CLAYBROOKE ST	York South-Weston (12)
27	A0154/17EYK	89 BROOKSIDE AVE	Parkdale-High Park (13)
28	A0157/17EYK	24 LAPP ST	York South-Weston (11)
29	A0164/17EYK	402 ARMADALE AVE	Parkdale-High Park (13)
30	A0167/17EYK	201 GLENDONWYNNE RD	Parkdale-High Park (13)
31	B0092/16EYK	200 ROCKCLIFFE CRT	York South-Weston (11)
32A	B0068/16EYK	509 NAIRN AVE	Davenport (17)
32B	A0742/16EYK	509 NAIRN AVE - PART 1	Davenport (17)
32C	A0743/16EYK	509 NAIRN AVE - PART 2	Davenport (17)
33A	B0001/17EYK	48 DENISON RD E	York South-Weston (11)
33B	A0006/17EYK	56 DENISON RD E - PARTS 1 & 5	York South-Weston (11)
33C	A0007/17EYK	58 DENISON RD E - PARTS 2 & 6	York South-Weston (11)

34A	B0002/17EYK	50 DENISON RD E	York South-Weston (11)
34B	A0008/17EYK	60 DENISON RD E - PARTS 3 & 7	York South-Weston (11)
34C	A0009/17EYK	62 DENISON RD E - PARTS 4 & 8	York South-Weston (11)

**DEFERRED APPLICATIONS:**

<b>Item</b>	<b>File Number</b>	<b>Property</b>	<b>Community (Ward)</b>
35	<b>DEFERRED</b> from June 23/16 <b>A0349/16EYK</b>	2951 DUNDAS ST W	Parkdale-High Park (13)
36	<b>DEFERRED</b> from Sept 15/16 <b>A0632/16EYK</b>	29 SUN VALLEY DR	Parkdale-High Park (13)
37	<b>DEFERRED</b> from Jan 26/17 <b>A0851/16EYK</b>	4 MOSSOM PL	Parkdale-High Park (13)
38	<b>DEFERRED</b> from Jan 26/17 <b>A0862/16EYK</b>	171 PACIFIC AVE	Parkdale-High Park (13)
39	<b>DEFERRED</b> from Jan 26/17 <b>A0876/16EYK</b>	232 HIGH PARK AVE	Parkdale-High Park (13)
40	<b>DEFERRED</b> from Dec 8/16 <b>A0918/16EYK</b>	350 WILLARD AVE	Parkdale-High Park (13)
41	<b>DEFERRED</b> from Feb 23/17 <b>A0990/16EYK</b>	624 WILLARD AVE	Parkdale-High Park (13)

**OMB APPEAL AND ORDERS:**

**OMB Appeals:**

A0878/16EYK ----26 McRoberts Ave

B0059; A0653, A0654, A0655, A0656, A0657, A0658 / 16EYK---609 Harvie Ave & 25 Thornton Ave

**OMB Orders:**

A367/16EYK ---86 Deforest Rd - Board order authorizing variances is withheld until the City Solicitor advises the Board that the Applicant has submitted revised plans

A521/16EYK ---30 Westridge Rd – Appeal Withdrawn



City Planning Division

Susanne Pringle  
Manager & Deputy Secretary Treasurer

[www.toronto.ca/planning/comm\\_adj.htm](http://www.toronto.ca/planning/comm_adj.htm)

Committee of Adjustment  
Etobicoke York Panel  
2 Civic Centre Crt, 4<sup>th</sup>  
Toronto ON M9C 5A3  
Tel: 416-394-8060  
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**1. A0143/17EYK**

File Number:	A0143/17EYK	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	York West (07)
Agent:		Heritage:	Not Applicable
Property Address:	<b>78 AURA LEA BLVD</b>	Community:	
Legal Description:	PLAN 3466 W PT LOT 36		

**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 13.2.4, By-law 7625**  
The maximum permitted lot coverage is 33% of the lot area.  
The proposed dwelling will have a lot coverage of 35.4% of the lot area.
- Section 900.3.10.(5)(A), By-law 569-2013 & Section 13.2.3(b), By-law 7625**  
The minimum required side yard setback is 1.8 m.  
The proposed dwelling will be located 1.37 m from the east side lot line and 1.52 m from the west side lot line.
- 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 20.72 m.  
**Section 13.2.5.A., By-law 7625**  
The maximum permitted dwelling length is 16.8 m.  
The proposed dwelling will have a length of 22.82 m.
- Section 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted dwelling depth is 19 m.  
The proposed dwelling will have a depth of 20.72 m.
- Section 13.2.6, By-law 7625**  
The maximum permitted building height is 8.8 m.  
The proposed dwelling will have a height of 9.24 m.
- Section 6(30)a, By-law 7625**  
The maximum permitted first floor height is 1.5 m.  
The first floor height of the proposed dwelling will be 1.79 m.
- Section 10.5.100.1.(1)(C), By-law 569-2013**  
The maximum permitted driveway width is 6 m.  
The driveway will have a width of 6.25 m.



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**2. A0004/17EYK**

File Number:	A0004/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>10 METHUEN AVE</b>	Community:	
Legal Description:	PLAN 1352 PT LOT 126		

**PURPOSE OF THE APPLICATION:**

To construct a three-storey rear addition and a rear yard deck.

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

**Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 7.(3)(i), By-law 1-83**

The maximum permitted floor space index is 0.4 times the area of the lot.

**Section 10.20.40.40.(1)(A), By-law 569-2013**

The altered dwelling will have a floor space index of 0.52 times the area of the lot.

**Section 7.(3)(i), By-law 1-83**

The altered dwelling will have a floor space index of 0.54 times the area of the lot.



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**3. A0015/17EYK**

File Number:	A0015/17EYK	Zoning	RM & RM1 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	<b>29 ALESSIA CRCL</b>	Community:	
Legal Description:	PLAN 1726 PT BLK A RP 66M2327 S PT LOT 12 RP 66R18038 PT PART 4 RP 66R18193 PARTS 13 & 14		

**PURPOSE OF THE APPLICATION:**

To construct a one-storey rear addition.

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

- Section 9.3.(a), By-law 1-83**  
The minimum required side yard setback is 1.2 m.  
The altered dwelling will be located 0.65 m from the south side lot line.
- 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 17.46 m.





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**4. A0021/17EYK**

File Number:	A0021/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>103 WATSON AVE</b>	Community:	
Legal Description:	PLAN 1979 PT LOT 12		

**PURPOSE OF THE APPLICATION:**

To expand the existing detached garage and to convert the attic into habitable space..

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

- 1. Section 10.80.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (95.04 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.71 times the area of the lot (111.88 m<sup>2</sup>).
- 2. Section 10.5.60.70.(1), By-law 569-2013**  
The maximum permitted coverage for all ancillary buildings or structures on a lot is 10% of the lot area (15.84 m<sup>2</sup>).  
The expanded detached garage in the rear yard will cover 29% of the lot area (46 m<sup>2</sup>).
- 3. 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 expanded detached garage will be located 0.11 m from the north side lot line abutting a street (Page Avenue).
- 4. Section 10.5.60.20.(3)(C)(iii), By-law 569-2013**  
The minimum required side yard setback for an ancillary building or structure in the rear yard, located 1.8 m or more from the residential building on the lot is 0.3 m.  
The irregular shaped expanded detached garage will have south side yard setbacks of 0.05 m and 0.08 m (L shaped projection), and 0.11 m from the north side lot line.

**5. Section 10.5.60.20.(3)(C)(i), By-law 569-2013**

The minimum side yard setback for an ancillary building or structure in a rear yard, located 1.8 m or more from the residential building on a corner lot, and a residential building on an adjacent lot which fronts onto the street that abuts the side lot line of the corner lot, the ancillary building or structure must be set back from the side lot line that abuts the street 1.92 m.

The expanded detached garage will be located 0.11 m from the north side lot line abutting a street (Page Avenue).

**6. Section 10.5.60.20.(2)(C), By-law 569-2013**

The minimum required rear yard setback for an ancillary building or structure is 0.3 m.

The expanded detached garage will be located 0.1 m from the rear lot line.

**7. Section 3.4.11.(a), By-law 1-83 and By-law 3623-97**

The minimum required rear yard setback for an accessory structure on a corner lot with access across the flank of the lot is 1.26 m.

The expanded detached garage will be located 0.1 m from the rear lot line.



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**5. A0030/17EYK**

File Number:	A0030/17EYK	Zoning	RD & RM2 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	<b>25 TREELAWN PKWY</b>	Community:	
Legal Description:	PLAN 3309 LOT 228 RP 64R10317 PART 6		

**PURPOSE OF THE APPLICATION:**

To permit a front yard parking pad.

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

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

A parking space may not be located in the front yard.

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

**2. Section 6A (7)(i), By-law 7625**

A personal use vehicle weighing 4000 kilograms or less may be parked, in a garage or carport, in the rear yard or on a driveway in the front or side yard.

The proposed parking space is not located on a driveway in the front yard.



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**6. A0051/17EYK**

File Number:	A0051/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	<b>59 BARTONVILLE AVE W</b>	Community:	
Legal Description:	PLAN 1510 E PT LOT 4		

**PURPOSE OF THE APPLICATION:**

To alter the existing dwelling by constructing the following: a two-storey rear addition, a rear yard deck, a new front porch with a basement walk-out, a new rear detached garage with a deck, and to convert the existing dwelling into a two-unit dwelling.

