

**COMMITTEE OF ADJUSTMENT
ETOBICOKE- YORK PANEL**

Hearing Date: Thursday April 20, 2017
Time: 1:00 p.m, 3:00 p.m. & 5:00 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:**FILES TO BE HEARD AT 1:00 PM, OR SHORTLY THEREAFTER:**

Item	File Number	Property	Community (Ward)
1	A0195/17EYK	53 OMAGH AVE	York West (07)
2	A0202/17EYK	172 MILVAN DR	York West (07)
3	A0215/17EYK	19 KNOX AVE	York West (07)
4	A0052/17EYK	2 BIRCHVIEW CRES	Parkdale-High Park (13)
5	A0115/17EYK	48 WALLER AVE	Parkdale-High Park (13)
6	A0148/17EYK	100 VARSITY RD	Parkdale-High Park (13)

7	A0160/17EYK	2575 ST CLAIR AVE W	York South-Weston (11)
8	A0171/17EYK	17 VALENCIA CRES	York South-Weston (12)
9	A0172/17EYK	51 MC MURRAY AVE	Parkdale-High Park (13)
10	A0183/17EYK	115 GRACEFIELD AVE	York South-Weston (12)
11	A0197/17EYK	58 A LAVINIA AVE	Parkdale-High Park (13)
12	A0198/17EYK	2 FREEMAN RD	York South-Weston (12)
13	A0200/17EYK	76 GLENDONWYNNE RD	Parkdale-High Park (13)
14	A0201/17EYK	44 ELLIS PARK RD	Parkdale-High Park (13)
15	A0205/17EYK	21 WARREN CRES	Parkdale-High Park (13)
16	A0206/17EYK	1286 WESTON RD	York South-Weston (11)
17	A0208/17EYK	130 ROBINA AVE	Davenport (17)
18	A0209/17EYK	26 TRAYMORE CRES	Parkdale-High Park (13)
19	A0210/17EYK	118 ROBINA AVE	Davenport (17)
20	A0211/17EYK	338 KENNEDY AVE	Parkdale-High Park (13)

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

Item	File Number	Property	Community (Ward)
21	A0213/17EYK	60 ENNERDALE RD	Davenport (17)
22	A0214/17EYK	37 BLACKTHORN AVE	Davenport (17)

23	A0219/17EYK	115 SELLERS AVE	Davenport (17)
24	A0226/17EYK	43 ELM ST	York South-Weston (11)
25	A0229/17EYK	10 SENECA AVE	York South-Weston (11)
26	A0230/17EYK	4 LISCOMBE RD	York South-Weston (12)
27	A0232/17EYK	75 CASTLETON AVE	York South-Weston (11)
28	A0236/17EYK	51 WALLER AVE	Parkdale-High Park (13)
29	A0238/17EYK	48 FAIRVIEW AVE	Parkdale-High Park (13)
30	A0239/17EYK	398 WESTMORELAND AVE N	Davenport (17)
31	A0242/17EYK	179 LAUGHTON AVE	Davenport (17)
32	A0249/17EYK	1106 ST CLAIR AVE W	Davenport (17)
33	A0251/17EYK	64 WATSON AVE	Parkdale-High Park (13)
34	A0252/17EYK	66 GOTHIC AVE	Parkdale-High Park (13)
35	A0254/17EYK	79 GILBERT AVE	Davenport (17)
36	A0184/17EYK	129 BERESFORD AVE	Parkdale-High Park (13)

DEFERRED APPLICATIONS:

Item	File Number	Property	Community (Ward)
37	DEFERRED from Feb 23/17 A0033/17EYK	131 BERESFORD AVE	Parkdale-High Park (13)

38	DEFERRED from Oct 20/16 A0678/16EYK	16 INGRAM DR	York South-Weston (12)
39	DEFERRED from Jan 26/17 A0898/16EYK	8 BABY POINT TER	Parkdale-High Park (13)

FILES TO BE HEARD AT 5:00 PM, OR SHORTLY THEREAFTER:

Item	File Number	Property	Community (Ward)
40	A0121/17EYK	432 ROGERS RD	York South-Weston (12)
41	A0262/17EYK	179 WESTON RD	York South-Weston (11)
42	A0250/17EYK	151 CAMERON AVE	York South-Weston (12)
43	A0270/17EYK	106 BERESFORD AVE	Parkdale-High Park (13)
44	A0280/17EYK	25 GARSIDE CRES	York South-Weston (12)

DEFERRED APPLICATIONS:

Item	File Number	Property	Community (Ward)
45	DEFERRED from Oct 20/16 A495/15EYK	144-146 OAKDALE RD	York West (07)
46	DEFERRED from Oct 20/16 A0727/16EYK	27 KNOX AVE	York West (07)
47	DEFERRED from Mar 23/17 A0067/17EYK	40 HOWICK AVE	Davenport (17)

OMB APPEAL AND ORDERS:

OMB Appeals:

A0034/17EYK ---150 Deerhide Cres

A0041/17EYK --- 4270-4272 Weston Rd

A0926/16EYK ---143 Fred Young Dr

OMB Orders:

A0572/16EYK ---1498 Dufferin St - Appeal Dismissed, Variances Authorized



City Planning Division

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Manager & Deputy Secretary Treasurer

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1. A0195/17EYK

File Number:	A0195/17EYK	Zoning	RD & R5 (Waiver)
Owner(s):		Ward:	York West (07)
Agent:		Heritage:	Not Applicable
Property Address:	53 OMAGH AVE	Community:	
Legal Description:	PLAN 1817 LOT 49 LOT 50		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

Section 10.5.80.40.(3)(B), By-law 569-2013

Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
The proposed vehicle access to a parking space is not from the flanking street.



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2. A0202/17EYK

File Number:	A0202/17EYK	Zoning	EL & M1 (ZR)
Owner(s):		Ward:	York West (07)
Agent:		Heritage:	Not Applicable
Property Address:	172 MILVAN DR	Community:	
Legal Description:	PLAN 6527 PT BLK Q		

PURPOSE OF THE APPLICATION:

To convert the existing building into a cultural community centre and a place of worship with after school drop off programs.

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

Section 60.10.20.10.(1), By-law 569-2013

A culture centre is not a permitted use in an EL Zone.



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3. A0215/17EYK

File Number:	A0215/17EYK	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	York West (07)
Agent:		Heritage:	Not Applicable
Property Address:	19 KNOX AVE	Community:	
Legal Description:	PLAN 2388 PT LOT 72		

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.(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 1.25 m from the south side lot line and 1.33 from the north side lot line.
- Section 13.2.5A, By-law 7625**
The maximum permitted dwelling length is 16.8 m.
The proposed dwelling will have a length of 17.92 m.
- Section 10.20.40.10(1)(A), By-law 569-2013**
The maximum permitted dwelling height is 10 m.
The proposed dwelling will have a height of 10.9 m.
Section 13.2.6, By-law 7625
The maximum permitted dwelling height is 8.8 m.
The proposed dwelling will have a height of 9.23 m.
- Section 10.20.40.10.(6) By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The first floor height of the proposed dwelling will be 1.4 m above established grade.
- Section 6(30)a, By-law 7625**
The maximum permitted height of the finished first floor is 1.5 m.
The finished first floor height of the proposed dwelling will be 1.54 m.



