

**COMMITTEE OF ADJUSTMENT
ETOBICOKE- YORK PANEL**

Hearing Date: Thursday, March 9, 2017
Time: 1:00 p.m. and 3:00 p.m.
Location: Council Chambers –399 The West Mall, Etobicoke Civic Centre

OPENING REMARKS:

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

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

Item	File Number	Property	Community (Ward)
1	A0978/16EYK	28 PRINCETON RD	Etobicoke-Lakeshore (05)
2	A0980/16EYK	53 & 55 JUDSON ST	Etobicoke-Lakeshore (06)
3	A0981/16EYK	33 GOVERNMENT RD	Etobicoke-Lakeshore (05)
4	A0984/16EYK	180 BERRY RD	Etobicoke-Lakeshore (05)
5	A0989/16EYK	63 LOTHIAN AVE	Etobicoke-Lakeshore (05)
6	A0991/16EYK	190 CARRIER DR & 1801-1821 ALBION RD	Etobicoke North (01)

7	A0993/16EYK	16 PENHALE DR	Etobicoke North (02)
8	A0998/16EYK	7 TALLFOREST CRES	Etobicoke Centre (03)
9	A0999/16EYK	55 BURRARD RD	Etobicoke North (02)
10	A1000/16EYK	70 PRINCETON RD	Etobicoke-Lakeshore (05)
11	A1001/16EYK	298 MELROSE ST	Etobicoke-Lakeshore (06)
12	A0001/17EYK	175 THE KINGSWAY	Etobicoke-Lakeshore (05)
13	A0002/17EYK	131 WEST DEANE PARK DR	Etobicoke Centre (03)
14	A0005/17EYK	11 LLOYD MANOR RD	Etobicoke Centre (03)
15	A0010/17EYK	64 HALIBURTON AVE	Etobicoke Centre (03)
16	A0012/17EYK	4 KINGSGROVE BLVD	Etobicoke-Lakeshore (05)
17	A0016/17EYK	92 SMITHWOOD DR	Etobicoke-Lakeshore (05)
18	A0017/17EYK	56 MCCULLOCH AVE	Etobicoke North (02)
19	A0024/17EYK	9 HATFIELD CRES	Etobicoke North (02)
20	A0025/17EYK	415 BURNHAMTHORPE RD	Etobicoke Centre (03)
21	A0053/17EYK	17 ROMNEY RD	Etobicoke Centre (04)
22	A0131/17EYK	480 THE KINGSWAY	Etobicoke Centre (04)

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

Item	File Number	Property	Community (Ward)
23	A0026/17EYK	159 PERRY CRES	Etobicoke Centre (04)
24	A0029/17EYK	39 BERNICE AVE	Etobicoke-Lakeshore (05)
25	A0031/17EYK	94 ST GEORGE ST	Etobicoke-Lakeshore (06)
26	A0037/17EYK	59 EDGECROFT RD	Etobicoke-Lakeshore (05)
27	A0040/17EYK	12 COTMAN CRES	Etobicoke Centre (03)
28	A0045/17EYK	5 SPRINGBROOK GDNS	Etobicoke-Lakeshore (05)
29	A0046/17EYK	45 VAN DUSEN BLVD	Etobicoke-Lakeshore (05)
30	A0049/17EYK	163 LAKE SHORE DR	Etobicoke-Lakeshore (06)
31	A0057/17EYK	304 DELTA ST	Etobicoke-Lakeshore (06)
32	A0059/17EYK	5 BLOORLEA CRES	Etobicoke-Lakeshore (05)
33	A0062/17EYK	384 PRINCE EDWARD DR N	Etobicoke-Lakeshore (05)
34	A0070/17EYK	28 TWENTY FIRST ST - PART 2	Etobicoke-Lakeshore (06)
35	A0071/17EYK	28 TWENTY FIRST ST - PART 1	Etobicoke-Lakeshore (06)
36	A0072/17EYK	37 RISDON CRT	Etobicoke Centre (03)
37	A0073/17EYK	24 PUTNEY RD	Etobicoke-Lakeshore (06)

38	A0075/17EYK	210 HALLMARK AVE	Etobicoke-Lakeshore (06)
39A	B11/16EYK	9 THIRTY EIGHTH ST	Etobicoke-Lakeshore (06)
39B	A95/16EYK	9 THIRTY EIGHTH ST -PT 1	Etobicoke-Lakeshore (06)
39C	A96/16EYK	9 THIRTY EIGHTH ST -PT 2	Etobicoke-Lakeshore (06)
40A	B0084/16EYK	4 THIRTEENTH ST	Etobicoke-Lakeshore (06)
40B	A0919/16EYK	4 THIRTEENTH ST---PT 1	Etobicoke-Lakeshore (06)
40C	A0920/16EYK	4 THIRTEENTH ST -- PT 2	Etobicoke-Lakeshore (06)

DEFERRED APPLICATIONS:

Item	File Number	Property	Community (Ward)
41	DEFERRED from Dec 8/16 A0844/16EYK	68 REDWATER DR	Etobicoke North (02)

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

Item	File Number	Property	Community (Ward)
42	A0038/17EYK	55 LONG BRANCH AVE	Etobicoke-Lakeshore (06)
43	A0069/17EYK	7 WOODVALLEY DR	Etobicoke Centre (04)
44	A0074/17EYK	5 BRYDON DR	Etobicoke North (02)
45	A0092/17EYK	603 EVANS AVE	Etobicoke-Lakeshore (06)
46A	B0083/16EYK	1030 KIPLING AVE - PART	Etobicoke-Lakeshore (05)
46B	A0900/16EYK	1030 KIPLING AVE - PT 1	Etobicoke-Lakeshore (05)
46C	A0901/16EYK	1030 KIPLING AVE - PT 2	Etobicoke-Lakeshore (05)
47A	B0091/16EYK	30 THORNDALE AVE	Etobicoke-Lakeshore (05)
47B	A0995/16EYK	30 THORNDALE AVE - PT 1	Etobicoke-Lakeshore (05)
47C	A0996/16EYK	30 THORNDALE AVE - PT 2	Etobicoke-Lakeshore (05)

DEFERRED APPLICATIONS:

Item	File Number	Property	Community (Ward)
48	DEFERRED from Dec 8/16 A0831/16EYK	81 TWENTY SIXTH ST	Etobicoke-Lakeshore (06)
49	DEFERRED from Dec 8/16 A0836/16EYK	UTILITY CORRIDOR - NORTH OF REXDALE BLVD, EAST OF HIGHWAY 27	Etobicoke North (02)

50A	DEFERRED from Dec 8/16 B0057/16EYK	22 THIRTY THIRD ST	Etobicoke-Lakeshore (06)
50B	DEFERRED from Dec 8/16 A0612/16EYK	22 THIRTY THIRD ST - PART 1	Etobicoke-Lakeshore (06)
50C	DEFERRED from Dec 8/16 A0613/16EYK	22 THIRTY THIRD ST - PART 2	Etobicoke-Lakeshore (06)