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

- 1. Section 10.80.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.8 times the area of the lot.  
The altered dwelling will have a floor space index of 1.01 times the area of the lot.
- 2. Section 8.3.(a), By-law 1-83**  
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other side.  
The altered dwelling will be located 0.19 m from the west side lot line and 1.18 m from the east side lot line.
- 3. Section 10.5.40.60.(3)(A)(iii), By-law 569-2013**  
Exterior stairs providing access to a building or structure may encroach into a required minimum building setback provided that they are not closer to a lot line than 0.6 m.  
The proposed front stairs will be located 0.2 m from the front lot line and 0.25 m from west side lot line.
- 4. Section 10.5.50.10.(1)(D), By-law 569-2013 and Section 8.3.(c)(i)5, By-law 1-83**  
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping.  
A total of 7% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping.
- 5. 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.

- 6. Section 3.4.1.(2), By-law 1-83**  
There shall be no addition to nor substantial alteration to the exterior of the front of the dwelling as a result of the introduction of a second suite.  
The proposed basement walk-out that will provide access to the second suite will be constructed along the front wall of the dwelling.
- 7. Section 200.5.10.1.(1), By-law 569-2013 and Section 3.2.1.D.1, By-law 1-83**  
A minimum of 2 parking spaces are required for the site.  
A total of 1 parking space will be provided.
- 8. Section 10.5.60.70.(1), By-law 569-2013**  
The maximum permitted lot coverage for an ancillary structure is 10% of the lot area.  
The proposed detached garage will cover 11% of the lot area.
- 9. Section 10.5.60.50.(2)(B), By-law 569-2013**  
The maximum permitted floor area of all ancillary buildings or structures is 40 m<sup>2</sup>.  
The proposed detached garage will have a floor area of 41.07 m<sup>2</sup>.
- 10. Section 10.5.60.20.(11)(A), By-law 569-2013**  
The minimum required rear yard setback and side yard setback for a platform, such as a deck or similar structure, located no closer to the residential building on the lot is 0.3 m.  
The proposed rear yard deck will be located 0 m from the west side lot line.
- 11. Section 10.5.60.20.(3)(C)(iii), By-law 569-2013**  
The minimum required side yard setback for an ancillary building or structure in the rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.  
The proposed rear ancillary building (detached garage) will be located 0 m from the west side lot line.
- 12. Section 10.5.60.40.(5)(B), By-law 569-2013**  
A platform, such as a deck or similar structure may not be attached to an ancillary building or structure containing a parking space if the platform is more than 1.2 m above the ground at any point below the platform.  
The proposed height of the platform attached to the proposed detached garage will have a height of 1.68 m.



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**7. A0067/17EYK**

File Number:	A0067/17EYK	Zoning	R & R2 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	<b>40 HOWICK AVE</b>	Community:	
Legal Description:	PLAN 1626 PT LOT 220		

**PURPOSE OF THE APPLICATION:**

To maintain the existing dwelling with three dwelling units.

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

**Section 6(3) Part I 1, By-law 438-86**

The maximum permitted floor space index is 0.6 times the area of the lot (69.6 m<sup>2</sup>).

The existing dwelling (with 3 dwelling units) has a floor space index of 1.14 times the area of the lot (132 m<sup>2</sup>).



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**8. A0077/17EYK**

File Number:	A0077/17EYK	Zoning	RD & R1
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>26 BRULE CRES</b>	Community:	
Legal Description:	PLAN M539 LOT 68 PT LOT 69		

**PURPOSE OF THE APPLICATION:**

To construct a two-storey front addition and a partial second storey addition. A previous Committee of Adjustment application (A308/12EYK) approved variances relating to gross floor area, rear yard setback and side yard setback.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted floor space index is 0.35 times the area of the lot (176.8 m<sup>2</sup>).  
A previous Committee of Adjustment application (A308/12EYK) approved a floor space index of 0.45 times the lot area (229.2 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.59 times the area of the lot (298.85 m<sup>2</sup>).
- Section 10.10.40.70.(1), By-law 569-2013 and Section 6(3) Part II 2(III), By-law 438-86**  
The minimum required front yard setback is 7.45 m.  
The altered dwelling will be located 7.36 m from the front lot line.



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**9. A0093/17EYK**

File Number:	A0093/17EYK	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	<b>42 BECKETT AVE</b>	Community:	
Legal Description:	PLAN M520 PT BLK D		

**PURPOSE OF THE APPLICATION:**

To construct a two-storey rear addition with a new rear deck, a second storey addition above the existing dwelling and a new attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 13.2.4, By-law 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
**Section 10.20.30.40.(1)(A), By-law 569-2013**  
The altered dwelling will have a lot coverage of 42% of the lot area.  
**Section 13.2.4, By-law 7625**  
The altered dwelling will have a lot coverage of 36.3% of the lot area.
- Section 900.3.10.(5)(A), By-law 569-2013 & Section 13.2.3(b), By-law 7625**  
The minimum required side yard setback is 1.8 m.  
The altered dwelling will be located 1.18 m from the east side lot line and 0.92 m from the west side lot line.
- Section 6(24)(a)(i), By-law 7625**  
Decks located in the side and rear yard, shall not occupy more than 5% of the lot area.  
The proposed rear deck will cover 5.6% of the lot area.
- Section 7.4B, By-law 7625**  
A minimum of 75% of the front yard, not covered by a permitted driveway shall be maintained as soft landscaping.  
A total of 52.8% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping.





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**10. A0094/17EYK**

File Number:	A0094/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	<b>126 EILEEN AVE</b>	Community:	
Legal Description:	PLAN 1829 LOT 9		

**PURPOSE OF THE APPLICATION:**

To convert the existing duplex into a dwelling containing four residential units.

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

- Section 10.80.20.40.(1)(E), By-law 569-2013 and Section 8.2.2, By-law 1-83**  
The proposed four dwelling units are not permitted in an RM and R2 zone.
- 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 (62 m<sup>2</sup>).  
A total of 18% of the rear yard will be maintained as soft landscaping (22 m<sup>2</sup>).
- Section 200.5.10.10, By-law 569-2013 and Section 3.2.1(v), By-law 1-83**  
A minimum of 4 parking spaces are required for the site.  
A total of 3 non-conforming parking spaces will be provided.
- Section 200.5.1.10.(2)(i), By-law 569-2013 and Section 1.(1), By-law 496-2007**  
The minimum required width of a parking space for the parking spaces labeled #1 and #2 is 2.6 m and 2.9 m for the parking space labeled #3.  
The proposed three parking spaces (labeled #1, #2 and #3) will each have a width of 2.54 m.
- Section 200.5.1.10.(2)(D), By-law 569-2013**  
The side of a parking space is obstructed if any part of a fixed object such as a wall, column, fence or pipe is situated within 0.3 m of the side of the parking space, measured at right angles, and more than 1 m from the front or rear of the parking space.  
The proposed three parking spaces will be located 0 m from the side and rear lot lines.



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**11. A0098/17EYK**

File Number:	A0098/17EYK	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	<b>101 PELMO CRES</b>	Community:	
Legal Description:	PLAN M413 LOT 333		

**PURPOSE OF THE APPLICATION:**

To construct a two-storey north side addition which will include a new attached garage. Also to construct a new rear deck.

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

- Section 900.3.10.(A)(5), By-law 569-2013 & Section 13.2.3(b), By-law 7625**  
The minimum required side yard setback is 1.8 m.  
The altered dwelling will be located 0.47 m from the north side lot line and 1.5 m from the south side lot line.
- Section 6(30)a, By-law 7625**  
The maximum permitted first floor height is 1.5 m.  
The first floor height of the altered dwelling will be 2.38 m.
- Section 13.2.6, By-law 7625**  
The maximum permitted dwelling height is 8.8 m.  
The altered dwelling will have a height of 9.05 m.
- Section 10.5.100.1.(1)(C), By-law 569-2013**  
The maximum permitted driveway width is 3.25 m.  
The driveway has a width of 3.82 m.
- Section 6(24), By-law 7625**  
The maximum permitted height of an unexcavated porch or deck is 1 m, the maximum permitted projection is 2.1 m from the rear wall and must be less than 0.5 times the width of the dwelling.  
The proposed rear deck will project 3.05 m from the rear wall.



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**12. A0099/17EYK**

File Number:	A0099/17EYK	Zoning	R & R2 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	<b>77 BLACKTHORN AVE</b>	Community:	
Legal Description:	PLAN 1626 PT LOTS 306 & 307		

**PURPOSE OF THE APPLICATION:**

To construct a two-storey rear addition, a rear basement walkout and a rear deck.

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

- Section 10.10.40.40.(2)(A), By-law 569-2013 and Section 6(3) Part VI 1(I), By-law 438-86**  
The maximum permitted floor space index is 0.69 times the area of the lot (139.1 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.71 times the area of the lot (143 m<sup>2</sup>).
- 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 (38 m<sup>2</sup>).  
A total of 40% of the rear yard will be maintained as soft landscaping (30.6 m<sup>2</sup>).