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4. A0052/17EYK

File Number:	A0052/17EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	2 BIRCHVIEW CRES	Community:	
Legal Description:	PLAN M501 PT LOT 167		

PURPOSE OF THE APPLICATION:

To construct a third storey addition, a new second storey rear platform and to add a third unit to the existing dwelling.

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 (153.28 m²).
Section 10.10.40.40.(1)(A), By-law 569-2013
The altered dwelling will have a floor space index/ gross floor area of 1.24 times the lot area (317.49 m²).
Section 6(3) Part I 1, By-law 438-86
The altered dwelling will have a floor space index/ gross floor area of 1.46 times the lot area (372.83 m²).
- Section 10.10.40.70.(1), By-law 569-2013 & Section 6(3) Part II 2(III), By-law 438-86**
The minimum required front yard setback is 4.57 m.
The altered dwelling will be located 3 m from the front lot line.
- Section 10.10.40.70.(3)(B)(i), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 6(3) Part II 3.E(I), By-law 438-86
The minimum required side yard setback is 1.2 m, where the side wall contains openings.
Section 10.10.40.70.(3)(B)(i), By-law 569-2013 & Section 6(3) Part II 3.E(I), By-law 438-86
The altered dwelling will be located 0.43 m from the west side lot line.
- Section 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls is 7.5 m facing a side lot line.
The altered dwelling will have a side exterior main wall height of 8.95 m, facing a side lot line.

5. **Section 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted dwelling height is 10 m.
The altered dwelling will have a height of 10.37 m.
6. **Section 10.5.40.60.(1)(D), 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 rear yard setback 1.5 m, provided it is no closer to a side lot line than 2.6 m.
The proposed rear platform will encroach into the required rear yard setback and will be located 0.61 m from the east side lot line.
7. **Section 10.5.60.40.(5)(B), By-law 569-2013**
A platform 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 rear deck will be 3.41 m above the ground.
8. **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 additions will alter the main wall that faces a street.
9. **Section 6(3) Part II 8 K, By-law 438-86**
The maximum permitted projection of a balcony into the required rear yard setback is 1.5 m.
The proposed balcony projects 4.27 m from the rear wall.
10. **Section 6(2) 1 (iii)(v), By-law 438-86**
A converted house is permitted provided there is no substantial change in appearance of the dwelling
The proposed addition will have caused a substantial change in the appearance of the dwelling.
11. **Section 6(2) 1 (iii)(A), By-law 438-86**
A converted house is permitted provided the increase in gross floor area does not exceed 0.15 times the lot area.
The proposed addition will increase the gross floor area by 0.35 times the lot area.
12. **Section 6(2) 1 (iii), By-law 438-86**
A converted house is permitted provided there is no exterior alteration to the front wall.
The proposed addition includes alterations to the front wall.



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5. A0115/17EYK

File Number:	A0115/17EYK	Zoning	R & R1S (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	48 WALLER AVE	Community:	
Legal Description:	PLAN 2437 LOT 36 PT LOT 35		

PURPOSE OF THE APPLICATION:

To convert the existing dwelling into two dwelling units.

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

- Section 150.10.40.1(4), By-law 569-2013**
A secondary suite is a permitted use provided that if a building in the Residential Zone category is not subject to a maximum floor space index, a secondary suite may not be divided vertically from the dwelling unit.
The proposed secondary suite is divided vertically from the main suite.
- Section 200.5.10.1(1), By-law 569-2013 & Section 4(5)(B), By-law 438-86**
A minimum of 1 parking space is required.
No parking spaces will be provided.



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6. A0148/17EYK

File Number:	A0148/17EYK	Zoning	RS & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	100 VARSITY RD	Community:	
Legal Description:	PLAN 5443 PT LOT 22		

PURPOSE OF THE APPLICATION:

To construct a two-storey side addition that will include an attached garage along the south side.

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

- Section 10.40.40.70.(1), By-law 569-2013 and Section 8.(3)(f), By-law 1-83**
The minimum required front yard setback is 8.08 m.
The altered dwelling will be located 7.58 m from the front lot line.
- Section 10.40.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.5 m.
Section 8.(3)(g), By-law 1-83 and Section 8.3.(a), By-law 3623-97
The minimum required side yard setback is 1.2 m.
Section 10.40.40.70.(3)(C), By-law 569-2013 and Section 8.(3)(g), By-law 1-83 and Section 8.3.(a), By-law 3623-97
The altered dwelling will be located 0.91 m from the south side lot line.



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7. A0160/17EYK

File Number:	A0160/17EYK	Zoning:	E1 (Waiver)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	2575 ST CLAIR AVE W	Community:	
Legal Description:	PLAN 518Y BLK A PT LOTS 1 2 4 TO 7 PT LANE PT RESERVE PLAN 885Y LOTS 57 TO 71 PT LOTS 1 TO 19 AND 56 PT LANE PT HENRY ST PT BLK A RP		

PURPOSE OF THE APPLICATION:

To construct three new buildings (containing retail, restaurant and office uses).

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

Section 3.1, By-Law 650-2008

The exterior walls of buildings located parallel to and within 10 metres of the St. Clair Avenue West front lot line shall have a total length of no less than 50% of the total length of the lot frontage of the lands.

The building exterior walls within 10 m of St. Clair Avenue West are 42% of the lot frontage.



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8. A0171/17EYK

File Number:	A0171/17EYK	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	17 VALENCIA CRES	Community:	
Legal Description:	PLAN 5082 L 72		

PURPOSE OF THE APPLICATION:

To replace the existing detached garage with an attached garage along the east side of the dwelling.

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

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 altered dwelling will be located 0.55 m from the east side lot line.



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9. A0172/17EYK

File Number:	A0172/17EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	51 MC MURRAY AVE	Community:	
Legal Description:	PLAN 593 PT LOT 16		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling for the purpose of a triplex, the existing rear detached garage will be maintained.

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 (208.4 m²).
Section 10.10.40.40.(1)(A), By-law 569-2013
The proposed dwelling will have a floor space index of 0.66 times the lot area (227.9 m²).
Section 6(3) Part I 1, By-law 438-86
The proposed dwelling will have a gross floor area of 0.93 times the lot area (321.6 m²).
- Section 6(3) Part II 3(I), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that contains no openings is 0.9 m.
The proposed dwelling will be located 0.7 m from the adjacent building to the north (55 Mc Murray Avenue).
- Section 6(3) Part II 3.A.(II), By-law 438-86**
The minimum required side yard setback is 6 m from the flanking street.
The proposed dwelling will be located 4 m from the flanking street (Vine Avenue).
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
The eaves of the proposed dwelling will be located 0.11 m from the north side lot line.
- Section 10.10.40.30.(1)(B), By-law 569-2013 & Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth is 14 m for a triplex.
The proposed dwelling will have a depth of 17 m.
- Section 10.5.50.10.(1)(D), By-law 569-2013**

A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (16.5 m²).

A total of 48.2% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (10.6 m²).

7. 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 (69.3 m²).

A total of 45.8% of the rear yard will be maintained as soft landscaping (63.5 m²).