DELEGATED APPLICATIONS:

Item	File Number	Property	Community (Ward)
51	B0085/16EYK	2143 – 2147 LAKE SHORE BLVD W	Etobicoke-Lakeshore (06)
52	B0086/16EYK	56 ANNIE CRAIG DR, 110 MARINE PARADE DR AND 2155 LAKE SHORE BLVD W	Etobicoke-Lakeshore (06)

OMB APPEAL AND ORDERS:

OMB Appeals:

NONE

OMB Orders:

B72/15EYK; A646/15EYK, A647/15EYK --56 Ash Cres – Appeal Dismissed, Consent & Variances Authorized
 B51/15EYK; A463/15EYK, A464/15EYK --58 Ash Cres – Appeal Allowed, Consent & Variances Authorized
 A736/15EYK -- 39 Twenty First St– Variances Authorized

1. A0978/16EYK

File Number:	A0978/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	28 PRINCETON RD	Community:	
Legal Description:	PLAN 2736 N PT LOT 90 S PT LOT 91		

PURPOSE OF THE APPLICATION:

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

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (147.15 m²).
Section 10.20.30.40.(1)(A), By-law 569-2013
The altered dwelling will cover 36.9% of the lot area (164.56 m²).
Section 320-59.C.
The altered dwelling will cover 33.87% of the lot area (151.04 m²).
- Section 900.3.10.(38)(A), By-law 569-2013**
The maximum permitted gross floor area, including an attached or detached garage, shall be 125 m² plus 25% of the lot area (236.48 m²) up to a maximum floor space index of 0.5 (222.96 m²).
Section 1.a), By-law 1993-107
The maximum permitted gross floor area, including an attached or detached garage, shall be 125 m² plus 25% of the lot area (236.48 m²).
Section 900.3.10.(38)(A), By-law 569-2013 and Section 1.a), By-law 1993-107
The altered dwelling, including the attached garage, will have a gross floor area of 125 m² plus 34.75% of the lot area (279.96 m²) with a floor space index of 0.63 (279.96 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-42.1.C.(1)
The minimum required side yard setback is 0.9 m, providing the aggregate us not less than 2.1 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 320-42.1.C.(1)
The existing front archway is located 0 m from the south side lot line and the proposed addition will be located 0.52 m from the north side lot line with an aggregate side yard setback of 2.07 m.
- Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above a second storey is 4 m².
The proposed second storey rear platform will have an area of 5.2 m².
- Section 10.5.40.60.(7)(B), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 320-41.D
The minimum required side yard setback for eaves is 0.4 m.
Section 10.5.40.60.(7)(B), By-law 569-2013 and Section 320-41.D
The eaves of the altered dwelling will be located 0.11 m from the north side lot line.

2. A0980/16EYK

File Number:	A0980/16EYK	Zoning	E 1.0 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	53 & 55 JUDSON ST	Community:	
Legal Description:	PLAN 389 BLK C PT LOT 44		

PURPOSE OF THE APPLICATION:

To construct two mixed use buildings consisting of Block A employment/ industrial uses and Block B office use.

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

- Section 60.20.40.70.(2), By-law 569-2013 & Section 304-36(3)**
The minimum required side yard setback is 3 m.
The proposed building (block A) will be located 1.5 m from the west side lot line.
- Section 60.20.40.70.(3), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The proposed building (Block A) will be located 1.5 m from the rear lot line. The proposed building (Block B) will be located 7.05 m from the rear lot line.
- Table 200.5.10.1, By-law 569-2013**
A minimum of 85 parking spaces are required (excluding medical office).
Section 320-18.C.(3)(f)
A minimum of 185 parking spaces are required.
Table 200.5.10.1, By-law 569-2013 & Section 320-18.C.(3)(f)
A total of 81 parking spaces will be provided.
- Section 220.5.10.1.(5), By-law 569-2013**
A minimum of 2 type B and loading spaces and 2 type C loading spaces are required.
A total of 1 type B and 1 type C loading spaces will be provided.
- Section 304-36.H.(2)**
The minimum required dimensions of a loading space are 16.5 m in length and in 3.6 m width.
One of the proposed loading spaces will be 11 m in length and 3.5 m in width and the other will be 6 m in length and 3.5 m in width.

3. A0981/16EYK

File Number:	A0981/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	33 GOVERNMENT RD	Community:	
Legal Description:	PLAN 531 PT LT 10 PARCEL E		

PURPOSE OF THE APPLICATION:

To construct a third storey addition above the existing dwelling and a third storey rear platform.

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

- 1. Section 900.3.10.(35)(A), By-law 569-2013**
The maximum permitted gross floor area is 0.5 times the area of the lot (247.96 m²).
The altered dwelling will have a gross floor area of 0.55 times the area of the lot (271.84 m²).
- 2. Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The front exterior main walls of the altered dwelling will have height of 9.16 m.
- 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 is 4 m².
The proposed third storey rear platform will have an area of 6.85 m².

4. A0984/16EYK

File Number:	A0984/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	180 BERRY RD	Community:	
Legal Description:	RANGE 2 PT LOT 3		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by: constructing a two-storey rear addition, a rear deck, a west side porch, to extend the driveway width and to create a secondary suite in the basement.

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

- Section 320-42.1(C)(3)**
The minimum required side yard setback is 1.5 m.
The altered dwelling will be located 1.32 m from the west side lot line.
- Section 150.10.40.1.(1), By-law 569-2013 and Section 320-22**
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.
- Section 10.5.100.1.(1)(C), By-law 569-2013 and Section 320-44(A)(1)(iii)**
The maximum permitted driveway width is 6 m.
The proposed driveway will have a width of 6.13 m.
- Section 200.5.1.10.(2)(A), By-law 569-2013 and Section 320-18.A. as amended by By-law 497-2007**
The minimum required dimensions of a parking space are 3.2 m wide and 5.6 m long.
The proposed parking space will have a width of 3.03 m and a length of 2.52 m.

5. A0989/16EYK

File Number:	A0989/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	63 LOTHIAN AVE	Community:	
Legal Description:	PLAN 3802 LOT 13		

PURPOSE OF THE APPLICATION:

To construct a two-storey side and rear addition which will include an attached garage, and a second storey addition above the existing dwelling. Also, a covered front porch is proposed.

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

- Section 10.5.40.70.(1)(B), By-law 569-2013 and Section 320-40.C.(3)**
The minimum required front yard setback is 7.7 m.
The altered dwelling will be located 7.22 m from the front lot line.
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 320-42.1.B.(1)**
The maximum permitted dwelling height is 9.5 m.
The altered dwelling will have a height of 9.82 m.
- Section 10.5.40.60.(3)(A)(ii), 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 wider than 2 m.
The proposed front exterior stairs will have a width of 3.3 m.
- Section 200.5.1.10.(2)(A)(iv), By-law 569-2013 and Section 320-18.A.(1)(c)**
The minimum required parking space width for a parking space where both sides are obstructed is 3.2 m.
The proposed width of the parking space, within the proposed attached garage, will have a width of 3.04 m.
- Section 320-24.10.(A)**
A minimum of 75% of the required front yard not covered by a permitted driveway shall be maintained as soft landscaping (65.2 m²).
A total of 73.1% of the required front yard not covered by a permitted driveway will be maintained as soft landscaping (63.56 m²).
- Section 320-40.D.(2)**
The maximum permitted projection of a porch into the required front yard is 1.6 m.
The proposed porch will project 2.29 m into the required front yard.