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**13. A0103/17EYK**

File Number:	A0103/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	<b>209 ROSEMOUNT AVE</b>	Community:	
Legal Description:	PLAN 1110 S PT LOT 4		

**PURPOSE OF THE APPLICATION:**

To construct a second storey deck at the front of the dwelling.

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

**Section 10.5.40.60.(1)(B), By-law 569-2013**

A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach 2.5 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback of 1.2 m.

**Section 3.4.7(a)1, By-law 1-83**

A porch, verandah, deck or balcony shall not project within a required side yard setback of 1.2 m and no more than 2.4 m within the required front yard setback.

**Section 10.5.40.60.(1)(B), By-law 569-2013 and Section 3.4.7(a)1, By-law 1-83**

The proposed second storey balcony will encroach 2.45 m into the required front yard setback and will be located 0.78 m from the west side yard setback.



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**14. A0107/17EYK**

File Number:	A0107/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>86 BROOKSIDE AVE</b>	Community:	
Legal Description:	PLAN 878 S PT LOT 81		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling.

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

- Section 10.80.40.40.(1)(A); By-Law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (154.68 m<sup>2</sup>).  
**Section 7.(3)(i) By-Law 1-83**  
The maximum permitted floor space index is 0.4 times the area of the lot (103.12 m<sup>2</sup>).  
**Section 8.3.(a) By-Law 3623-97**  
The maximum permitted floor space index is 0.8 times the area of the lot (206.24 m<sup>2</sup>).  
**Section 10.80.40.40.(1)(A); By-Law 569-2013, Section 7.(3)(i) By-Law 1-83 and Section 8.3.(a) By-Law 3623-97**  
The proposed dwelling will have a floor space index of 1.02 of the lot area (262.5m<sup>2</sup>).
- Section 10.80.40.70.(3)(A); By-Law 569-2013 and Section 7.(3)(g) By-Law 1-83**  
The minimum required side yard setback is 1.2 m.  
**Section 8.3.(a) By-Law 3623-97**  
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other side.  
**Section 10.80.40.70.(3)(A); By-Law 569-2013, Section 7.(3)(g) By-Law 1-83 and Section 8.3.(a) By-Law 3623-97**  
The proposed dwelling will be located 0.76 m from the north and south side lot lines.
- Section 10.80.40.10.(2)(B)(ii); By-Law 569-2013.**  
The maximum permitted side exterior main wall height is 8.5 m facing a side lot line.  
The proposed dwelling will have a side exterior main height of 10.6 m facing a side lot line.
- Section 10.80.40.50.(1)(B); By-Law 569-2013.**  
The maximum permitted area of each platform at or above the second storey is 4 m<sup>2</sup>.  
The proposed rear third floor platform will have an area of 17.4 m<sup>2</sup>.
- Section 200.5.10.1.(1); By-Law 569-2013 and Section 3.2.1.D.1.; By-Law 1-83**  
A minimum of 1 parking space is required.  
A total of 0 parking spaces will be provided.



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**15. A0112/17EYK**

File Number:	A0112/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>85 PRISCILLA AVE</b>	Community:	
Legal Description:	PLAN 829 PT LOT 63		

**PURPOSE OF THE APPLICATION:**

To legalize and maintain a second storey rear addition and to enclose the front porch.

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

- Section 10.5.40.70.(1)(B), By-law 569-2013**  
The minimum required front yard setback is 3.96 m.  
**Section 8.(3)(b), By-law 1-83**  
The minimum required front yard setback is 2.96 m.  
**Section 10.5.40.70.(1)(B), By-law 569-2013 and Section 8.(3)(b), By-law 1-83**  
The altered dwelling will be located 2.01 m from the front lot line.
- Section 8.(3)(a), By-law 1-83**  
The minimum required side yard setback is 1.2 m.  
The altered dwelling will be located 1.04 m from the north side lot line.



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**16. A0119/17EYK**

File Number:	A0119/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	<b>15 BOYD AVE</b>	Community:	
Legal Description:	PLAN M465 LOT 333 PT LOTS 332 & 334		

**PURPOSE OF THE APPLICATION:**

To construct a two-storey east side addition that will include an attached garage and a second storey addition above the existing dwelling.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 7.(3)(i), By-law 1-83**  
The maximum permitted floor space index is 0.4 times the area of the lot (142.6 m<sup>2</sup>).  
**Section 10.20.40.40.(1)(A), By-law 569-2013**  
The altered dwelling will have a floor space index of 0.78 times the area of the lot (279.44 m<sup>2</sup>).  
**Section 7.(3)(i), By-law 1-83**  
The altered dwelling will have a floor space index of 0.54 times the area of the lot (192.74 m<sup>2</sup>).
- Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 7.(3)(g), By-law 1-83 and Section 7.3.(a), By-law 3623-97**  
The minimum required side yard setback is 1.2 m.  
The altered dwelling will be located 0.3 from the east 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 altered dwelling will be located 0 m from the east side lot line.
- Section 200.5.1.10.(2)(A), By-law 569-2013 and Section 1.(1), By-law 496-2007**  
The minimum required width of a parking space is 3.2 m.  
The proposed parking space, within the attached garage, will have a width of 3.09 m.



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**17. A0120/17EYK**

File Number:	A0120/17EYK	Zoning	R & R2 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	<b>55 BRISTOL AVE</b>	Community:	
Legal Description:	PLAN M24 PT LOT 90 R2739 PART 2		

**PURPOSE OF THE APPLICATION:**

To construct a rear basement walkout, a rear deck and a second storey rear balcony. The basement of the existing dwelling will be converted into an additional dwelling unit. The altered dwelling will have a total of three dwelling units.

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

- Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area is 0.6 times the area of the lot (167.4 m<sup>2</sup>).  
The altered dwelling will have a gross floor area of 0.85 times the area of the lot (237.55 m<sup>2</sup>).
- Section 6(3) Part II 5(II), By-law 438-86**  
The maximum permitted building depth is 17 m.  
The altered dwelling has a depth of 19.17 m.
- Section 200.5.10.1.(1), By-law 569-2013 & Section 4(5)(B), By-law 438-86**  
A minimum of 2 parking spaces are required.  
A total of 1 parking space is being 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.  
**Section 6(2).1(iii), By-law 438-86**  
A converted house is a permitted use provided the whole of the building as it stands before conversion is at least 5 years old.  
**Section 150.10.40.1.(1), By-law 569-2013 and Section 6(2).1(iii), By-law 438-86**  
The entire building was not constructed more than 5 years prior to conversion/introduction of the secondary suite.





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**18. A0133/17EYK**

File Number:	A0133/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>560 WILLARD AVE</b>	Community:	
Legal Description:	PLAN 615 BLK J PT LOT 9 & 10		

**PURPOSE OF THE APPLICATION:**

To construct a third dwelling unit in the basement of the existing dwelling.

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

- Section 10.80.20.10.(1), By-law 569-2013 and Section 8.2.2, By-law 1-83**  
The proposed third dwelling unit (Triplex) is not a permitted use in an RM/R2 Zone.
- Section 10.80.40.1.(2), By-law 569-2013**  
The maximum permitted number of dwelling units on a lot is 2.  
The altered dwelling will contain 3 units.
- Section 200.5.10.1.(1), By-law 569-2013 and Section 3.2.1.D.1, By-law 1-83**  
A total of 3 parking spaces are required for the site.  
A total of 2 parking spaces are provided.



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**19. A0134/17EYK**

File Number:	A0134/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>71 RAYMOND AVE</b>	Community:	
Legal Description:	PLAN 1582 LOT 116NWPT LOT 117NEPT		

**PURPOSE OF THE APPLICATION:**

To alter the existing dwelling by constructing the following: a two-storey front addition, a second storey addition above the existing dwelling, a partial third floor addition, a front porch, a rear deck with a basement walkout, to rebuild the existing rear detached garage, and a new front yard parking pad.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 7.(3)(i), By-law 1-83**  
The maximum permitted floor space index is 0.4 times the area of the lot (123.87 m<sup>2</sup>).  
**Section 7.3.(b), By-law 3623-97**  
The maximum permitted floor space index is 0.6 times the area of the lot (185.8 m<sup>2</sup>).  
**Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 7.(3)(i), By-law 1-83 and Section 7.3.(b), By-law 3623-97**  
The altered dwelling will have a floor space index of 0.85 times the area of the lot (262.3 m<sup>2</sup>).
- Section 10.20.40.70.(1), By-law 569-2013 and Section 7.(3)(f), By-law 1-83**  
The minimum required front yard setback is 6.4 m.  
**Section 7.3.(c), By-law 1-83**  
The minimum required front yard setback is 5.4 m.  
**Section 10.20.40.70.(1), By-law 569-2013 and Section 7.(3)(f), By-law 1-83 and Section 7.3.(c), By-law 1-83**  
The altered dwelling will be located 4.25 m from the front lot line.
- 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 (27.4 m<sup>2</sup>).  
A total of 42.3% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (15.45 m<sup>2</sup>).
- Section 10.5.100.1.(1)(A), By-law 569-2013**  
The minimum required driveway width is 2 m.  
**Section 1.A.(c)(iii), By-law 972-2006**  
The minimum required driveway width is 2.6 m.