8. Section 6(3) Part III 1(B), By-law 438-86

A minimum of 50% of the lot area shall be maintained as open landscaping (173.7 m²).

A total of 46% of the lot area will be maintained as open landscaping (158.2 m²).

9. Section 200.5.10.1.(1), By-law 569-2013 & Section 4(4)(b), By-law 438-86

A minimum of 3 parking spaces are required.

A total of 2 parking spaces will be provided.

10. Section 10.10.20.40.(1), By-law 569-2013 & Section 6(1)(A)(iii), By-law 438-86

An ancillary building/ accessory building is not a permitted building type in an R zone.

The existing detached garage will be the only building type on the lot prior to the completion of the dwelling.



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10. A0183/17EYK

File Number:	A0183/17EYK	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	115 GRACEFIELD AVE	Community:	
Legal Description:	PLAN 5082 LOT 27		

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing dwelling, a two-storey west side addition, a new front porch and a rear deck. The two-storey addition will include an attached garage.

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 7.74 m.
Section 13.2.3(a), By-Law 7625
The minimum required front yard setback is 6.5 m.
Section 10.5.40.70 (1) (B), By-Law 569-2013 and Section 13.2.3(a), By-Law 7625
The altered dwelling will be located 5.9 m from the front lot line.
- Section 900.3.10(5), By-Law 569-2013 and Section 13.2.3(b), By-Law 7625**
The minimum required side yard setback is 1.8 m.
The altered dwelling will be located 0.9 m from the west side lot line.
- Section 13.2.6, By-Law 7625**
The maximum permitted height is 8.8 m.
The altered dwelling will have a height of 9.1 m



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11. A0197/17EYK

File Number:	A0197/17EYK	Zoning	R (Waiver)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	58 A LAVINIA AVE	Community:	
Legal Description:	PLAN 551 PT LOT 2 BLK B		

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 10.10.40.70.(4), By-law 569-2017 & Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side yard setback is 0.45 m.
The altered dwelling will be located 0 m from the south side lot line.
- Section 10.10.40.30.(1), By-law 569-2013 & Section 6(3) Part VI 1 (V), By-law 438-86**
The maximum permitted dwelling depth is 17 m.
The altered dwelling will have a depth of 17.97 m.
- Section 200.5.10.1.(1), By-law 569-2013 & Section 4(5)(B), By-law 438-86**
A minimum of 1 parking space is required.
A total of 0 parking spaces will be provided.



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12. A0198/17EYK

File Number:	A0198/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	2 FREEMAN RD	Community:	
Legal Description:	PLAN 3189 PT LOTS 20 & 21		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 7.(3)(i), By-law 1-83**
The maximum permitted floor space index is 0.4 times the lot area.

Section 7.(3)(b), By-law 3623-97
The maximum permitted floor space index is 0.57 times the lot area.

Section 10.20.40.40.(1)(A), By-law 569-2013
The new dwelling will have a floor space index of 0.69 times the lot area.

Section 7.(3)(i), By-law 1-83 and Section 7.(3)(b), By-law 3623-97
The new dwelling will have a floor space index of 0.64 times the lot area.
- Section 10.5.40.70.(1)(A), By-law 569-2013, Section 7.(3)(f), By-law 1-83 and Section 7.(3)(a), By-law 3623-97**
The minimum required front yard setback is 6.28 m.
The new dwelling will be located 4.85 m from the front lot line.
- Section 10.20.40.70.(3)(E), By-law 569-2013**
The minimum required side yard setback is 1.8 m.

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.

Section 10.20.40.70.(3)(E), By-law 569-2013 and Section 7.(3)(g), By-law 1-83 and Section 7.3.(a), By-law 3623-97
The new dwelling will be located 1.07 m from the south side lot line.
- Section 7.(3)(h), By-law 1-83 and Section 7.3.(a), By-law 3623-97**
The minimum required rear yard setback is 9 m.
The new dwelling will be located 7.6 m from the rear lot line.

- 5. 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 17.65 m.
- 6. Section 10.5.40.60.(1)(C), 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 rear yard setback 2.5 m if it is no closer to a side lot line than 3.05 m.
Section 3.4.7.(a)(1), By-law 1-83
Porches, Verandahs, Decks and Balconies may not project more than 2.4 m into the required front and rear yards.
Section 10.5.40.60.(1)(C), By-law 569-2013 and Section 3.4.7.(a)(1), By-law 1-83
The proposed platform/deck will encroach 3.66 m into the required rear yard setback and will be 0.48 m from the south side lot line.
- 7. Section 10.5.100.1.(1)(C), By-law 569-2013, Section 3.2.1.(b)A.(c)(i), By-law 1-83 and By-law 3623-97**
The maximum required driveway access width is 6 m.
The proposed driveway access will have a width of 6.83 m.
- 8. Section 10.5.80.40.(3)(B), By-law 569-2013**
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
The proposed vehicle access to the parking space is from the street that the lot fronts on.



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13. A0200/17EYK

File Number:	A0200/17EYK	Zoning	R & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	76 GLENDONWYNNE RD	Community:	
Legal Description:	PLAN M135 PT LOT 263		

PURPOSE OF THE APPLICATION:

To construct a new front porch and a two-storey rear addition.

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 (232.2 m²).
The altered dwelling will have a floor space index of 0.74 times the area of the lot (249.5 m²).
- Section 10.10.40.30 (1)(A), By-law 569-2013 and Section 6(3) Part VI 1(V), By-Law 438-86**
The maximum permitted building depth is 17.0 m.
The altered dwelling will have a depth of 18.14 m.
- 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 (60.8 m²).
A total of 38% of the rear yard will be maintained as soft landscaping (46.3 m²).
- Section 6(3) Part III 3(D)(i), By-Law 438-86**
A minimum of 75% of the front yard not covered by a permitted driveway, shall be maintained as soft landscaping (36.1 m²).
A total of 52% of the front yard not covered by a permitted driveway will be maintained as soft landscaping (25.2 m²).



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14. A0201/17EYK

File Number:	A0201/17EYK	Zoning	RD & R1 Z0.35 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	44 ELLIS PARK RD	Community:	
Legal Description:	PLAN M457 PT LOT 20 WITH R O W		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.35 times the area of the lot (215.8 m²).
The new dwelling will have a floor space index of 0.52 times the area of the lot (320.1 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The new dwelling will be located 0.9 m from the north and south side lot line.
- Section 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted dwelling height is 7.2 m.
Section 4(2)(A), By-law 438-86
The maximum permitted dwelling height is 10 m.
Section 10.20.40.10.(4)(A), By-law 569-2013 and Section 4(2)(A), By-law 438-86
The new dwelling will have a height of 11.4 m.
- Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The new dwelling will have a first floor height of 1.6 m above established grade.
- Section 10.20.40.10.(4)(C), By-law 569-2013**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
- 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 third storey front platform will have an area of 19.8 m² and the proposed third storey rear platform will have an area of 4.7 m².
- 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 m from the front lot line.



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15. A0205/17EYK

File Number:	A0205/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	21 WARREN CRES	Community:	
Legal Description:	PLAN 1915 LOT 50		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by enlarging the second storey and constructing a new third storey with a rear balcony. The existing rear detached garage will also be enlarged.