6. A0991/16EYK

File Number:	A0991/16EYK	Zoning	E 1.0 (Waiver)
Owner(s):		Ward:	Etobicoke North (01)
Agent:		Heritage:	Not Applicable
Property Address:	190 CARRIER DR & 1801-1821	Community:	
	ALBION RD		
Legal Description:	CON 3 FTH PT LOT 38 RP 66R5293 PARTS 3 & 4 RP 66R6169 PART 2 RP 66R6571 PART 2		

PURPOSE OF THE APPLICATION:

To permit a self-storage warehouse within the existing building municipally known as 190 Carrier Drive.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**Section 60.20.20.10., By-law 569-2013**

A self-storage warehouse is not a permitted use in an E 1.0 zone.

7. A0993/16EYK

File Number:	A0993/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	16 PENHALE DR	Community:	
Legal Description:	PLAN 3919 PT LOT 1		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage. A previous Committee of Adjustment application (A611/15EYK) approved variances relating to floor space index, building depth, building height, main wall height, soffit height, landscaping and driveway width.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 320-42.1.B.(1)**

The maximum permitted dwelling height is 9.5 m.

A previous Committee of Adjustment (A611/15EYK) approved a height of 10 m.

The new dwelling will have a height of 10.14 m.

8. A0998/16EYK

File Number:	A0998/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	7 TALLFOREST CRES	Community:	
Legal Description:	PLAN M1082 LOT 35		

PURPOSE OF THE APPLICATION:

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

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

- Section 320-59C**
The maximum permitted lot coverage is 33% of the lot area (210.5 m²)
The altered dwelling will have a lot coverage of 33.6% of the lot area (214.4 m²).
- Section 10.20.40.70.(2), By-law 569-2013 & 320-42A**
The minimum required rear yard setback is 8.43 m.
The altered dwelling will be located 6.68 m from the rear lot line.
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling depth is 17 m.
The altered dwelling will have a depth of 17.5 m.

9. A0999/16EYK

File Number:	A0999/16EYK	Zoning	R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	55 BURRARD RD	Community:	
Legal Description:	PLAN M946 LOT 92		

PURPOSE OF THE APPLICATION:

To construct a new detached green house in the rear yard.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**Section 320-43.(E)(1)**

The maximum permitted coverage for an accessory structure is 2% of the lot area (10.22 m²).
The proposed accessory structure (green house) will cover 10% of the lot area (51.03 m²).

10. A1000/16EYK

File Number:	A1000/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	70 PRINCETON RD	Community:	
Legal Description:	PLAN 3041 PT LOTS 9 & 10		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: a two-storey rear addition, an attached garage, a second storey addition above the existing dwelling, and a partial third floor addition.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (128.8 m²).
The altered dwelling will cover 37.1% of the lot area (145 m²).
- Section 900.3.10.(38)(A), By-law 569-2013**
The maximum permitted gross floor area is 0.5 times the area of the lot (195.1 m²).
Section 1.a), By-law 1993-107
The maximum permitted gross floor area, including an attached or detached garage, shall be 125 m² plus 25% of the lot area (222.6 m²).
Section 900.3.10.(38)(A), By-law 569-2013 and Section 1.a), By-law 1993-107
The new dwelling, including the attached garage, will have a gross floor area of 125 m² plus 43% of the lot area (295.4 m²) with a floor space index of 0.75 (295.4 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-42.1.(C)(1)
The minimum required side yard setback is 0.9 m and the aggregate width of the side yards shall not equal less than 2.1 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 320-42.1.(C)(1)
The altered dwelling will be located 0.54 m from the north side lot line and will have an aggregate side yard width of 1.77 m.
- Section 320-42.1.(D)(1)**
The maximum permitted dwelling depth is 16.5 m.
The altered dwelling will have a depth of 17 m.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 320-41.(D)
The minimum required side yard setback for eaves is 0.4 m.
Section 10.5.40.60.(7), By-law 569-2013 and Section 320-41.(D)
The eaves of the altered dwelling will be located 0.2 m from the north side lot line.

11. A1001/16EYK

File Number:	A1001/16EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	298 MELROSE ST	Community:	
Legal Description:	PLAN 1007 PT LOT 116		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: an attached garage, a second storey addition above the existing dwelling and a basement walk-out with a deck.

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

- Section 340-30(L)**
The maximum permitted gross floor area is 0.6 times the lot area (174.4 m²).
The altered dwelling will have a gross floor area of 1.03 times the lot area (298.4 m²).
- Section 10.80.40.70.(1), By-law 569-2013 & Section 340-30(N)**
The minimum required front yard setback is 5.33 m.
The altered dwelling will be located 4.64 m from the front lot line.
- Section 900.6.10.(22)(D), By-law 569-2013 & Section 340-30(A)(4)**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.2 m from the east side lot line.
- Section 10.5.40.10.(7), By-law 569-2013**
The minimum required side yard setback for the eave is 0.3 m.
Section 340-16(B)
The minimum required side yard setback for the eave is 0.3 m.
Section 10.5.40.10.(7), By-law 569-2013 & Section 340-16(B)
The altered dwelling will be located 0.2 m from the east side lot line.
- Section 10.80.40.60.(4), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The altered dwelling will have a first floor height of 2.19 m above established grade.
- Section 10.80.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of the front exterior main walls is 7 m.
The front exterior main wall height of the altered dwelling will be 7.69 m.
- Section 10.5.50.10.(1)(D), By-law 569-2013 & Section 340-23.8(A) as amended by By-law 973-2006**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (16.1 m²).
A total of 46.5% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (10 m²).

- 8. Section 340-31(A)(4)**
A minimum of 6 m of access shall be provided in front of the parking space.
A total of 4.64 m will be provided in front of the parking space.