**Section 10.5.100.1.(1)(A), By-law 569-2013 and Section 1.A.(c)(iii), By-law 972-2006**

The existing driveway will have a width of 1.56 m.

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

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

**Section 4, By-law 1-83**

A parking space may be provided as a front yard parking space which is not wholly on the lot, provided that the parking space meets the front yard parking regulations in Section 4 of the By-law.

**Section 10.5.80.10.(3), By-law 569-2013 and Section 4, By-law 1-83**

The proposed parking spot is located in the front yard.

**6. Section 10.5.60.60.(1), By-law 569-2013**

The eaves of a roof on an ancillary building may encroach into a building setback a maximum of 0.3 m, if the eaves are no closer to a lot line than 0.15 m.

The eaves of the proposed detached garage will project 0 m into the west side yard setback.



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**20. A0137/17EYK**

File Number:	A0137/17EYK	Zoning	R & R2 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	<b>433 WESTMORELAND AVE</b>	Community:	
	<b>N</b>		
Legal Description:	PLAN M24 PT LOT 80		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached garage.

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

- Section 10.10.60.70.(1), By-law 569-2013**  
The maximum permitted coverage for an ancillary building or structure is 5% of the lot area (11.13 m<sup>2</sup>).  
The proposed detached garage will cover 20.61% of the lot area (45.89 m<sup>2</sup>).
- Section 10.5.60.50.(2)(B), By-law 569-2013**  
The maximum permitted total floor area for an ancillary building or structure is 40 m<sup>2</sup>.  
The proposed detached garage will have a total floor area of 91.8 m<sup>2</sup>.  
**Section 6(3) Part I 2, By-law 438-86**  
The maximum permitted floor area for an ancillary building or structure is 5% of the lot area (11.13 m<sup>2</sup>).  
The proposed detached garage will have a floor area 20.61% of the lot area (45.89 m<sup>2</sup>).
- Section 10.10.60.20.(1)(A), By-law 569-2013**  
The minimum required side and rear yard setbacks for an ancillary building or structure is 1 m.  
The proposed detached garage will be located 0.45 m from the rear lot line.
- Section 10.5.60.40.(2)(B), By-law 569-2013 & Section 4(2) (d), By-law 438-86**  
The maximum permitted height for an ancillary structure/ accessory building is 4 m.  
The proposed detached garage will have a height of 6.4 m.

- 5. Section 10.5.60.40.(3), By-law 569-2013 and Section 2(1), By-law 438-86**  
The maximum permitted number of storeys for an ancillary building or structure is 1.  
The proposed detached garage will have 2 storeys.
- 6. Section 200.5.1.10.(2)(A)(i), By-law 569-2013 and Section 4(17), By-law 438-86**  
The minimum required width for two parking spaces is 5.8 m.  
The proposed parking spaces will have a width of 5.18 m.



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**21. A0060/17EYK**

File Number:	A0060/17EYK	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	<b>77 GEORGE ANDERSON DR</b>	Community:	
Legal Description:	PLAN 4398 LOT 169		

**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), By-Law 569-2013**  
The maximum permitted coverage is 30% of the lot area (233.52 m<sup>2</sup>).  
The proposed dwelling covers 37.17% of the lot area (289.34 m<sup>2</sup>).  
**Section 13.2.4, By-Law 7625**  
The maximum permitted coverage is 30% of the lot area (233.52 m<sup>2</sup>).  
The proposed dwelling covers 37.5% of the lot area (291.96 m<sup>2</sup>).
- Section 10.20.40.70.(1), By-Law 569-2013**  
The minimum required front yard setback is 7.64 m.  
The proposed dwelling will be located 7.11 m from the front lot line.
- Section 900.3.10.(5)(A), By-law 569-2013 and Section 13.2.3(b), By-Law 7625**  
The minimum required side yard setback is 1.8 m.  
The proposed dwelling will be located 0.91 m from the west side lot line and 1.26 m from the east side lot line.
- Section 10.20.40.20(1), By-Law 569-2013**  
The maximum permitted dwelling length is 17 m.  
**Section 13.2.5A, By-Law 7625**  
The maximum permitted dwelling length is 16.8 m.  
The proposed dwelling will have a length of 19.2 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 m<sup>2</sup>.  
**Section 13.2.6A, By-Law 7625**  
The maximum permitted area of a platform at or above the second storey of a detached house is 3.8 m<sup>2</sup>.  
The proposed second storey rear platform will have an area of 10.40 m<sup>2</sup>.

**6. Section 7.4B(a), By-law 7625**

A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping (56.32 m<sup>2</sup>).

A total of 69.4% of the front yard not covered by a permitted driveway will be maintained as soft landscaping (52.12 m<sup>2</sup>).

**7. Section 6(24)(a)(i), By-law 7625**

Decks located in the side and rear yard, shall not occupy more than 5% of the lot area (38.92 m<sup>2</sup>) or 56 m<sup>2</sup>, whichever is the lesser.

The proposed deck will have an area of 47.58 m<sup>2</sup>.

**8. Section 6(9)(f), By-law 7625**

The maximum permitted projection for a canopy into the rear yard is 2.1 m but no closer to the side lot line than the minimum side yard setback for the main building (1.8 m).

The proposed porch/deck will be located 1.26 m from the east side lot line.



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Committee of Adjustment  
Etobicoke York Panel  
2 Civic Centre Crt, 4<sup>th</sup>  
Toronto ON M9C 5A3  
Tel: 416-394-8060  
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**22. A0085/17EYK**

File Number:	A0085/17EYK	Zoning	RM & R2 (Waiver)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	<b>291 GILBERT AVE</b>	Community:	
Legal Description:	PLAN 1726 PT LOTS 75 & 76		

**PURPOSE OF THE APPLICATION:**

To construct a second storey cantilevered addition, a new front porch with a basement walk-out, a rear yard deck, and a detached garage in the rear yard.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.8 times the area of the lot.  
The altered dwelling will have a floor space index of 0.93 times the area of the lot.
- Section 8.3.(a), By-law 1-83**  
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other side.  
The altered dwelling will be located 0.36 m from the north side lot line and 0.64 m from the south side lot line.
- Section 10.5.50.10.(1)(D), By-law 569-2013 and Section 8.3.(c), By-law 1-83**  
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping.  
A total of 44.44% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping.
- 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 m<sup>2</sup>.  
The proposed front platform at or above the second storey will have an area of 8 m<sup>2</sup> and the proposed rear platform at or above the second storey will have an area of 22.57 m<sup>2</sup>.
- Section 10.5.60.50.(2)(B), By-law 569-2013**  
The maximum permitted floor area of all ancillary buildings or structures is 40 m<sup>2</sup>.  
The proposed detached garage will have a floor area of 40.93 m<sup>2</sup>.
- Section 10.5.60.70.(1), By-law 569-2013**  
The maximum permitted lot coverage for an ancillary structure is 10% of the lot area.  
The proposed detached garage will cover 14.83% of the lot area.





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**23. A0983/16EYK**

File Number:	A0983/16EYK	Zoning	CR & C1 (ZR)
Owner(s):		Ward:	York West (07)
Agent:		Heritage:	Not Applicable
Property Address:	<b>187-189 MILLWICK DR</b>	Community:	
Legal Description:	PLAN 3866 PT LOT 2 PT LOT 3 CON 7 WY PT LOT 24 RP 64R6497 PART 8 PART 9 PART 10		

**PURPOSE OF THE APPLICATION:**

To maintain the existing restaurant on the ground floor and the dwelling unit on the second floor of the existing building. A previous Committee of Adjustment application (A623/11EYK) approved the existing restaurant and dwelling unit for a period of 5 years which expired December 8, 2016.

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

- 1. Section 900.11.10.(231), By-law 569-2013 and Section 2, By-law 27089**  
The existing restaurant is not a permitted use in a CR and C1 zone.
- 2. Section 6A(2)a, By-law 7625**  
A minimum of 61 parking spaces are required for the site.  
A total of 40 parking spaces are provided.



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**24. A0161/17EYK**

File Number:	A0161/17EYK	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	York West (07)
Agent:		Heritage:	Not Applicable
Property Address:	<b>45 WHITFIELD AVE</b>	Community:	
Legal Description:	PLAN 2388 PT LOT 65		

**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 and Section 13.2.2, By-law 7625**  
The minimum required lot area is 550 m<sup>2</sup>.  
The existing lot area is 504.47 m<sup>2</sup>.
- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 13.2.4, By-law 7625**  
The maximum permitted lot coverage is 30% of the lot area (176.56 m<sup>2</sup>).  
The new dwelling will cover 38.22% of the lot area (192.82 m<sup>2</sup>).
- Section 10.20.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 7.07 m.  
**Section 13.2.3.(a), By-law 7625**  
The minimum required front yard setback is 6.5 m.  
**Section 10.20.40.70.(1), By-law 569-2013 and Section 13.2.3.(a), By-law 7625**  
The new dwelling will be located 6.36 m from the front lot line.
- Section 900.3.10.(5)(A), By-law 569-2013 and Section 13.2.3.(b), By-law 7625**  
The minimum required side yard setback is 1.8 m.  
The new dwelling will be located 1.5 m from the west side lot line and 1.51 m from the east side lot line.
- Section 10.20.40.70.(2)(A), By-law 569-2013**  
The minimum required rear yard setback is 8.38 m.  
**Section 13.2.3.c, By-law 7625**  
The minimum required rear yard setback is 9.5 m.  
**Section 10.20.40.70.(2)(A), By-law 569-2013 and Section 13.2.3.c, By-law 7625**  
The new dwelling will be located 8.19 m from the rear 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 20.19 m.  
**Section 13.2.5A, By-law 7625**  
The maximum permitted building length is 16.8 m.  
The new dwelling will have a length of 18.4 m.