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 (139.38 m²).

Section 7.(3)(i) By-Law 1-83
The maximum permitted floor space index is 0.4 times the area of the lot (92.92 m²).

Section 8.3.(a) By-Law 3623-97.
The maximum permitted floor space index is 0.8 times the area of the lot (185.84 m²).

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 0.9 of the lot area (207.85 m²).
- Section 10.80.40.70.(1), By-law 569-2013 and Section 7.3.(f), By-law 1-83**
The minimum required front yard setback is 3.34 m.

Section 8.3.(b), By-law 3623-97
The minimum required front yard setback is 2.34 m.

Section 10.80.40.70.(1), By-law 569-2013 and Section 7.3.(f), By-law 1-83, Section 8.3.(b), By-law 3623-97
The proposed dwelling will be located 1.4 m from the front lot line.

- 3. 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 m from the north side lot line and 1.9 m from the south side lot line.
- 4. 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 height of the side exterior main walls facing a side lot line is 10.06 m.
- 5. 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 third storey platform will have an area of 17.51 m².
- 6. 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 1.67 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback.
Section 3.4.7.(a)(1), By-law 1-83
An unenclosed porch may not project more than 2.4 m into the required front yard setback and shall not project within a required side yard.
Section 10.5.40.60.(1)(A)(i), By-law 569-2013 and
The proposed front platform will be located 0 m from the front yard setback.
- 7. Section 10.5.100.1.(1)(A), By-law 569-2013**
The minimum required driveway width is 2 m for a driveway that is located in or passes through the front yard.
Section 3.2.1.F.(b).A.(c)(iii), By-Law 1-83
The minimum required driveway access width for a garage in the rear yard is 2.6 m.
Section 10.5.100.1.(1)(A), By-law 569-2013 and Section 3.2.1.F.(b).A.(c)(iii), By-Law 1-83
The proposed driveway leading to the rear detached garage will have a width of 1.9 m.
- 8. Section 10.5.50.10.(1)(D), By-law 569-2013, Section 7.(3)(q)(iv), By-law 1-83 & Section 8.3.(d)(5), By-law 3623-97**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (6 m²).
A total of 0% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (0 m²).
- 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 (51.63 m²).
A total of 26% of the rear yard will be maintained as soft landscaping (26.84 m²).



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16. A0206/17EYK

File Number:	A0206/17EYK	Zoning	LCR (Waiver)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	1286 WESTON RD	Community:	
Legal Description:	PLAN 1510 N PT LOT 25 RP64R11786 PART 1		

PURPOSE OF THE APPLICATION:

To permit a medical clinic.

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

Section 3.4.B, By-law 1-83

A total of 8 parking spaces are required for the site.
No parking spaces will be provided.



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17. A0208/17EYK

File Number:	A0208/17EYK	Zoning	R2 & RM (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	130 ROBINA AVE	Community:	
Legal Description:	PLAN 927 N PT LOT 55		

PURPOSE OF THE APPLICATION:

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

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

- Section 10.5.40.60.(3)(A)(iii), By-Law 569-2013**
Exterior stairs may encroach into a required setback provided they are no closer to a lot line than 0.6 m. The proposed front stairs will be located 0.18 m from the front lot line.
- 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 1.2 m on one side and 0.5 on the other.
Section 10.80.40.70.(3)(A), By-Law 569-2013 and Section 8(3)(a), By-Law 1-83
The altered dwelling will be located 0.84 m from the north side lot line and 0.81 m from the south side lot line.
- Section 10.5.50.10.(1)(B) and 3(c).2, By-Law 1-83**
A minimum of 50% of the front yard shall be maintained as landscaping.
A total of 19.57% of the front yard will be maintained as landscaping.
- Section 10.5.50.10.(1)(D) and 3(c).5, By-Law 1-83**
A minimum of 75% of the required front yard landscaping shall be maintained as soft landscaping.
A total of 39.13% of the required front yard landscaping will be maintained as soft landscaping.



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18. A0209/17EYK

File Number:	A0209/17EYK	Zoning	
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	26 TRAYMORE CRES	Community:	
Legal Description:	PLAN 2497 LOT 43		

PURPOSE OF THE APPLICATION:

To construct a new rear deck. A previous Committee of Adjustment decision (A0574/16EYK) approved a variance relating to floor space index.

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

- Section 3.4.7.(a)(5), By-law 569-2013**
An enclosed porch, deck or balcony may be constructed in the rear yard of a property provided that it does not project within the required side yard setback, and no more than 2.4 m within the required rear yard setback.
The proposed rear deck will encroach 3.66 m into the rear yard setback.
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 7.(3)(i), By-law 1-83**
The minimum required floor space index is 0.4 times the lot area (160.96 m²).
The altered dwelling will have a floor space index of 0.61 times the lot area (244.65 m²).



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19. A0210/17EYK

File Number:	A0210/17EYK	Zoning:	RM & R2 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	118 ROBINA AVE	Community:	
Legal Description:	PLAN 927 LN PT LOT 52		

PURPOSE OF THE APPLICATION:

To convert the existing integral garage and front porch into habitable.

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

- Section 10.80.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 2.8 m.
Section 8.3.(b), By-law 1-83
The minimum required front yard setback is 1.8 m.
Section 10.80.40.70.(1), By-law 569-2013 and Section 8.3.(b), By-law 1-83
The altered dwelling will be located 0.36 m from the front lot line.
- Section 10.5.80.10.(3), By-law 569-2013 & Section 3.2.3.B, By-law 1-83**
A parking space may not be located in a front yard or side yard abutting a street.
The proposed parking space is located in the front yard.



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20. A0211/17EYK

File Number:	A0211/17EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	338 KENNEDY AVE	Community:	
Legal Description:	PLAN M135 PT LOT 93		

PURPOSE OF THE APPLICATION:

To extend the existing detached garage in the rear yard.

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

- Section 10.5.60.20.(6)(B), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure containing a parking space where it is on a corner lot, and vehicle access is from the street abutting the side lot line is 6 m. The proposed detached garage will be located 0.66 m from the north side lot line abutting a street (Colbeck Street).
- Section 10.5.60.40.(2)(B), By-law 569-2013 and Section 4(2)(d)(i), By-law 438-86**
The maximum permitted height of an ancillary building or structure is 4 m. The proposed detached garage will have a height of 4.16 m.
- 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 proposed eaves will be located 0 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 (84.1 m²). A total of 47.6% of the rear yard will be maintained as soft landscaping (80.2 m²).



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21. A0213/17EYK

File Number:	A0213/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	60 ENNERDALE RD	Community:	
Legal Description:	PLAN 1442 N PT LOT 256		

PURPOSE OF THE APPLICATION:

To construct a new detached garage.

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

1. Section 10.5.60.70.(1), By-Law 569-2013

The maximum permitted coverage for ancillary buildings or structures is 10% of the lot area (264.97 m²).

The proposed ancillary building (garage) will cover 12.6% of the lot area (33.45 m²).

2. Section 3.4.11.(c), By-Law 1-83

The maximum permitted height of a flat roofed accessory building is 3.1 m.

The proposed flat roofed accessory building (garage) will have a height of 3.96 m.