12. A0001/17EYK

File Number:	A0001/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	175 THE KINGSWAY	Community:	
Legal Description:	PLAN 1732 PT LOT 20		

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 and Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (152.12 m²).
Section 10.20.30.40.(1)(A), By-law 569-2013
The new dwelling will cover 39% of the lot area (178.65 m²).
Section 320-59.C.
The new dwelling will cover 40% of the lot area (184.22 m²).
- Section 900.3.10.(35)(A), By-law 569-2013**
The maximum permitted gross floor area is 0.5 times the area of the lot (230.49 m²).
Section 1.a), By-law 1993-108
The maximum permitted gross floor area of a detached dwelling, including an attached or detached garage, is 150 m² plus 25% of the lot area (265.25 m²).
Section 900.3.10.(35)(A), By-law 569-2013 and Section 1.a), By-law 1993-108
The new dwelling, including the attached garage, will have a gross floor area of 150 m² plus 44% of the lot area (354.61 m²), with a floor space index of 0.77 (354.61 m²).
- Section 10.20.40.70.(1), By-law 569-2013 & Section 320-40.C.(1)**
The minimum required front yard setback is 7.7 m.
The new dwelling will be located 2.7 m from the front lot line.
- Section 10.20.40.70.(2)(B), By-law 569-2013 & Section 320-42.A.**
The minimum required rear yard setback is 7.88 m.
The new dwelling will be located 7.09 m from the rear lot line.
- Section 320-42.E**
The maximum permitted encroachment for a platform into the required rear yard setback is 1.6 m.
The proposed rear yard deck will encroach 2.32 m into the required rear yard setback.

- 6. Section 320-41.F**
A minimum of 6 m must be provided in front of a garage facing a flanking street.
The proposed carport facing a flanking street (Hyland Avenue) will be located 3 m from the south side lot line.
- 7. Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The front exterior main walls of the new dwelling will have height of 7.33 m.
- 8. Section 320-42.1.B.(2)**
The maximum permitted dwelling height for a flat roofed dwelling is 6.5 m.
The new flat roofed dwelling will have a height of 9.48 m.

13. A0002/17EYK

File Number:	A0002/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	131 WEST DEANE PARK DR	Community:	
Legal Description:	PLAN 5719 LOT 193		

PURPOSE OF THE APPLICATION:

To construct an attached garage and a one-storey addition along the north side, a second storey addition over a portion of the dwelling, and a new front porch.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (254.77 m²).
Section 10.20.40.40.(1)(A), By-law 569-2013
The altered dwelling will have a floor space index of 0.55 times the area of the lot (311.99 m²).
Section 320-42.1.A.(1)
The altered dwelling will have a floor space index of 0.53 times the area of the lot (302.04 m²).
- Section 10.20.40.70.(2)(B), By-law 569-2013 and Section 320-42.A.**
The minimum required rear yard setback is 9.37 m.
The altered dwelling will be located 5.22 m from the rear lot line.
- Section 320-41.B.**
The minimum required side yard setback abutting a street is 3.86 m.
The altered dwelling will be located 3.75 m from the east side lot line abutting a street (West Deane Park Drive).
- Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
Section 302-42.1.D.(1)
The maximum permitted building depth is 16.5 m.
Section 10.20.40.30.(1), By-law 569-2013 and Section 302-42.1.D.(1)
The altered dwelling will have a depth of 20.14 m.
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered dwelling will have a length of 20.12 m.
- Section 10.5.100.1.(1)(C)(i), By-law 569-2013 and Section 320-44.A.(1)(c)**
The maximum permitted driveway width is 6 m.
The driveway will have a width of 7.5 m.

14. A0005/17EYK

File Number:	A0005/17EYK	Zoning	Rd & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	11 LLOYD MANOR RD	Community:	
Legal Description:	PLAN 4526 LOT 16		

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling that will be cantilevered along the south-east corner. Also to construct a new front porch and a new rear deck.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1.A.(1)**

The maximum permitted floor space index is 0.45 times the lot area (219.48 m²).

The altered dwelling will have a floor space index of 0.51 times the lot area (250.88 m²).

15. A0010/17EYK

File Number:	A0010/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	64 HALIBURTON AVE	Community:	
Legal Description:	PLAN 1635 PT LOT 16		

PURPOSE OF THE APPLICATION:

To legalize and maintain two rear (one-storey) additions and a rear deck. Interior alterations will result in a reduced parking space within the existing garage. A previous Committee of Adjustment application (A350/07EYK) approved a rear one and two-storey addition and a rear deck.

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

- Section 10.20.40.70.(2)(B), By-law 569-2013 & Section 320-42.A.**
The minimum required rear yard setback is 10.4 m.
A previous Committee of Adjustment application (A350/07EYK) approved a rear yard setback of 2.87 m from the rear lot line.
The altered dwelling will be located 4.08 m from the rear lot line.
- Section 10.5.40.60.(1)(C)(A), By-law 569-2013**
A platform without main walls may encroach into the required rear yard setback 2.5 m.
Section 320-42.E
The maximum permitted encroachment for a platform into the required rear yard setback is 1.6 m.
Section 10.5.40.60.(1)(C)(A), By-law 569-2013 and Section 320-42.E
A previous Committee of Adjustment application (A350/07EYK) approved a rear yard deck with an encroachment of 9.96 m into the required rear yard setback and 2.44 m from the rear wall of dwelling.
The proposed rear yard deck will encroach 8.25 m into the required rear yard setback.
- Section 10.20.40.30.(1), By-law 569-2013, Section 900.3.10(37)(B), By-law 569-2013 & Section 1.d(1), By-law 1992-25**
The maximum permitted building depth is 19 m.
A previous Committee of Adjustment application (A350/07EYK) approved a dwelling depth of 24.03 m.
The altered dwelling will have a depth of 22.95 m.
- Section 200.5.1.10.(2)(A), By-law 569-2013 and Section 320-18.A.(1)**
The minimum required dimensions of a parking space are 2.6 m wide and 5.6 m long.
The altered parking space (within the garage) will have a width of 2.08 m and a length of 4.29 m.

16. A0012/17EYK

File Number:	A0012/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	4 KINGSGROVE BLVD	Community:	
Legal Description:	PLAN 2736 LOT 20		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition with an upper and lower deck in the rear yard.

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

- Section 320-42.1.(C)(1)**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.55 m from the west side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 320-41.D
The minimum required side yard setback for eaves is 0.4 m.
Section 10.5.40.60.(7), By-law 569-2013 and Section Section 320-41.D
The eaves of the altered dwelling will be located 0.1 m from the west side lot line.
- 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 320-18.(B)(1)
A minimum of one parking space shall be provided on the lot. The said parking shall be provided either by an attached garage, carport, detached garage or rear yard parking space.
Section 10.5.80.10.(3), By-law 569-2013 and Section 320-18.(B)(1)
The proposed parking spot will be located in the front yard.
- Section 320-43.(E)(1)**
The maximum permitted coverage for an accessory structure is 2% of the lot area (8.9 m²).
The existing accessory structure (detached garage) covers 4.3% of the lot area (19 m²).