**25. A0136/17EYK**

File Number:	A0136/17EYK	Zoning:	RD & R6 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	<b>15 MONARCHDALE AVE</b>	Community:	
Legal Description:	PLAN 3578 LOT 26		

**PURPOSE OF THE APPLICATION:**

To legalize and to maintain the existing rear detached garage and shed.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 14-A(6), By-law 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The existing dwelling and accessory structure cover 39.8% of the lot area.
- Section 10.5.60.70.(1), By-law 569-2013**  
The maximum permitted lot coverage for an ancillary structure is 10% of the lot area.  
**Section 6(23)(ii)(B), By-law 7325**  
The maximum permitted lot coverage for an accessory structure is 10% of the lot area or 56 m<sup>2</sup> whichever is lesser.  
**Section 10.5.60.70.(1), By-law 569-2013 & Section 6(23)(ii)(B), By-law 7325**  
The existing detached garage and shed have a lot coverage of 15% of the lot area (61.4 m<sup>2</sup>).
- Section 10.5.60.50.(2)(A), By-law 569-2013**  
The maximum permitted floor area for an ancillary structure is 60 m<sup>2</sup>.  
The existing detached garage and shed have a floor area of 61.4 m<sup>2</sup>.
- Section 10.5.60.20.(3)(C)(iii), By-law 569-2013**  
The minimum required side yard setback is 0.3 m.  
The existing shed is located 0.26 m from the west side lot line.
- Section 10.5.60.20.(2)(C), By-law 569-2013**  
The minimum required rear yard setback is 0.3 m.  
The existing shed is located 0.16 m from the rear lot line.
- 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 45.94% of the rear yard will be maintained as soft landscaping.



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**26. A0146/17EYK**

File Number:	A0146/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	<b>61 CLAYBROOKE ST</b>	Community:	
Legal Description:	PLAN 1917 LOT 332		

**PURPOSE OF THE APPLICATION:**

To construct a one storey front addition, a rear deck and a new second storey cantilevered addition above the existing dwelling.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 7.(3)(i), By-law 1-83**  
The maximum permitted floor space index is 0.4 times the area of the lot (141.46 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.5 times the area of the lot (176.96 m<sup>2</sup>).
- Section 10.20.40.70.(1), By-law 569-2013 & Section 7.(3)(f), By-law 1-83 and Section 7.3.(c), By-law 3623-97**  
The minimum required front yard setback is 4.62 m.  
The altered dwelling will be located 3.06 m from the front lot line.
- Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 7.(3)(g), By-law 1-83 and Section 7.3.(a), By-law 3623-97**  
The minimum required side yard setback is 1.2 m.  
The altered dwelling will be located 0.33 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 altered dwelling will be located 0 m from the north side lot line.



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**27. A0154/17EYK**

File Number:	A0154/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>89 BROOKSIDE AVE</b>	Community:	
Legal Description:	PLAN 878 S PT LOT 110		

**PURPOSE OF THE APPLICATION:**

To legalize and to maintain the two-storey rear addition and a to construct a new rear deck.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013 & Section 8.(3)(i), By-law 3623-97**  
The maximum permitted floor space index is 0.6 times the lot area.  
**Section 10.80.40.40.(1)(A), By-law 569-2013**  
The altered dwelling will have a floor space index of 0.69 times the lot area.  
**Section 8.(3)(i), By-law 3623-97**  
The altered dwelling will have a floor space index of 0.72 times the lot area.
- Section 8.(3)(g), By-law 3623-97**  
The minimum required side yard setback is 1.2 m.  
The altered dwelling will be located 0.51 m from the south side lot line.
- 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 17.26 m.



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**28. A0157/17EYK**

File Number:	A0157/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	<b>24 LAPP ST</b>	Community:	
Legal Description:	PLAN 1249 PT LOT 84		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with a rear basement walkout. The existing rear detached garage will be maintained.

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

- Section 10.80.40.70.(3)(A), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
**Section 8.3.(a), By-law 1-83**  
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other side.  
**Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**  
The proposed dwelling will be located 0.72 m from the north side lot line and 0.81 m from the south side lot line.
- Section 10.5.60.70.(1), By-law 569-2013**  
The maximum permitted coverage for all ancillary buildings or structures on a lot is 10% of the lot area (25.66 m<sup>2</sup>).  
The existing rear detached garage covers 13.08% of the lot area (33.57 m<sup>2</sup>).
- Section 10.5.60.40.(2)(B), By-law 569-2013**  
The maximum permitted height of an ancillary structure is 4 m.  
The existing rear detached garage has a height of 4.14 m.
- Section 3.1.4, By-law 1-83**  
The minimum required rear yard setback for an accessory structure, where it adjoins a public lane or other established right-of-way (other than a street), is 1.5 m on each side in which vehicle access doors are located.  
The existing rear detached garage and the rear wall in which the vehicle access doors are located, has a rear yard setback of 1.33 m from the rear lot line (to an existing public lane).
- Section 10.5.50.10.(1)(D), By-law 569-2013 & Section 8.(3)(c)(i)5, By-law 1-83**  
A minimum of 75% of the front yard shall be maintained as soft landscaping (31.34 m<sup>2</sup>).  
A total of 52.75% of the front yard will be maintained as soft landscaping (22.04 m<sup>2</sup>).
- Section 10.5.50.10.(3)(A), By-law 569-2013**  
A minimum of 50% of the rear yard must be maintained as soft landscaping (46.7 m<sup>2</sup>).  
A total of 0% of the rear yard will be maintained as soft landscaping (0 m<sup>2</sup>).



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**29. A0164/17EYK**

File Number:	A0164/17EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>402 ARMADALE AVE</b>	Community:	
Legal Description:	PLAN 1119 PT LOTS 40 & 41		

**PURPOSE OF THE APPLICATION:**

To construct a two-storey rear addition and a new rear deck.

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

- Section 10.10.40.40.(2)(A) By-law 569-2013 & Section 6(3) Part VI 1(I), By-law 438-86**  
The maximum permitted floor space index/ gross floor area is 0.69 times the lot area (181.4 m<sup>2</sup>).  
The altered dwelling will have a floor space index/ gross floor area of 0.73 times the lot area (193.2 m<sup>2</sup>).
- Section 10.10.40.70.(3)(A)(i), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The proposed rear deck will be located 0.45 m from the south side lot line.
- 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 (52.3 m<sup>2</sup>).  
A total of 20.2% of the rear yard will be maintained as soft landscaping (21.1 m<sup>2</sup>).



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**30. A0167/17EYK**

File Number:	A0167/17EYK	Zoning	R & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>201 GLENDONWYNNE RD</b>	Community:	
Legal Description:	PLAN 1133 PT BLK B		

**PURPOSE OF THE APPLICATION:**

To construct a two-storey rear addition and a rear deck.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 & Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted floor space index is 0.6 times the lot area (163.98 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.92 times the lot area (251.29 m<sup>2</sup>).
- Section 10.5.40.50.(2) and Section 10.10.40.70.(3)(A)(i), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
**Section 6(3) Part II 3.B(I), By-law 438-86**  
The minimum required side yard setback for the portion of the dwelling not exceeding 17 m in depth, where the attached structure has no walls, is 0.45 m.  
**Section 10.5.40.50.(2), Section 10.10.40.70.(3)(A)(i), By-law 569-2013 & Section 6(3) Part II 3.B(I), By-law 438-86**  
The proposed rear deck will be located 0.4 m from the west side lot line.





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**31. B0092/16EYK**

File Number:	B0092/16EYK	Zoning	PE (Waiver)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	<b>200 ROCKCLIFFE CRT</b>	Community:	
Legal Description:	CON 3 FB PT LOT 37 PLAN 66M2324 BLK 5 AND BLK 6 << ENTRANCE ADDRESS FOR 301 ROCKCLIFFE BLVD		

**THE CONSENT REQUESTED:**

To obtain consent to sever the lot into four lots.

**Retained - Parts 17-27**

**Address to be assigned**

The lot area is 5683.4 m<sup>2</sup>. The existing parcel of land currently occupies a TTC pole storage yard.

**Conveyed - Parts 1-11**

**Address to be assigned**

The lot area is 32,856.4 m<sup>2</sup>. The existing parcel of land will occupy future Employment Lands uses.

**Conveyed - Parts 12 & 13**

**Address to be assigned**

The lot area is 7,546.2 m<sup>2</sup>. The existing parcel of land will continue to be used as an Employment Lands use.

**Conveyed - Parts 14-16**

**Address to be assigned**

The lot area is 16,711.6 m<sup>2</sup>. The existing parcel of land will continue to be used as an Employment Lands use.