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22. A0214/17EYK

File Number:	A0214/17EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	37 BLACKTHORN AVE	Community:	
Legal Description:	PLAN 1626 PT LOT 319		

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling.

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 (127.4 m²).
The altered dwelling will have a floor space index/ gross floor area of 0.77 times the lot area (162.7 m²).
- Section 10.10.40.70.(3)(A)(i), By-law 569-2013 & Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.45 m from the north side lot line, where the side wall contains openings.
- Section 6(3) Part II 8 J(I), By-law 438-86**
A second storey addition is permitted to project into required setbacks provided the depth of the second storey does not exceed 17 m.
The altered dwelling will have a depth of 25.6 m.
- Section 10.10.40.40.(2)(A), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7 m.
The front and rear exterior mains of the altered dwelling will have a height of 8 m.
- Section 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (30.1 m²).
A total of 65.3% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (26.2 m²).



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23. A0219/17EYK

File Number:	A0219/17EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	115 SELLERS AVE	Community:	
Legal Description:	PLAN D1315 PT LOT 30		

PURPOSE OF THE APPLICATION:

To construct a second storey rear addition.

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 (80.19 m²).

The altered dwelling will have a floor space index of 0.78 times the area of the lot (104.68 m²).



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24. A0226/17EYK

File Number:	A0226/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	43 ELM ST	Community:	
Legal Description:	PLAN M140 PT LOTS 217 TO 221 RP R2584 PART 2		

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing building and to convert a portion of the existing first floor into a Home Occupation use.

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 7.3.(b), By-law 3623-97
The maximum permitted floor space index is 0.6 times the area of the lot.
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 building will have a floor space index of 1.13 times the area of the lot.
- Section 3.4.2(a)(ix), By-law 1-83 and By-law 3623-97**
The maximum gross floor area for a home occupation shall be 60 m².
The proposed floor area for the home occupation is 99.75 m².
- Section 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6 m.
Section 7.(3)(f), By-law 1-83
The minimum required front yard setback is 8.55 m.
Section 7.3.(c), By-law 3623-97
The minimum required front yard setback is 7.55 m.
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 altered building will be located 1.78 m from the front lot line.

- 4. Section 10.20.40.70.(3)(C), By-law 569-2013, 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 building will be located 0.91 m from the north side lot line and 0 m from the south side lot line.
- 5. Section 10.20.40.70.(2)(A), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
Section 7.(3)(h), By-law 1-83 and Section 7.3.(a), By-law 3623-97
The minimum required rear yard setback is 9 m.
Section 10.20.40.70.(2)(A), By-law 569-2013, Section 7.(3)(h), By-law 1-83 and Section 7.3.(a), By-law 3623-97
The altered building will be located 0 m from the rear lot line.
- 6. Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered building will have a length of 28.21 m.
- 7. Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
The altered building will have a depth of 28.21 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 second storey front and side platform will have an area of 91.46 m² and the proposed second storey rear platform will have an area of 53.06 m².
- 9. Section 10.5.50.10.(1)(B), By-law 569-2013, Section 7-(3)(q)(ii), By-law 1-83 and Section 7-3.(d)(i)2, By-law 3623-97**
A minimum of 50% of the required front yard must be maintained as landscaping.
A total of 0% of the required front yard will be maintained as landscaping.
- 10. Section 10.5.50.10.(1)(D), By-law 569-2013 and Section 7.(3)(q)(iv), By-law 1-83 and Section 7.3.d.(i)5, By-law 3623-97**
A minimum of 75% of the required front yard must be maintained as soft landscaping.
A total of 0% of the required front yard will be maintained as soft landscaping.



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25. A0229/17EYK

File Number:	A0229/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	10 SENECA AVE	Community:	
Legal Description:	PLAN 2280 LOT 33		

PURPOSE OF THE APPLICATION:

To construct a detached garage in the rear yard.

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

- Section 10.5.60.70.(1), By-law 569-2013**
The maximum permitted lot coverage for an ancillary building or structure is 10% of the lot area (22.38 m²).
The proposed detached garage will cover 20% of the lot area (44.99 m²).
- 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 proposed eaves will encroach 0.15 m into a building setback, and will be located 0 m from the east side lot line.



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26. A0230/17EYK

File Number:	A0230/17EYK	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	4 LISCOMBE RD	Community:	
Legal Description:	PLAN 4767 S PT LOT 1 N PT LOT 2		

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, 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 1.17 m from the south side lot line and 1.23 m from the north side lot line.



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27. A0232/17EYK

File Number:	A0232/17EYK	Zoning	RM & R2 (Waiver)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	75 CASTLETON AVE	Community:	
Legal Description:	PLAN 1211 PT BLK B		

PURPOSE OF THE APPLICATION:

To construct a new front porch and a two-storey rear addition (the existing one-storey rear addition will be demolished).

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

- Section 10.80.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 5.14 m.
The altered dwelling will be located 5.11 m from the front lot line.
- 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 altered dwelling will be located 0.6 m from the north side lot line and 0.54 m from the south side lot line.



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28. A0236/17EYK

File Number:	A0236/17EYK	Zoning	R & R1 Z0.35 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	51 WALLER AVE	Community:	
Legal Description:	PLAN 2437 LOT 47 AND PT BLK A		

PURPOSE OF THE APPLICATION:

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

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

- Section 10.10.40.10.(1)(A), By-law 569-2013 and Section 4(2)(A), By-law 438-86**
The maximum permitted building height is 9 m.
Section 10.10.40.10.(1)(A), By-law 569-2013
The altered dwelling will have a height of 16.75 m.
Section 4(2)(A), By-law 438-86
The altered dwelling will have a height of 23.29 m.
- Section 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of side exterior main walls facing a side lot line is 7 m
The altered dwelling will have a side exterior main wall height of 14.25 m facing a side lot line.
- Section 6(3) Part II 8.D, By-law 438-86**
The maximum permitted projection of an uncovered platform into the required setback is 2.5 m from the front or rear wall.
The proposed uncovered platform will project 5.31 m from the rear wall.



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29. A0238/17EYK

File Number:	A0238/17EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	48 FAIRVIEW AVE	Community:	
Legal Description:	PLAN 805 PT LOT 19		

PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition.

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

- Section 10.10.40.40.(1), 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 (130.1 m²).
Section 10.10.40.40.(1), By-law 569-2013
The altered dwelling will have a floor space index equal to 1.2 times the area of the lot (259.2 m²).
Section 6(3) Part I 1, By-law 438-86
The altered dwelling will have a floor space index equal to 0.92 times the area of the lot (198.8 m²).
- Section 6(3) Part II 3(II), By-law 438-86**
The by-law requires that the proposed building be located no closer than 1.20 m to the portion of the side wall of an adjacent building that contains openings.
The proposed building will be located 0.76 m from the adjacent building to the north (50 Fairview Avenue).
- Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback is 0.45 m for a depth not exceeding 17 m and where the side walls contain no openings.
The altered dwelling will be located 0.1 m from the north side lot line.