17. A0016/17EYK

Owner(s): Ward: Etobicoke-Lakeshore (05)
Agent: Heritage: Not Applicable
Property Address: **92 SMITHWOOD DR** Community:
Legal Description: PLAN 5727 PT BLK B CON 1 PT LOT 19

PURPOSE OF THE APPLICATION:

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

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

- 1. Section 10.20.30.40.(1)(A), By-law 569-2013 & 320-59C**
The maximum permitted lot coverage is 33% of the lot area (225.7 m²).
Section 10.20.30.40.(1)(A), By-law 569-2013
The altered dwelling will have a lot coverage of 36% of the lot area (246.4 m²).
Section 320-59C
The altered dwelling, including the covered front veranda, will have a lot coverage of 38.5% of the lot area (263.8 m²).
- 2. Section 900.3.10(21)(C), By-law 569-2013 & Section 1(b)(1), By-law 1992-23**
The maximum permitted gross floor area, including the attached garage, is 135 m² plus 25% of the lot area (306.1 m²).
Section 900.3.10(21)(C), By-law 569-2013
The altered dwelling including the attached garage will have a gross floor area of 135 m² plus 46% of the lot area (446.3 m²).
Section 1(b)(1), By-law 1992-23
The altered dwelling including the attached garage will have a gross floor area of 135 m² plus 48% of the lot area (461.6 m²).
- 3. Section 10.20.40.70(1), By-law 569-2013**
The minimum required front yard is 9.1 m.
The altered dwelling will be located 7.81 m from the front lot line.
- 4. Section 900.3.10(21)(D)(iii), By-law 569-2013**
The minimum required aggregate side yard setback is 3.66 m.
Section 1(c)(3), By-law 1992-23
The minimum required side yard setback is 1.5 m, provided the aggregate side yard setback is not less than 3.66 m.
Section 900.3.10(21)(D)(iii), By-law 569-2013 & Section 1(c)(3), By-law 1992-23
The altered dwelling will be located 1.23 m from the north and south side lot lines providing an aggregate side yard setback of 2.46 m.
- 5. Section 10.20.40.10(1)(A), By-law 569-2013 & Section 1(a)(1), By-law 1992-23**
The maximum permitted dwelling height is 9.5 m.
The altered dwelling will have a height of 10.47 m.

6. **Section 1(a)(2), By-law 1992-23**
The maximum permitted soffit height is 6.5 m.
The altered dwelling will have a soffit height of 6.95 m.

18. A0017/17EYK

File Number:	A0017/17EYK	Zoning	IC2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	56 MCCULLOCH AVE	Community:	
Legal Description:	PLAN 3663 PT LOT 4		

PURPOSE OF THE APPLICATION:

To permit a transport trailer repair shop to operate within the existing multiple occupancy building. A previous Committee of Adjustment application (A433/11EYK) approved the operation of a transport trailer repair shop for a period of 5 years.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**Section 304-32.**

Vehicle related uses in multiple occupancy buildings are prohibited.

19. A0024/17EYK

File Number:	A0024/17EYK	Zoning	RM & R3 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	9 HATFIELD CRES	Community:	
Legal Description:	PLAN 4163 LOT 121		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage, a rear yard deck, and a rear yard basement walk-out.

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

- Section 900.6.10.(18)(C)(i), By-law 569-2013 and Section 320-63.A.(3)**
The maximum permitted lot coverage is 33% of the lot area (157.44 m²).
Section 900.6.10.(18)(C)(i), By-law 569-2013
The new dwelling will cover 34.91% of the lot area (166.53 m²).
Section 320-63.A.(3)
The new dwelling will cover 36.43% of the lot area (173.8 m²).
- Section 900.6.10.(18)(E), By-law 569-2013 and Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (214.69 m²).
The new dwelling will have a floor space index of 0.6 times the area of the lot (284.47 m²).
- Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a height of 6.99 m.
- Section 320-42.E.**
The maximum permitted encroachment for a platform into the required rear yard setback is 1.6 m.
The proposed basement walkout will project 3.8 m into the required rear yard.



City Planning Division

Susanne Pringle
Manager & Deputy Secretary Treasurer

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Committee of Adjustment
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20. A0025/17EYK

File Number:	A0025/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	415 BURNHAMTHORPE RD	Community:	
Legal Description:	PLAN 3289 W PT LOT 132		

PURPOSE OF THE APPLICATION:

To convert a private home daycare into a registered day nursery.

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

Section 150.45.20.1.(1), By-law 569-2013 & Section 320-58.B.(4)

A day nursery is not a permitted use in a detached dwelling.

21. A0053/17EYK

Owner(s):
Agent:
Property Address: **17 ROMNEY RD**
Legal Description: PLAN 2630 PT LOT 33 PT LOT 34

Ward: Etobicoke Centre (04)
Heritage: Not Applicable
Community:

PURPOSE OF THE APPLICATION:

To maintain the existing as-built detached dwelling and rear cabana. A previous Committee of Adjustment application (A690/15EYK) approved a new detached dwelling with an integral garage and a rear yard cabana.

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

- 1. Section 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted coverage is 33% of the lot area (287.4 m²).
A previous Committee of Adjustment application (A690/15EYK) approved a dwelling with coverage of 33.9% of the lot area (295.4 m²).
The proposed dwelling will cover 35.36% of the lot area (307.98 m²).
- 2. Section 320-43.E(1) , By-law 569-2013**
The maximum permitted coverage for an accessory building or structure is 2% of the lot area (17.4 m²).
A previous Committee of Adjustment application (A690/15EYK) approved a rear yard cabana with coverage of 2.3% of the lot area (20.1 m²).
The proposed rear yard cabana will cover 3.75% of the lot area (32.7 m²).

22. A0131/17EYK

File Number:	A0131/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	480 THE KINGSWAY	Community:	
Legal Description:	PLAN 5009 LOT 30		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage, a rear yard deck, and a cabana in the rear yard.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-55.C**
The maximum permitted lot coverage is 33% of the lot area (309.08 m²).
Section 10.20.30.40.(1)(A), By-law 569-2013
The new dwelling will cover 41.09% of the lot area (384.82 m²).
Section 320-55.C
The new dwelling will cover 36.78% of the lot area (344.47 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (421.47 m²).
Section 10.20.40.40.(1)(A), By-law 569-2013
The new dwelling will have a floor space index of 0.57 times the area of the lot (535.25 m²).
Section 320-42.1.A.(1)
The new dwelling will have a floor space index of 0.58 times the area of the lot (546.06 m²).
- Section 10.20.40.70.(3)(F), By-law 569-2013**
The minimum required side yard setback is 2.4 m.
Section 320-42.1.C.(3)
The minimum required side yard setback is 1.8 m provided that the aggregate width both side yards is 4.39 m.
Section 10.20.40.70.(3)(F), By-law 569-2013 and Section 320-42.1.C.(3)
The new dwelling will be located 1.83 m from the north side lot line and will have a total aggregate side yard width of 4.27 m.
- Section 10.20.40.70.(5)(A), By-law 569-2013**
The minimum required side yard setback is 7.5 m where the building depth is greater than 17 m from the front main wall of the building.
The new dwelling will be located 5.36 m from the north side lot line and the 2.44 m from the south side, where the building depth is greater than 17 m from the front main wall of the building.