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**32A.**

**B0068/16EYK**

File Number:	B0068/16EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	<b>509 NAIRN AVE</b>	Community:	
Legal Description:	PLAN 1530 N PT LOT 285 S PT LOT 286		

**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 5.56 m and the lot area is 211.83 m<sup>2</sup>. The existing dwelling will be demolished and the property will be developed as the site of the south half of a pair of semi-detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0743/16EYK.

**Conveyed - Part 1**

**Address to be assigned**

The lot frontage is 5.56 m and the lot area is 211.83 m<sup>2</sup>. The existing dwelling will be demolished and the property will be developed as the site of the north half of a pair of semi-detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0742/16EYK.

**File Numbers B0068/16EYK, A0742/16EYK AND A0743/16EYK will be considered jointly.**



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**32B. A0742/16EYK**

File Number:	A0742/16EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	<b>509 NAIRN AVE - PART 1</b>	Community:	
Legal Description:	PLAN 1530 N PT LOT 285 S PT LOT 286		

**PURPOSE OF THE APPLICATION:**

To construct a new semi-detached dwelling with an attached garage.

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

- Section 10.80.30.20.(1)(B)(ii), By-law 569-2013**  
The minimum required lot frontage is 15 m.  
**Section 8.3.(a), By-law 1-83**  
The minimum required lot frontage is 6 m.  
**Section 10.80.30.20.(1)(B)(ii), By-law 569-2013 and Section 8.3.(a), By-law 1-83**  
The new lot frontage will be 5.56 m.
- Section 10.80.40.40.(1)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**  
The maximum permitted floor space index is 0.8 times the area of the lot (169.47 m<sup>2</sup>).  
The new dwelling will have a floor space index of 0.89 times the area of the lot (188.48 m<sup>2</sup>).
- Section 10.80.40.70.(3)(B), By-law 569-2013**  
The minimum required side yard setback is 1.5 m.  
**Section 8.3.(a), By-law 1-83**  
The minimum required side yard setback is 1.2 m.  
**Section 10.80.40.70.(3)(B), By-law 569-2013 and Section 8.3.(a), By-law 1-83**  
The new dwelling will be located 0.82 m from the north side lot line.
- Section 10.80.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 11 m.  
The new dwelling will have a height of 11.57 m.
- Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.  
The new dwelling will have a side exterior main wall height of 8.74 m facing a side lot line.
- Section 10.80.40.50.(2)(C), By-law 569-2013**  
The minimum required setback for a rear platform/balcony at or above the second storey of a semi-detached dwelling is 1.8 m from the common wall dividing the dwelling units.  
The proposed rear balcony at or above the second storey will be located 1.09 m from the south side lot line.
- Section 10.5.40.10.(5), By-law 569-2013**  
A minimum of 10 m<sup>2</sup> of the first floor must be within 4 m of the front main wall.  
A total of 1.8 m<sup>2</sup> of the first floor will be located within 4 m of the front main wall.

**File Numbers B0068/16EYK, A0742/16EYK AND A0743/16EYK will be considered jointly.**



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32C

A0743/16EYK

File Number:	A0743/16EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	<b>509 NAIRN AVE - PART 2</b>	Community:	
Legal Description:	PLAN 1530 N PT LOT 285 S PT LOT 286		

**PURPOSE OF THE APPLICATION:**

To construct a new semi-detached dwelling with an attached garage.

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

- Section 10.80.30.20.(1)(B)(ii), By-law 569-2013**  
The minimum required lot frontage is 15 m.  
**Section 8.3.(a), By-law 1-83**  
The minimum required lot frontage is 6 m.  
**Section 10.80.30.20.(1)(B)(ii), By-law 569-2013 and Section 8.3.(a), By-law 1-83**  
The new lot frontage will be 5.56 m.
- Section 10.80.40.40.(1)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**  
The maximum permitted floor space index is 0.8 times the area of the lot (169.47 m<sup>2</sup>).  
The new dwelling will have a floor space index of 0.87 times the area of the lot (184.85 m<sup>2</sup>).
- Section 10.80.40.70.(3)(B), By-law 569-2013**  
The minimum required side yard setback is 1.5 m.  
**Section 8.3.(a), By-law 1-83**  
The minimum required side yard setback is 1.2 m.  
**Section 10.80.40.70.(3)(B), By-law 569-2013 and Section 8.3.(a), By-law 1-83**  
The new dwelling will be located 0.82 m from the south side lot line.
- Section 10.80.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 11 m.  
The new dwelling will have a height of 11.78 m.
- Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.  
The new dwelling will have a side exterior main wall height of 8.94 m facing a side lot line.
- Section 10.80.40.50.(2)(C), By-law 569-2013**  
The minimum required setback for a rear platform/balcony at or above the second storey of a semi-detached dwelling is 1.8 m from the common wall dividing the dwelling units.  
The proposed rear balcony at or above the second storey will be located 1.09 m from the north side lot line.
- Section 10.5.40.10.(5), By-law 569-2013**  
A minimum of 10 m<sup>2</sup> of the first floor must be within 4 m of the front main wall.  
A total of 1.8 m<sup>2</sup> of the first floor will be located within 4 m of the front main wall.

**File Numbers B0068/16EYK, A0742/16EYK AND A0743/16EYK will be considered jointly.**



City Planning Division

Susanne Pringle  
Manager & Deputy Secretary Treasurer

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Committee of Adjustment  
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Toronto ON M9C 5A3  
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**33A**

**B0001/17EYK**

File Number:	B0001/17EYK	Zoning	RD & R7 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	<b>48 DENISON RD E</b>	Community:	
Legal Description:	CON 5WY PT LOT 4		

**THE CONSENT REQUESTED:**

To obtain consent to sever the property into two undersized residential lots and to create reciprocal easement/right-of-ways for the purpose of pedestrian and vehicular access over a shared private driveway.

**Retained - Parts 1 & 5 on Plan 66R-28034**

**56 Denison Road East**

Parts 1 and 5 on Plan 66R-28034 have a lot frontage of 7.74 m and a lot area of 374 m<sup>2</sup>. The existing site 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 A0006/17EYK.

Part 5 on Plan 66R-28034 has an area of 14 m<sup>2</sup> and will be subject to a reciprocal easement for pedestrian and vehicular access, in favour of the property to the east (Parts 2 & 6).

**Conveyed - Parts 2 & 6 on Plan 66R-28034**

**58 Denison Road East**

Parts 2 and 6 on Plan 66R-28034 have a lot frontage of 7.74 m and a lot area of 369 m<sup>2</sup>. The existing site 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 A0007/17EYK.

Part 6 on Plan 66R-28034 has an area of 14 m<sup>2</sup> and will be subject to a reciprocal easement for pedestrian and vehicular access, in favour of the property to the west (Parts 1 & 5).

**File Numbers B0001/17EYK, B0002/17EYK, A0006/17EYK, A0007/17EYK, A0008/17EYK AND A0009/17EYK will be considered jointly.**



City Planning Division

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**33B**

**A0006/17EYK**

File Number:	A0006/17EYK	Zoning	RD & R7 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	<b>56 DENISON RD E - PARTS 1 &amp; 5</b>	Community:	
Legal Description:	CON 5WY 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 10.20.30.20.(1), By-law 569-2013 and Section 6(8), By-law 7625 and Section 14-B(4), By-law 7625**  
The minimum required lot frontage/width is 9 m.  
The new lot frontage/width will be 7.74 m.
- Section 10.20.40.70.(3)(B), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
**Section 14-B(5)(b), By-law 7625**  
The minimum required side yard setback is 1.2 m.  
**Section 10.20.40.70.(3)(B), By-law 569-2013 and Section 14-B(5)(b), By-law 7625**  
The new dwelling will be located 0.7 m from the east side lot line and 1.15 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 new dwelling will have a length of 17.3 m.  
**Section 14-B(9), By-law 7625**  
The maximum permitted building length is 15.3 m.  
The new dwelling will have a length of 18.09 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 19.09 m.
- Section 14-B(8), By-law 7625**  
The maximum permitted building height is 8.8 m.  
The new dwelling will have a height of 9.65 m.

- 6. Section 10.20.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The new dwelling will have a side exterior main wall height of 8.33 m facing a side lot line.
- 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 1.47 m above established grade.
- 8. Section 10.20.40.10.(3)(A), By-law 569-2013 and Section 14-B(8), By-law 7625**  
The maximum permitted number of storeys is 2.  
The proposed number of storeys is 3.
- 9. 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 m<sup>2</sup>.  
**Section 14-B(10), By-law 7625**  
The maximum permitted area of a platform at or above a second storey is 3.8 m<sup>2</sup>.  
**Section 10.20.40.50.(1)(B), By-law 569-2013 and Section 14-B(10), By-law 7625**  
The proposed second storey rear platform will have an area of 7.76 m<sup>2</sup>.