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30. A0239/17EYK

File Number:	A0239/17EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	398 WESTMORELAND AVE	Community:	
	N		
Legal Description:	PLAN M24 PT LOT 63		

PURPOSE OF THE APPLICATION:

To construct a third 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 (157.59 m²).
Section 10.10.40.40.(1)(A), By-law 569-2013
The altered dwelling will have a floor space index/ gross floor area of 1.01 times the lot area (264.5 m²).
Section 6(3) Part I 1, By-law 438-86
The altered dwelling will have a floor space index/ gross floor area of 1.38 times the lot area (361.55 m²).
- Section 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 3.07 m.
Section 6(3) Part II 2(I), By-law 438-86
The minimum required front yard setback is 2.7 m.
Section 10.10.40.70.(1), By-law 569-2013 & Section 6(3) Part II 2(I), By-law 438-86
The altered dwelling will be located 2.32 m from the front lot line.
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 7.5 m for the portion of the dwelling exceeding 17 m in depth.
The altered dwelling will be located 1.2 m from the south side lot line and 0.54 m from the north side lot line.
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 0.9 m for the portion of the dwelling not exceeding 17 m in depth, where the side wall contains openings.
The altered dwelling will be located 0.35 m from the north side lot line.

- 5. Section 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted dwelling depth is 17 m.
The altered dwelling will have a depth of 19.4 m.
- 6. Section 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls is 9.5 m, facing a side lot line.
The altered dwelling will have a side exterior main wall height of 9.96 m, facing a side lot line.
- 7. Section 10.5.40.60.(1)(A)(1), 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 front yard setback 1.53 m, provided it is no closer to a side lot line than the required side yard setback.
The proposed front platform will encroach 1.71 m into the front yard setback.
- 8. 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 stairs will be located 0.15 m from the front lot line.
- 9. Section 6(2) 1 (iii), By-law 438-86**
A converted house is permitted provided there is no exterior alteration to the front wall.
The proposed addition includes alterations to the front wall.
- 10. Section 6(2) 1 (iii), By-law 438-86**
A converted house is permitted provided the increase in gross floor area does not exceed 0.15 times the lot area.
The proposed addition will increase the gross floor area by 0.93 times the lot area.
- 11. Section 6(2) 1(iii)(v), By-law 438-86**
A converted house is permitted provided there is no substantial change in appearance of the dwelling.
The proposed addition will cause a substantial change in the appearance of the dwelling.
- 12. Section 6(3) Part III 3(B), By-law 569-2013**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscape open space (11.02 m²).
A total of 4.21 m² of the front yard, not covered by a permitted driveway, will be maintained as soft landscape open space.
- 13. Section 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (6.78 m²).
A total of 46.51% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (4.21 m²).



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31. A0242/17EYK

File Number:	A0242/17EYK	Zoning	R & R2 Z0.6 (WAIVER)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	179 LAUGHTON AVE	Community:	
Legal Description:	PLAN 1657 PT LOT 49		

PURPOSE OF THE APPLICATION:

To construct a second storey addition, a partial third floor addition, and to extend the existing detached garage 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 (147.7 m²).
The altered dwelling will have a floor space index of 0.91 times the area of the lot (224.6 m²).
- Section 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.57 m from the north 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 altered dwelling will be located 0.9 m from an adjacent building to the north (181 Laughton Avenue).
- 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 7.5 m.
The altered dwelling will have a side exterior main wall height of 10.8 m facing a side lot line.
- Section 10.10.60.20.(1)(A), By-law 569-2013**
The minimum required rear yard setback is 1 m where the rear lot line abuts a street or a lane.
The altered dwelling will be located 0.3 m from the rear lot line abutting a lane.
- Section 10.10.40.10.(1)(A), By-law 569-2013 and Section 4(2), By-law 438-86**
The maximum permitted height of a building or structure is 10 m.
The altered dwelling will have a height of 11.4 m.

- 7. 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 (53.8 m²).
A total of 1.2% of the rear yard will be maintained as soft landscaping (1.3 m²).
- 8. Section 10.5.60.70.(1), By-law 569-2013**
The maximum permitted lot coverage for an ancillary building or structure is 10% of the lot area (24.6 m²).
The proposed detached garage will cover 24.5% of the lot area (60.4 m²).
- 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 m².
The proposed detached garage will have a floor area of 55.7 m².
- 10. Section 10.5.60.40.(2)(B), By-law 569-2013 and Section 4(2)(D), By-law 438-86**
The maximum permitted height of an ancillary building or structure is 4 m.
The proposed detached garage will have a height of 4.3 m.
- 11. 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 proposed eaves will be located 0.13 m from the rear lot line.



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32. A0249/17EYK

File Number:	A0249/17EYK	Zoning	MCR (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	1106 ST CLAIR AVE W	Community:	
Legal Description:	PLAN 1458 PT LOT 14		

PURPOSE OF THE APPLICATION:

To permit a storage warehouse within the existing mixed-use building and to construct a second storey rear addition and a third-storey addition.

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

- 1. Section 8(1)(F), By-law 438-86**
The proposed storage warehouse Class A is not a permitted use in an MCR zone.
- 2. Section 4(3)(a), By-law 438-86**
A minimum of 2 parking spaces are required to be provided on the lot.
The proposed number of parking spaces on the lot is 1.
- 3. Section 12(2)479(5)(a)(i), By-law 438-86**
The minimum required curb line setback on a lot having any part of the building or structure closer to the curb line of the travelled portion of St. Clair Avenue West is 4.5 m.
The proposed third floor addition will be located less than 4.5 m from the curb line on St. Clair Avenue West.



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33. A0251/17EYK

File Number:	A0251/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	64 WATSON AVE	Community:	
Legal Description:	PLAN 878 N PT LOT 122 PLAN 1001 PT LOT 20		

PURPOSE OF THE APPLICATION:

To construct a new semi-detached dwelling. The existing rear detached garage will be maintained.

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

- Section 10.80.40.40.(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.
The proposed semi-detached dwelling will have a floor space index of 0.79 of the lot area.
- 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 semi-detached dwelling will have a side exterior main height of 10.5 m facing a side lot line.



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34. A0252/17EYK

File Number:	A0252/17EYK	Zoning:	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	66 GOTHIC AVE	Community:	
Legal Description:	PLAN 660 PT LOTS 40 & 41 RP 63R1043 PARTS 22 & 23		

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition, a partial third floor addition, and a new rear yard deck.

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

- Section 10.5.40.71.(4)(A), By-law 569-2013 and Section 6(3) Part VI 1(IV), By-law 438-86**
The minimum required side yard setback is 0.23 m.
The altered dwelling will be located 0.22 m from the north side lot line.
- 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 side wall contains no openings is 0.45 m.
The altered dwelling will be located 0.23 m from the north side lot line.
- Section 10.10.40.10.(1)(A), By-law 569-2013 and Section 4(2)(A), By-law 438-86**
The maximum permitted height of a building or structure is 10 m.
Section 10.10.40.10.(1)(A), By-law 569-2013
The altered dwelling will have a height of 10.87 m.
Section 4(2)(A), By-law 438-86
The altered dwelling will have a height of 10.22 m.
- 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 altered dwelling will have a side exterior main wall height of 9.3 m facing a side lot line.
- Section 10.5.40.50.(2), By-law 569-2013**
The minimum required side yard setback for a platform without main walls is 0.9 m.
The proposed rear deck will be located 0.08 m from the south side lot line.