- 5. Section 10.5.40.50.(2) to Section 10.20.40.70.(5), By-law 569-2013**
The minimum required side yard setback of the rear deck is 7.5 m where the building depth is greater than 17 m from the front main wall of the building.
The new deck will be located 5.97 m from the north side lot line and 4.92 m from the south side lot line.
- 6. Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 6.58 m.
- 7. Section 10.5.40.60.(7)(B), By-law 569-2013**
The eaves of a roof may encroach into a required minimum building setback a maximum of 0.9 metres, if they are no closer to a lot line than 0.3 metres.
The eaves/roof projection of the new dwelling will encroach 0.98 m into the required north side lot line and where the building length is 17 m from the front main wall, the eaves will encroach 2.55 m into the required north side lot line and 5.47 m into the required south side lot line.
- 8. 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 (191.44 m²).
A total of 47.03% of the rear yard will be maintained as soft landscaping (180.07 m²).
- 9. Section 320-42.1.E.**
A three-car garage shall be permitted only on lots with a frontage greater than 27 m.
The existing lot frontage is 21.95 m.
- 10. Section 320-43.D.**
No part of the walls or supporting posts supporting a pitched roof of an accessory building shall exceed 2.5 m in height.
The proposed height of the supporting walls of the proposed cabana will be 2.74 m.
- 11. Section 320-43.E.(1)**
The maximum permitted lot coverage of an accessory structure is 2% of the lot area (18.73 m²).
The proposed cabana will cover 4.31% of the lot area (40.35 m²).

23. A0026/17EYK

File Number:	A0026/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	159 PERRY CRES	Community:	
Legal Description:	PLAN M709 LOT 4		

PURPOSE OF THE APPLICATION:

To construct a new attached garage at the front of the dwelling, a second storey addition above a portion of the existing dwelling and a roof terrace at the front of the dwelling. The existing attached garage will be converted into habitable space.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-55(C)**
The maximum permitted lot coverage is 33% of the lot area (187.4 m²).
The altered dwelling will have a lot coverage of 35.1% of the lot area (199.6 m²).
- Section 900.3.10.(37)(C), By-law 569-2013 & Section 1.(b)(1), By-law 1992-24**
The maximum permitted gross floor area is 0.5 times the area of the lot (283.9 m²).
The altered dwelling will have a gross floor area of 0.69 times the area of the lot (391.4 m²).
- Section 900.3.10(37)(D)(iii), By-law 569-2013 and Section 1.c(3), By-law 1992-25**
The minimum required side yard setback is 1.8 m, provided that the aggregate of the side yards shall equal not less than 4.53 m.
The altered dwelling will be located 1.22 m from the north side lot line and 0.2 m from the south side lot line and will have an aggregate of side yard setback of 1.42 m.
- Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The altered dwelling will have a front exterior main wall height of 7.18 m.
- Section 320-42.1.B,(2)**
The maximum permitted soffit height is 6.5 m.
The altered dwelling will have a soffit height of 7.18 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 is 4 m².
The proposed platform above the garage will have an area of 35.3 m².

24. A0029/17EYK

File Number:	A0029/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	39 BERNICE AVE	Community:	
Legal Description:	PLAN 1897 LOT 29		

PURPOSE OF THE APPLICATION:

To construct a new dwelling with an attached garage.

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

- Section 10.20.40.70.(1), By-law 569-2013 and Section 320-40.A.**
The minimum required front yard setback is 6.73 m.
The new dwelling will be located 4.58 m from the front lot line.
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-42.1.C.(1)
The minimum required side yard setback is 0.9 m, providing the aggregate is not less than 2.1 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 320-42.1.C.(1)
The new dwelling will be located 0.89 m from the west side lot line and 1.07 m from the east side lot line with a total aggregate side yard width of 1.96 m.
- Section 10.20.40.70.(6)(A), By-law 569-2013 and Section 320-41.B.**
The minimum required side yard setback is 3 m for a corner lot.
The new dwelling will be located 0.89 m from the west side lot line.
- Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 6.8 m.
- Section 10.5.80.40.(2), By-law 569-2013**
The elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street .
The proposed vehicle entrance in a main wall of the principal building is lower than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street.

25. A0031/17EYK

File Number:	A0031/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	94 ST GEORGE ST	Community:	
Legal Description:	PLAN M119 PT LOT 13 PT LOT 14 SPT 13 LOT 14		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage and a covered front porch.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-59(C)**
The maximum permitted lot coverage is 33% of the lot area (129.7 m²).
The proposed dwelling will have a lot coverage of 44% of the lot area (173.3 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1(A)(1)**
The maximum permitted floor space index/ gross floor area is 0.45 times the lot area (176.9 m²).
The proposed dwelling will have a floor space index/ gross floor area of 0.74 times the lot area (290.8 m²).
- Section 10.20.40.70.(1), By-law 569-2013 & Section 320-40(C)(1)**
The minimum required front yard setback is 7.29 m.
The proposed dwelling will be located 6 m from the front lot line.
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-42.1(C)(1)
The minimum required aggregate side yard setback is 2.1 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 320-42.1(C)(1)
The proposed dwelling will be located 0.9 m from the north and south side lot line, providing an aggregate side yard setback of 1.8 m.
- 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 18.29 m.
- Section 320-42.1(D)(1)**
The maximum permitted dwelling depth is 16.5 m.
The proposed dwelling will have a depth of 17 m.
- Section 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted dwelling height for a flat roof is 7.2 m.
Section 320-42.1(B)(2)
The maximum permitted dwelling height for a flat roof is 6.5 m.
Section 10.20.40.10.(4)(A), By-law 569-2013 & Section 320-42.1(B)(2)
The proposed dwelling will have a height of 7.31 m.

26. A0037/17EYK

File Number:	A0037/17EYK	Zoning	RD & R2 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	59 EDGECROFT RD	Community:	
Legal Description:	PLAN 3888 LOT 31		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing a rear addition, a partial second floor addition, a south side second storey terrace, a new rear deck, a new porch, and a new attached garage at the front of the dwelling. The existing attached garage will be converted into habitable space.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-59(C)**
The maximum permitted lot coverage is 33% of the lot area (163.56 m²).
The altered dwelling will have a lot coverage of 39.37% of the lot area (195.1 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1(A)(1)**
The maximum permitted floor space index is 0.45 times the lot area (223.08 m²).
Section 10.20.40.40.(1)(A), By-law 569-2013
The altered dwelling will have a floor space index of 0.54 times the lot area (265.4 m²).
Section 320-42.1(A)(1)
The altered dwelling will have a floor space index of 0.56 times the lot area (275.6 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 320-42.1(C)(1)**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.62 m from the east side yard lot line.

- 4. Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The altered dwelling will have a length of 19.55 m.
- 5. Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted dwelling depth is 19 m.
Section 320-42.1(D)(1)
The maximum permitted dwelling depth is 16.5 m.
Section 10.20.40.30.(1), By-law 569-2013 & Section 320-42.1(D)(1)
The altered dwelling will have a depth of 19.55 m.
- 6. Section 320-42.1.B(2)**
The maximum permitted soffit height is 6.5 m.
The altered dwelling will have a soffit height of 6.85 m.
- 7. 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.
The proposed south side second storey terrace will be 7.2 m².
- 8. Section 10.5.100.1(1)(C)(iii), By-law 569-2013**
The maximum permitted driveway width is 3.28 m.
The proposed driveway will have a width of 5.21 m.