**File Numbers B0001/17EYK, B0002/17EYK, A0006/17EYK, A0007/17EYK, A0008/17EYK AND A0009/17EYK will be considered jointly.**



City Planning Division

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33C

A0007/17EYK

File Number:	A0007/17EYK	Zoning	RD & R7 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	<b>58 DENISON RD E - PARTS 2 &amp; 6</b>	Community:	
Legal Description:	CON 5WY 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 10.20.30.20.(1), By-law 569-2013 and Section 6(8), By-law 7625 and Section 14-B(4), By-law 7625**  
The minimum required lot frontage/width is 9 m.  
The new lot frontage/width will be 7.74 m.
- Section 10.20.40.70.(3)(B), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
**Section 14-B(5)(b), By-law 7625**  
The minimum required side yard setback is 1.2 m.  
**Section 10.20.40.70.(3)(B), By-law 569-2013 and Section 14-B(5)(b), By-law 7625**  
The new dwelling will be located 0.7 m from the west side lot line and 1.15 m from the east 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 17.3 m.  
**Section 14-B(9), By-law 7625**  
The maximum permitted building length is 15.3 m.  
The new dwelling will have a length of 17.78 m.
- Section 14-B(8), By-law 7625**  
The maximum permitted building height is 8.8 m.  
The new dwelling will have a height of 9.65 m.
- Section 10.20.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The new dwelling will have a side exterior main wall height of 8.33 m facing a 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 new dwelling will have a first floor height of 1.47 m above established grade.
- 7. Section 10.20.40.10.(3)(A), By-law 569-2013 and Section 14-B(8), By-law 7625**  
The maximum permitted number of storeys is 2.  
The proposed number of storeys is 3.
- 8. 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 m<sup>2</sup>.  
**Section 14-B(10), By-law 7625**  
The maximum permitted area of a platform at or above a second storey is 3.8 m<sup>2</sup>.  
**Section 10.20.40.50.(1)(B), By-law 569-2013 and Section 14-B(10), By-law 7625**  
The proposed second storey rear platform will have an area of 7.76 m<sup>2</sup>.

**File Numbers B0001/17EYK, B0002/17EYK, A0006/17EYK, A0007/17EYK, A0008/17EYK AND A0009/17EYK will be considered jointly.**



City Planning Division

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**34A**

**B0002/17EYK**

File Number:	B0002/17EYK	Zoning	RD & R7 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	<b>50 DENISON RD E</b>	Community:	
Legal Description:	PLAN 2262 LOT 14 TO 15		

**THE CONSENT REQUESTED:**

To obtain consent to sever the property into two undersized residential lots and to create reciprocal easement/right-of-ways for the purpose of pedestrian and vehicular access over a shared private driveway.

**Retained - Parts 3 & 7 on Plan 66R-28034**

**60 Denison Road East**

Parts 3 and 7 on Plan 66R-28034 have a lot frontage of 7.74 m and a lot area of 304 m<sup>2</sup>. The existing site 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 A0008/17EYK.

Part 7 on Plan 66R-28034 has an area of 12 m<sup>2</sup> and will be subject to a reciprocal easement for pedestrian and vehicular access, in favour of the property to the east (Parts 4 & 8).

**Conveyed - Parts 4 & 8 on Plan 66R-28034**

**62 Denison Road East**

Parts 4 and 8 on Plan 66R-28034 have a lot frontage of 7.74 m and a lot area of 304 m<sup>2</sup>. The existing site 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 A0009/17EYK.

Part 8 on Plan 66R-28034 has an area of 12 m<sup>2</sup> and will be subject to a reciprocal easement for pedestrian and vehicular access, in favour of the property to the west (Parts 3 & 7).

**File Numbers B0001/17EYK, B0002/17EYK, A0006/17EYK, A0007/17EYK, A0008/17EYK AND A0009/17EYK will be considered jointly.**



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**34B**

**A0008/17EYK**

File Number:	A0008/17EYK	Zoning	RD & R7 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	<b>60 DENISON RD E - PARTS 3 &amp; 7</b>	Community:	
Legal Description:	PLAN 2262 LOT 14 TO 15		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- 1. Section 14-B(6), By-law 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The new dwelling will cover 35.74% of the lot area.
- 2. Section 10.20.30.20.(1), By-law 569-2013 and Section 6(8), By-law 7625 and Section 14-B(4), By-law 7625**  
The minimum required lot frontage/width is 9 m.  
The new lot frontage/width will be 7.74 m.
- 3. Section 10.20.40.70.(3)(B), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
**Section 14-B(5)(b), By-law 7625**  
The minimum required side yard setback is 1.2 m.  
**Section 10.20.40.70.(3)(B), By-law 569-2013 and Section 14-B(5)(b), By-law 7625**  
The new dwelling will be located 0.6 m from the east side lot line.
- 4. 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 17.3 m.  
**Section 14-B(9), By-law 7625**  
The maximum permitted building length is 15.3 m.  
The new dwelling will have a length of 18.97 m.
- 5. 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 19.49 m.

- 6. Section 14-B(8), By-law 7625**  
The maximum permitted building height is 8.8 m.  
The new dwelling will have a height of 9.65 m.
- 7. Section 10.20.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The new dwelling will have a side exterior main wall height of 8.33 m facing a side lot line.
- 8. 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 1.47 m above established grade.
- 9. Section 10.20.40.10.(3)(A), By-law 569-2013 and Section 14-B(8), By-law 7625**  
The maximum permitted number of storeys is 2.  
The proposed number of storeys is 3.
- 10. 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 m<sup>2</sup>.  
**Section 14-B(10), By-law 7625**  
The maximum permitted area of a platform at or above a second storey is 3.8 m<sup>2</sup>.  
**Section 10.20.40.50.(1)(B), By-law 569-2013 and Section 14-B(10), By-law 7625**  
The proposed second storey rear platform will have an area of 7.76 m<sup>2</sup>.

**File Numbers B0001/17EYK, B0002/17EYK, A0006/17EYK, A0007/17EYK, A0008/17EYK AND A0009/17EYK will be considered jointly.**



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34C

A0009/17EYK

File Number:	A0009/17EYK	Zoning	RD & R7 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	<b>62 DENISON RD E - PARTS 4 &amp; 8</b>	Community:	
Legal Description:	PLAN 2262 LOT 14 TO 15		

#### PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 14-B(6), By-law 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The new dwelling will cover 35.74% of the lot area.
- Section 10.20.30.20.(1), By-law 569-2013 and Section 6(8), By-law 7625 and Section 14-B(4), By-law 7625**  
The minimum required lot frontage/width is 9 m.  
The new lot frontage/width will be 7.74 m.
- Section 10.20.40.70.(3)(B), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
**Section 14-B(5)(b), By-law 7625**  
The minimum required side yard setback is 1.2 m.  
**Section 10.20.40.70.(3)(B), By-law 569-2013 and Section 14-B(5)(b), By-law 7625**  
The new dwelling will be located 0.6 m from the west side lot line and 1.17 m from the east 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 17.3 m.  
**Section 14-B(9), By-law 7625**  
The maximum permitted building length is 15.3 m.  
The new dwelling will have a length of 17.49 m.
- Section 14-B(8), By-law 7625**  
The maximum permitted building height is 8.8 m.  
The new dwelling will have a height of 9.65 m.

- 6. Section 10.20.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The new dwelling will have a side exterior main wall height of 8.33 m facing a side lot line.
- 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 1.47 m above established grade.
- 8. Section 10.20.40.10.(3)(A), By-law 569-2013 and Section 14-B(8), By-law 7625**  
The maximum permitted number of storeys is 2.  
The proposed number of storeys is 3.
- 9. 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 m<sup>2</sup>.  
**Section 14-B(10), By-law 7625**  
The maximum permitted area of a platform at or above a second storey is 3.8 m<sup>2</sup>.  
**Section 10.20.40.50.(1)(B), By-law 569-2013 and Section 14-B(10), By-law 7625**  
The proposed second storey rear platform will have an area of 7.76 m<sup>2</sup>.

**File Numbers B0001/17EYK, B0002/17EYK, A0006/17EYK, A0007/17EYK, A0008/17EYK AND A0009/17EYK will be considered jointly.**



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**35. A0349/16EYK**

File Number:	A349/16EYK	Zoning	CR & MCR (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>2951 DUNDAS ST W</b>	Community:	
Legal Description:	PLAN 553 PT BLK D CON 2 FB PT LOT 39		

**PURPOSE OF THE APPLICATION:**

To construct a partial second and third storey addition and a ground floor attached garage at the rear.

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

- 1. Section 40.10.40.70.(2)(B)(ii), By-law 569-2013**  
The minimum required setback from the lot line of the lot abutting the lane on the opposite side of the lane is 7.5 m.  
The altered building will be located 4.78 m from the lot line of the lot abutting the lane on the opposite side of the lane.
- 2. Section 40.10.40.70.(2)(C), By-law 569-2013**  
The minimum required setback for the main wall of a building that has windows or openings is 5.5 m from a lot line that is not adjacent to a street or lane.  
The proposed main wall will be located 3.6 m from the west side lot line.
- 3. Section 8(3) Part II 4(A), By-law 438-86**  
The minimum required setback from a lot in a residential or park district is 7.5 m.  
The altered building will be setback 4.78 m.
- 4. Section 40.5.40.70.(1)(B), By-law 569-2013 and Section 4(14)(A), By-law 438-86**  
A building or structure must be located no closer than 3.5 m from the original centre line of a lane if the lot abutting the other side of the lane is in the Residential Zone category or Open Space Zone category.  
The altered building will be located 3 m from the original centre line of a lane.