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35. A0254/17EYK

File Number:	A0254/17EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	79 GILBERT AVE	Community:	
Legal Description:	PLAN 886 BLK G PT LOT 53		

PURPOSE OF THE APPLICATION:

To construct a two-storey detached dwelling with a rear detached garage.

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

- Section 10.10.40.40.(1)(A), By-Law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (220.7 m²).
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 (132.4 m²).
Section 10.10.40.40.(1)(A), By-Law 569-2013 and Section 6(3) Part I 1, By-Law 438-86
The proposed dwelling will have a floor space index equal to 0.78 times the area of the lot (171.7 m²).
- Section 6(3) Part II 2(II), By-Law 438-86**
The minimum required front yard setback is 4.57 m.
The proposed dwelling will have a front yard setback of 2.68 m.
- 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(II), By-law 438-86
The minimum required side yard setback is 0.9 m for that portion of the building not exceeding 17 m in depth.
Section 10.10.40.70.(3)(A)(i), By-law 569-2013 and Section 6(3) Part II 3.B(II), By-law 438-86
The proposed dwelling will be located 0.46 m from the north side lot line.
- Section 10.10.40.70.(4)(A), By-Law 569-2013 and Section 6(3) Part II 3.B(I), By-Law 438-86**
The required minimum side yard setback for a detached house is 0.45 m where a wall does not contain windows or doors.
The proposed dwelling will be located 0.15 m from the south side lot line.

- 5. Section 6(3) Part II 3(I), By-Law 438-86**
The minimum required setback from an adjacent building wall with no openings is 0.9 m.
The proposed dwelling will be located 0.35 m from the adjacent dwelling to the south (77 Gilbert Avenue).
- 6. Section 6(3) Part II 3(II), By-Law 438-86**
The minimum required setback from an adjacent building wall with openings is 1.2 m.
The proposed dwelling will be located 1.1 m from the adjacent dwelling to the north (81 Gilbert Avenue).
- 7. Section 10.10.40.30.(1)(A), By-Law 569-2013**
The maximum permitted dwelling depth is 17 m.
The proposed dwelling will have a depth of 17.8 m.
- 8. Section 10.5.40.60.(3), By-Law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The proposed stairs are 0.55 m from the front lot line.
- 9. Section 10.5.60.70.(1), By-Law 569-2013**
The maximum permitted area covered by ancillary buildings is 10% of the lot area (22.1 m²).
The proposed ancillary building will cover 16.3% of the lot area (35.9 m²).
- 10. 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 the portion of the building that exceeds 17 m in depth.
The proposed dwelling will be located 0.15 m from the south side lot line and 0.46 m from the north side lot line.
- 11. Section 10.5.40.60.(7), By-Law 569-2013**
The maximum permitted roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.
Section 6(3) Part II 8(A), By-Law 438-86
The maximum permitted roof eaves may project a maximum of 0.45 m.
Section 10.5.40.60.(7), By-Law 569-2013 and Section 6(3) Part II 8(A), By-Law 438-86
The proposed eave projects 1.7 m from the front main wall.
- 12. 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 has a portion that is designed as a deck.



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36. A0184/17EYK

File Number:	A0184/17EYK	Zoning:	R & R1S (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	129 BERESFORD AVE	Community:	
Legal Description:	PLAN 551 BLK J LOT 38		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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 (131.7 m²).
Section 10.10.40.40.(1)(A), By-law 569-2013
The new dwelling will have a floor space index of 0.88 times the area of the lot (192.8 m²).
Section 6(3) Part I 1, By-law 438-86
The new dwelling will have a floor space index of 0.92 times the area of the lot (202.01 m²).
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 0.9 m, for the portion of the building not exceeding 17 m in depth.
The portion of the new dwelling not exceeding 17 m in depth will be located 0.45 m from the north side lot line.
- 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 m.
The new dwelling will have a side exterior main wall height of 8.72 m facing a 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 5.82 m² of the first floor will be located within 4 m of the front main wall.
- Section 6(3) Part II 8 D(I), By-law 438-86**
The maximum permitted height of an uncovered platform which projects into the required setback is 1.2 m above grade.
The proposed rear deck will have a height of 2.62 m above.
- Section 6(3) Part III 3(B), By-law 438-86**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (15.78 m²).
A total of 68.44% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (14.4 m²).

37. A0033/17EYK

File Number:	A0033/17EYK	Zoning:	R & R1S (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	131 BERESFORD AVE	Community:	
Legal Description:	PLAN 551 BLK J LOT 36		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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 (131.7 m²).
Section 10.10.40.40.(1)(A), By-law 569-2013
The new dwelling will have a floor space index of 0.88 times the area of the lot (192.8 m²).
Section 6(3) Part I 1, By-law 438-86
The new dwelling will have a floor space index of 0.92 times the area of the lot (202.01 m²).
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 0.9 m, for the portion of the building not exceeding 17 m in depth.
The portion of the new dwelling not exceeding 17 m in depth will be located 0.45 m from the south side lot line.
- 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 m.
The new dwelling will have a side exterior main wall height of 8.72 m facing a 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 5.82 m² of the first floor will be located within 4 m of the front main wall.
- Section 6(3) Part II 8 D(I), By-law 438-86**
The maximum permitted height of an uncovered platform which projects into the required setback is 1.2 m above grade.
The proposed rear deck will have a height of 2.62 m above grade.

6. Section 6(3) Part III 3(B), By-law 438-86

A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (15.78 m²).

A total of 68.44% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (14.4 m²).



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38. A0678/16EYK

File Number:	A0678/16EYK	Zoning	E1.0 & M2 (Waiver)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	16 INGRAM DR	Community:	
Legal Description:	PLAN 4026 PT LOT 1 PT BLK A		

PURPOSE OF THE APPLICATION:

To construct a one-storey office building.

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

- Section 60.20.40.70.(2), By-law 569-2013 and Section 31(6)(a), By-law 7625**
The minimum required side yard setback is 3 m.
The new building will be located 1.52 m from the east side lot line.
- Section 220.5.10.1.(5), By-law 569-2013**
A minimum of one Type "B" loading space is required.
Section 6A(16)(a), By-law 7625
A minimum of one loading space is required.
Section 220.5.10.1.(5), By-law 569-2013 and Section 6A(16)(a), By-law 7625
No loading spaces will be provided.
- Section 200.5.10.1, By-law 569-2013**
A minimum of 9 parking spaces are required
Section 6A(2)a, By-law 7625
A minimum of 12 parking spaces are required.
Section 200.5.10.1, By-law 569-2013 and Section 6A(2)a, By-law 7625
A total of 8 parking spaces will be provided.



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39. A0898/16EYK

File Number:	A0898/16EYK	Zoning	RD & R1 (Waiver)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	8 BABY POINT TER	Community:	
Legal Description:	PLAN 1582 LOT 219		

PURPOSE OF THE APPLICATION:

To construct a one-storey front and rear addition, a second and third storey addition above the existing attached garage, a new front porch and a canopy at the rear.

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

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

The maximum permitted gross floor area is 0.4 times the lot area (259.76 m²).