City Planning Division

Susanne Pringle
Manager & Deputy Secretary Treasurer

www.toronto.ca/planning/comm_adj.htm

Committee of Adjustment
Etobicoke York Panel
2 Civic Centre Crt, 4th
Toronto ON M9C 5A3
Tel: 416-394-8060
Fax: 416-394-6042

27. A0040/17EYK

File Number:	A0040/17EYK	Zoning	RD (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	12 COTMAN CRES	Community:	
Legal Description:	PLAN 5057 LOT 129		

PURPOSE OF THE APPLICATION:

To extend the existing attached garage.

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

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

The maximum permitted dwelling length is 17 m.

The altered dwelling will have a length of 18.63 m.



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28. A0045/17EYK

File Number:	A0045/17EYK	Zoning	R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	5 SPRINGBROOK GDNS	Community:	
Legal Description:	PLAN 3743 LOT 12		

PURPOSE OF THE APPLICATION:

To relocate the wall between the garage and the hallway, which will result in reduced garage dimensions.

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

Section 320-18.(A) as amended by By-law 497-2007

The maximum permitted driveway width is 3.2 m.

The proposed parking space will have a width of 3 m.

29. A0046/17EYK

File Number:	A0046/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	45 VAN DUSEN BLVD	Community:	
Legal Description:	PLAN 2100 PT BLK 12		

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 and Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (186.95 m²).
The new dwelling will cover 39.54% of the lot area (224 m²).
- Section 900.3.10.(18)(E), By-law 569-2013 and Section 1.(b)(1), By-law 1992-22**
The maximum permitted gross floor area is 185 m² or a floor space index of 0.45 times the area of the lot (257.92 m²).
The new dwelling will have a gross floor area of 369.2 m² and a floor space index of 0.65 times the area of the lot (369.2 m²).
- Section 10.20.40.70.(1); By-law 569-2013 and Section 320-40.A.**
The minimum front yard setback is 6.16 m.
The new dwelling will be located 5.13 m from the front lot line.
- Section 900.3.10.(18)(F)(ii), By-law 569-2013 and Section 1.c)(2), By-law 1992-22**
The minimum required side yard setback is 1.2 m provided that the aggregate width of both side yards shall not equal less than 20% of the lot frontage (3.44 m).
The new dwelling will be located 1.22 m from the west side lot line and 1.2 m from the east side lot line and will have an aggregate side yard width equal to 14% of the lot frontage (2.42 m).
- Section 900.3.10.(18)(C), By-law 569-2013 and Section 1.a)(2), By-law 1992-22**
The maximum permitted building height is 6 m.
The new dwelling will have a height of 9.23 m.

30. A0049/17EYK

File Number:	A0049/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	163 LAKE SHORE DR	Community:	
Legal Description:	PLAN 1592 PT LOT 22		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013 & Section 350-31(F)(2)**
The maximum permitted floor space index/ gross floor area is 0.6 times the lot area (224.7 m²).
The proposed dwelling will have a floor space index/ gross floor area of 0.68 times the lot area (256 m²).
- Section 10.80.40.70.(1), By-law 569-2013 & Section 350-31(K)**
The minimum required front yard setback is 5.44 m.
The proposed dwelling will be located 3.52 m from the front lot line.
- Section 350-13(B)**
The minimum required eaves side yard setback is 0.5 m.
The eaves of the proposed dwelling will be located 0.33 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 proposed dwelling will have a length of 22.68 m.
- Section 10.80.40.30.(1), By-law 569-2013**
The maximum permitted dwelling depth is 19 m.
The proposed dwelling will have a depth of 20.76 m.
- Section 10.80.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The front exterior main walls of the proposed dwelling will have a height of 7.49 m.
- Section 10.80.40.50.(1)(B), By-law 569-2013**
The maximum permitted number of platforms at or above the second storey located on the rear wall is 1.
The proposed dwelling will have 2 platforms at or above the second storey located on the rear wall.

- 8. Section 10.80.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of platform at or above the second storey is 4 m².
The proposed rear platforms at or above the second storey will have an area of 13.6 m².
- 9. Section 10.5.50.10.(1)(D), By-law 569-2013 & Section 350-30.9(A)(D)**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (22.1 m²).
A total of 50% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (14.75 m²).
- 10. Section 10.5.50.10.(1)(C), By-law 569-2013 & Section 350-30.8(c)**
A minimum of 60% of the front yard shall be maintained landscaping (17.8 m²).
A total of 47.3% of the front yard will be maintained as landscaping (14 m²).
- 11. Section 350-26(A)(4)**
A minimum of 6 m of access is required in front of a parking space.
A total of 3.52 m of access will be provided in front of the parking space.

31. A0057/17EYK

File Number:	A0057/17EYK	Zoning:	RM & R3 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	304 DELTA ST	Community:	
Legal Description:	PLAN 2225 PT LOTS 127 TO 129		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Section 900.6.10.(18)(C)(i), By-law 569-2013 & Section 320-63(A)(3)**
The maximum permitted lot coverage is 33% of the lot area (147.1 m²).
The proposed dwelling will have a lot coverage of 37.5% of the lot area (167.2 m²)
- 2. Section (1)(a), By-law 1979-67**
The maximum permitted gross floor area is 0.4 times the lot area (178.4 m²).
The proposed dwelling will have a gross floor area of 0.66 times the lot area (305.3 m²).
- 3. Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The proposed dwelling will be located 0.9 m from the north side lot line.
- 4. Section 320-42.1(D)(1)**
The maximum permitted dwelling depth is 16.5 m.
The proposed dwelling will have a depth of 17 m.
- 5. Section (3), By-law 1979-67**
The maximum permitted height is 7.5 m to the midpoint of the roof.
The proposed dwelling will have a height of 7.93 m.

32. A0059/17EYK

File Number:	A0059/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	5 BLOORLEA CRES	Community:	
Legal Description:	PLAN M817 LOT 38		

PURPOSE OF THE APPLICATION:

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

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**Section 900.3.10 (21)(C), By-law 569-2013 and Section 1b(1), By-law 1992-23**

The maximum permitted gross floor area is 135 m² plus 25% of the lot area (264.91m²), including the attached or detached garage, to a maximum floor space index of 0.5 times the lot area (259.83 m²).

Section 900.3.10 (21)(C), By-law 569-2013

The altered dwelling will have a gross floor area, including the attached garage, of 135 m² plus 30.6% of the lot area (294.26 m²), with a floor space index of 0.57 times the lot area.

Section 1b(1), By-law 1992-23

The altered dwelling will have a gross floor area, including the attached garage, of 135 m² plus 35.3% of the lot area (318.76 m²), with a floor space index of 0.61 times the lot area.

33. A0062/17EYK

File Number:	A0062/17EYK	Zoning	RD (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	384 PRINCE EDWARD DR N	Community:	
Legal Description:	PLAN 1685 S PT LOT 261 N PT LOT 262		

PURPOSE OF THE APPLICATION:

To maintain the existing driveway.