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**36. A0632/16EYK**

File Number:	A0632/16EYK	Zoning	RS & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>29 SUN VALLEY DR</b>	Community:	
Legal Description:	PLAN 4655 N PT LOT 51		

**PURPOSE OF THE APPLICATION:**

To construct a two-storey rear addition and a two-storey north side addition which will contain a garage, and a basement walkout at the front of the dwelling.

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

- Section 10.40.40.40.(1)(A), By-law 569-2013 and Section 8.(3)(i), By-law 3623-97**  
The maximum permitted floor space index is 0.6 times the area of the lot.

**Section 8.(3)(a), By-law 1-83**  
The maximum permitted floor space index is 0.8 times the area of the lot.

**Section 10.40.40.40.(1)(A), By-law 569-2013 and Section 8.(3)(i), By-law 3623-97 and Section 8.(3)(a), By-law 1-83**  
The altered dwelling will have a floor space index of 0.85 times the area of the lot.
- Section 10.5.40.70.(1)(B), By-law 569-2013**  
The minimum required front yard setback is 7.07 m.  
The altered dwelling will be located 6.13 m from the front lot line.
- Section 10.5.40.71.(4), By-law 569-2013**  
The minimum required side yard setback is 0.6 m.

**Section 8.(3)(a), By-law 1-83 and Section 8.(3)(g), By-law 3623-97**  
The minimum required side yard setback is 1.2 m.

**Section 10.5.40.71.(4), By-law 569-2013 and Section 8.(3)(a), By-law 1-83 and Section 8.(3)(g), By-law 3623-97**  
The altered dwelling will be located 0.55 m from the north side lot line.
- Section 200.5.1.10.(3)(D)(i), By-law 569-2013**  
The maximum permitted length of a parking space is 6 m.  
The proposed parking space, within the attached garage, will have a length of 8.89 m.
- Section 500.5.1.10.(2)(A)(i), By-law 569-2013**  
The minimum required width of a parking space is 3.2 m.  
The proposed parking space, within the attached garage, will have a width of 3.15 m.





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**37. A0851/16EYK**

File Number:	A0851/16EYK	Zoning	RD & R2 (Waiver)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>4 MOSSOM PL</b>	Community:	
Legal Description:	PLAN M356 LOT 104		

**PURPOSE OF THE APPLICATION:**

To construct a one-storey front addition and a new second storey 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 0.35 times the lot area (164.37 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.58 times the lot area (274.9 m<sup>2</sup>).
- 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 m<sup>2</sup>.  
The proposed second storey rear deck will have an area of 17.25 m<sup>2</sup>.
- Section 5.10.40.70.(6), By-law 569-2013**  
On lands under the jurisdiction of the Toronto and Region Conservation Authority, a building may not be closer than 10 m to a shoreline hazard limit or stable top-of-bank.  
The altered dwelling will be located 0 m from that shoreline hazard limit or stable top-of-bank.



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**38. A0862/16EYK**

File Number:	A0862/16EYK	Zoning:	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>171 PACIFIC AVE</b>	Community:	
Legal Description:	PLAN 587 PT LOT 5		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with a carport along the south side of the dwelling and a shed in the rear yard.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted floor space index is 0.6 times the area of the lot (208.74 m<sup>2</sup>).  
The new dwelling will have a floor space index of 0.63 times the area of the lot (219.73 m<sup>2</sup>).
- Section 10.10.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The new dwelling will have a side exterior main wall height of 8.76 m facing a side lot line.
- Section 6(3) Part II 3(II), By-law 438-86**  
The minimum required side yard setback to the portion of the side wall of an adjacent building that contains openings is 1.2 m.  
The new dwelling will be located 0.78 m from an adjacent building to the north (175 Pacific Avenue).
- Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side yard setback is 7.5 m from the side lot line for that portion of the building exceeding 17 m in depth.  
The new dwelling will be located 0.45 m from the north and south side lot line.
- Section 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted building depth is 17 m.  
The new dwelling will have a depth of 19.93 m.
- Section 10.5.50.10.(1)(D), By-law 569-2013 and Section 6(3) Part III 3(C), By-law 438-86**  
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (15.64 m<sup>2</sup>).  
A total of 71.6% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (14.93 m<sup>2</sup>).
- Section 6(3) Part III 3(A), By-law 438-86**  
A minimum of 50% of the front yard shall be maintained as landscaped open space (20.85 m<sup>2</sup>).  
**Section 10.5.50.10.(1)(B), By-law 569-2013**  
A minimum of 50% of the front yard shall be maintained as landscaping (20.85 m<sup>2</sup>).  
**Section 6(3) Part III 3(A), By-law 438-86 and Section 10.5.50.10.(1)(B), By-law 569-2013**  
The proposed landscaped open space will be 15.63 m<sup>2</sup>.
- Section 6(3) Part II 7(I), By-law 438-86**

The minimum required setback for an accessory structure is 3 m from all lot lines.  
The proposed accessory structure (shed) will be located 0.9 m from the north lot line and 1.81 m from the east lot line.



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**39. A0876/16EYK**

File Number:	A0876/16EYK	Zoning	R & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>232 HIGH PARK AVE</b>	Community:	
Legal Description:	PLAN 553 BLK 15 LOT 10 PT LOT 11		

**PURPOSE OF THE APPLICATION:**

To construct a one-storey rear and north side addition to the proposed detached garage. A building permit has been issued for the proposed detached garage.

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

- 1. Section 10.5.60.50.(2)(A), By-law 569-2013**  
The maximum permitted total floor area for an ancillary structure is 60 m<sup>2</sup>.  
The proposed detached garage will have a total floor area of 116.12 m<sup>2</sup>.
- 2. Section 6(3) Part II 7(I), By-law 438-86**  
The minimum required lot line setback for an accessory structure is 3 m.  
The altered garage will be located 0.43 m from the south side lot line.
- 3. Section 10.5.60.40.(2)(B), By-law 569-2013 & Section 4(2) (d), By-law 438-86**  
The maximum permitted height for an ancillary structure/ accessory building is 4 m.  
**Section 10.5.60.40.(2)(B), By-law 569-2013**  
The altered garage will have a height of 4.87 m.  
**Section 4(2) (d), By-law 438-86**  
The altered garage will have a height of 4.97 m.
- 4. Section 200.5.1.10.(3)(D)(ii), By-law 569-2013**  
The maximum permitted width of parking space is 3.2 m.  
The proposed parking space will have a width of 3.53 m.
- 5. Section 2(1), By-law 438-86**  
A private garage has a maximum capacity of 3 motor vehicles.  
A total capacity of 4 motor vehicles is being proposed.



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**40. A0918/16EYK**

File Number:	A0918/16EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>350 WILLARD AVE</b>	Community:	
Legal Description:	PLAN 1508 PT LOT 31 PT LOT 32		

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition and a new front porch.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 & Section 6(3) Part I(1), By-law 438-86**  
The maximum permitted floor space index/ gross floor area is 0.6 times the lot area (136.09 m<sup>2</sup>).  
The altered dwelling will have a floor space index/ gross floor area of 0.76 times the lot area (174.29 m<sup>2</sup>).
- Section 10.5.40.60.(1)(A)(i), By-law 569-2013**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach 1 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback.  
The proposed front porch will encroach 1.21 m into the required front yard setback.
- Section 6(3) Part II 8 F(IV), By-law 438-86**  
A roof over a first floor platform or terrace is permitted to project into the required setbacks provided the top of the roof is not used or designed to be used as a deck or terrace.  
The proposed roof of the front porch will be deck.



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**41. A0990/16EYK**

File Number:	A0990/16EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>624 WILLARD AVE</b>	Community:	
Legal Description:	PLAN 615 BLK A PT LOT 17 PT LOT 18		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with a detached garage in the rear.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013 & Section 8.3.(a), By-law 1-83**  
The maximum permitted floor space index is 0.8 times the lot area.  
The proposed dwelling will have a floor space index of 1.12 times the lot area.
- 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 0.57 m from the south side lot line.
- Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.  
The proposed dwelling will have a side exterior main wall height of 9.68 m facing a side lot line.
- Section 10.80.40.10.(1)(A), By-law 569-2013**  
The maximum permitted dwelling height is 11 m.  
The proposed dwelling will have a height of 11.21 m.
- Section 10.5.40.60.(1)(A)(i), By-law 569-2013**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach 2.5 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback.  
The proposed front platform will encroach 0.87 m into the required front yard setback and will be located 1.07 m closer to the north side lot line than the required setback.

- 6. Section 150.10.40.1(1), By-law 569-2013 & Section 3.4.1, By-law 1-83**  
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.
- 7. Section 200.5.10.1(1), By-law 569-2013 & Section 3.2.1D.1, By-law 1-83**  
A minimum of 2 parking spaces are required.  
A total of 1 parking space will be provided.
- 8. Section 10.5.50.10.(1)(B), By-law 569-2013 & Section 3.(c)(i)(2), By-law 1-83**  
A minimum of 50% of the front yard shall be maintained as landscaping.  
A total of 47.55% of the front yard will be maintained as landscaping.
- 9. Section 3.4.11, By-law 1-83**  
The maximum permitted height of an accessory structure is 3.1 m for a flat roof.,  
The proposed detached garage will have a flat roof height of 3.98 m.