Section 7.3.(b), By-law 3623-97

The maximum permitted gross floor area is 0.5 times the lot area (383.88 m²).

Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 7.3.(b), By-law 3623-97

The altered dwelling will have a gross floor area of 0.63 times the lot area (411.46 m²).



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40. A0121/16EYK

File Number:	A0121/17EYK	Zoning	RM & R2 (Waiver)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	432 ROGERS RD	Community:	
Legal Description:	PLAN 1813 LOTS 138 TO 140		

PURPOSE OF THE APPLICATION:

To permit a place of worship. A previous Committee of Adjustment application (A358/10EYK) approved a variance relating to parking and location.

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

- Section 3.4.13, By-law 1-83**
A place of worship shall be located a minimum of 230 m, from any other place of worship.
The existing place of worship will be located within 0 m of another place of worship (351 Silverthorn Avenue).
- Section 3.2.1.D.5, By-law 1-83**
A minimum of 47 parking spaces are required.
A total of 6 parking spaces are being provided.



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41. A0262/17EYK

File Number:	A0262/17EYK	Zoning	IC (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	179 WESTON RD	Community:	
Legal Description:	PLAN D1477 PT BLK A RP 66R14829 PARTS 7 AND 15		

PURPOSE OF THE APPLICATION:

To permit a vehicle dealership within the existing vehicle repair shop.

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

Section 4(4)(b), By-law 438-86

A total of 11 on-site parking spaces are required.

A total of 4 on-site parking spaces are existing.



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42. A0250/17EYK

File Number:	A0250/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	151 CAMERON AVE	Community:	
Legal Description:	PLAN 1612 E PT LOT 68		

PURPOSE OF THE APPLICATION:

To construct a rear detached garage.

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

- Section 10.5.60.70.(1), By-law 569-2013**
The maximum permitted lot coverage of an ancillary building is 10% of the lot area (30.8 m²).
The proposed detached garage will have a lot coverage of 18.6% of the lot area (57.69 m²).
- Section 3.4.11.(b), By-law 1-83**
The maximum permitted gross floor area for an accessory structure is 46 m².
The proposed detached garage will have a gross floor area of 57.69 m²
- Section 3.4.11.(c), By-law 1-83**
The maximum permitted flat roof height for an accessory structure is 3.1 m.
The proposed detached garage will have a height of 3.96 m.
- 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 (87.97 m²).
A total of 40.73% of the rear yard will be maintained as soft landscaping (71.48 m²).



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43. A0270/17EYK

File Number:	A0270/17EYK	Zoning	R & R1S Z 0.6 (Waiver)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	106 BERESFORD AVE	Community:	
Legal Description:	PLAN 551 BLK I LOT 33		

PURPOSE OF THE APPLICATION:

To construct a second-storey rear addition.

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 (151.44 m²).
The altered dwelling will have a floor space index equal to 0.77 times the area of the lot (168.3 m²).
- Section 10.10.40.70(4)(A), By-Law 569-2013**
The minimum required side yard setback is 0.45 m.
The altered dwelling will be located 0.2 m from the north side lot line.
- Section 6 Part II (3)B(II)(1), By-Law 438-86**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.2 m from the north side lot line.
- Section 10.10.40.10 (2)(A)(ii), By-Law 569-2013**
The maximum permitted height of the rear exterior main wall is 7 m.
The height of the rear exterior main wall is not higher than 7 m.



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44. A0280/17EYK

File Number:	A0280/17EYK	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	25 GARSIDE CRES	Community:	
Legal Description:	PLAN 4398 LOT 74		

PURPOSE OF THE APPLICATION:

To construct a 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 and Section 13.2.4, By-law 7625**
The maximum permitted lot coverage is 30% of the lot area (167.22 m²).
The proposed dwelling will cover 38.4% of the lot area (214 m²).
- 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 1.24 m from the east side lot line and 1.21 m from the west side lot line.
- Section 13.2.5A, By-law 7625**
The maximum permitted dwelling length is 16.8 m.
The proposed dwelling will have a length of 17.4 m.
- Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached house is 4 m².
Section 13.2.6A, By-law 7625
The maximum permitted area of a balcony is 3.8 m².
Section 10.20.40.50.(1)(B), By-law 569-2013 and Section 13.2.6A, By-law 7625
The second storey rear platform should have an area of 7 m².

45. A495/15EYK

File Number:	A495/15EYK	Zoning:	E1.0 & M2 (Waiver)
Owner(s):		Ward:	York West (07)
Agent:		Heritage:	Not Applicable
Property Address:	144-146 OAKDALE RD	Community:	
Legal Description:	PLAN M770 LOT 115		

PURPOSE OF THE APPLICATION:

To permit a vehicle body repair shop with a spray booth.

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

- Section 60.20.50.10.(1), By-law 569-2013**
A minimum of 3 m wide strip of soft landscaping is required along the entire length of the lot line (31.04 m long).
A total of 1.6 m wide strip of landscaping will be provided along the front lot line.
- Section 33(6)(B)(i), By-law 7625**
No more than 50% of the minimum front yard setback shall be covered with driveways, walkways, or other hard surfaces used or capable of being used as walkways or driveways (170 m²).
A total of 74.7% of the front yard will consist of hard surfaces (254 m²).
- Section 60.5.80.10.(1)(A), By-law 569-2013**
A required parking space in a street yard must be at least 3 m from the front and side lot lines.
The proposed parking space will be located 1.6 m from the front lot line.
- Section 200.5.10.1.(1), By-law 569-2013**
A minimum of 50 parking spaces are required.
Section 6A(2)a, By-law 438-86
A minimum of 51 parking spaces are required.
Section 200.5.10.1.(1), By-law 569-2013 and Section 6A(2)a, By-law 438-86
A total of 17 parking spaces will be provided.
- Section 6A(10)(i)(ii)(iii), By-law 7625**
A maximum of 6 parking spaces may be provided within 9 m of the front lot line provided that: no parking spaces shall be closer than 2.1 m to any lot line, and a hedge or decorative masonry wall measuring at least 0.9 m in height shall be installed between such parking spaces and the front lot line.
The proposed front yard parking spaces will be located 1.6 m from the front lot line and the required hedge will not be provided.



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46. A0727/16EYK

File Number:	A0727/16EYK	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	York West (07)
Agent:		Heritage:	Not Applicable
Property Address:	27 KNOX AVE	Community:	
Legal Description:	PLAN 2388 PT LOT 71		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- 1. Section 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 11.29 m.
The new dwelling will be located 7.35 m from the front lot line.
- 2. 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 1.27 m from the north side lot line and 1.57 m from the south side lot line.
- 3. Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
Section 13.2.5A, By-law 7625
The maximum permitted building length is 16.8 m.
Section 10.20.40.20.(1), By-law 569-2013 and Section 13.2.5A, By-law 7625
The new dwelling will have a length of 19 m.
- 4. Section 6(30)a, By-law 7625**
The maximum permitted first floor height is 1.5 m.
The new dwelling will have a first floor height of 1.8 m.



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47. A0067/17EYK

File Number:	A0067/17EYK	Zoning	R & R2 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	40 HOWICK AVE	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 m²).

The existing dwelling (with 3 dwelling units) has a floor space index of 1.14 times the area of the lot (132 m²).