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

- Section 10.5.80.10.(3), By-law 569-2013 and Section 320-18.B.(1)**
A parking space may not be located in a front yard or a side yard abutting a street.
The proposed parking spot is located in the front yard.
- Section 10.5.100.1.(1)(C), By-law 569-2013**
The maximum permitted driveway width is 2.6 m.
Section 320-44.A.
The maximum permitted driveway width is 2.46 m.
Section 10.5.100.1.(1)(C), By-law 569-2013 and Section 320-44.A.
The existing driveway has a width of 5.81 m.

34. A0070/17EYK

File Number:	A0070/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	28 TWENTY FIRST ST - PART 2	Community:	
Legal Description:	PLAN 2146 LOT 9		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage. A previous Committee of Adjustment application (A258/16EYK) approved a new detached dwelling with an integral garage.

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

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

The required minimum side yard setback is 0.9 m.

A previous Committee of Adjustment application (A258/16EYK) approved a south side yard setback of 0.61 m. The proposed side yard setback will be 0.61 m on the north side.

35. A0071/17EYK

File Number:	A0071/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	28 TWENTY FIRST ST - PART 1	Community:	
Legal Description:	PLAN 2146 LOT 9		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage. A previous Committee of Adjustment application (A257/16EYK) approved a new detached dwelling with an integral garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**Section 10.20.40.70.(3)(B), By-law 569-2013**

The required minimum side yard setback is 0.9 m.

A previous Committee of Adjustment application (A257/16EYK) approved a north side yard setback of 0.61 m. The proposed side yard setback will be 0.61 m on the south side.

36. A0072/17EYK

File Number:	A0072/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	37 RISDON CRT	Community:	
Legal Description:	PLAN M752 LOT 83		

PURPOSE OF THE APPLICATION:

To construct a carport along the east side of the existing dwelling.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (169.92 m²).
The altered dwelling will have a lot coverage of 34.9% of the lot area (179.68 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-41.A.
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 320-41.A.
The altered dwelling will be located 0.33 m from the east side lot line.

37. A0073/17EYK

File Number:	A0073/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	24 PUTNEY RD	Community:	
Legal Description:	PLAN 4177 LOT 119		

PURPOSE OF THE APPLICATION:

To construct a two-storey west side addition which will include an attached garage and to construct a second storey addition above the existing dwelling with a balcony in the front.

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

- Section 320-42.1.A.(1)**
The maximum permitted gross floor area is 0.45 times the lot area (211.39 m²).
The altered dwelling will have a gross floor area of 0.46 times the lot area (215.84 m²).
- Section 10.5.40.70.(1)(B), By-law 569-2013 & Section 30-40.C(3)**
The minimum required front yard setback is 7.82 m.
The altered dwelling will be located 6.7 m from the front lot line.
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.9 m from the west side lot line.
- Section 320-42.1.A(1)**
The maximum permitted flat roof height is 6.5 m.
The altered dwelling will have a flat roof height of 6.75 m.
- Section 10.5.40.60.(3)(A)(ii), 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 wider than 2 m.
The proposed front exterior stairs will have a width of 2.09 m.
- Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above a second storey is 4 m².
The proposed second storey front platform will have an area of 5.25 m².
- Section 200.5.1.10.(2)(A)(iv), By-law 569-2013 & 320-18.A.(1)(c)**
The minimum required parking space width is 3.2 m.
The proposed parking space within the proposed attached garage will have a width of 3.03 m.

38. A0075/17EYK

File Number:	A0075/17EYK	Zoning	RM & R3 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	210 HALLMARK AVE	Community:	
Legal Description:	PLAN 2195 N PT LOT 141		

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition.

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

- Section 900.3.10(18(C)(i), By-law 569-2013 & Section 320-63.A.(3)**
The maximum permitted lot coverage is 33% of the lot area (119.57 m²).
The altered dwelling will have a lot coverage of 36% of the lot area (130.32 m²).
- Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-41.A
The minimum required side yard setback is 0.9 m.
Section 10.80.40.70.(3)(A), By-law 569-2013 & Section 320-41.A
The altered dwelling will be located 0.61 m south side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required setback for eaves is 0.3 m.
Section 320-41.D
The minimum required setback for eaves is 0.4 m.
Section 10.5.40.60.(7), By-law 569-2013 & Section 320-41.D
The altered dwelling will be located 0.15 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 19.81 m.
- Section 10.80.40.30.(1), By-law 569-2013**
The maximum permitted dwelling depth is 19 m.
The altered dwelling will have a depth of 19.81 m.
- Section 320-41.C**
The minimum required side yard setback for a wall containing a window on the first storey of any building and admitting light to any habitable room is 1.2 m.
The altered dwelling wall containing windows will be located 0.61 m along the south side lot line

39A. B11/16EYK

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

THE CONSENT REQUESTED:

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

Retained - Part 2

Address to be assigned

The lot frontage is 7.62 m and the lot area is 304 m². The existing dwelling will be demolished and the property will be redeveloped as the site of the a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A96/16EYK.

Conveyed - Part 1

Address to be assigned

The lot frontage is 7.62 m and the lot area is 304 m². The existing dwelling will be demolished and the property will be redeveloped as the site of the a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A95/16EYK.

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

39B. A95/16EYK

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

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013 & Section 330-23.A.(2)**
The minimum required lot frontage is 12 m.
The lot frontage will be 7.62 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 370 m².
Section 330-23.A.(1)
The minimum required lot area is 371 m².
Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 330-23.A.(1)
The lot area will be 304.11 m².
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the lot area (106.4 m²).
The proposed dwelling will have a floor space index of 0.56 times the lot area (170.5 m²).
- Section 10.20.40.70.(1), By-law 569-2013 & Section 330-23.A.(6)**
The minimum required front yard setback is 14.36 m.
The proposed dwelling will be located 11.06 m from the front lot line.
- Section 10.20.40.70.(3)(c), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 330-23.A.(7)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(c), By-law 569-2013 & Section 330-23.A.(7)
The proposed dwelling will be located 0.6 m from the south side lot line.

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

39C. A96/16EYK

File Number:	A96/16EYK	Zoning	RD & RS (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	9 THIRTY EIGHTH ST - PART 2	Community:	
Legal Description:	PLAN 2155 LOT 120		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013 & Section 330-23.A.(2)**
The minimum required lot frontage is 12 m.
The lot frontage will be 7.62 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 370 m².
Section 330-23.A.(1)
The minimum required lot area is 371 m².
Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 330-23.A.(1)
The lot area will be 304.11 m².
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the lot area (106.4 m²).
The proposed dwelling will have a floor space index of 0.56 times the lot area (170.5 m²).
- Section 10.20.40.70.(1), By-law 569-2013 & Section 330-23.A.(6)**
The minimum required front yard setback is 14.36 m.
The proposed dwelling will be located 11.06 m from the front lot line.
- Section 10.20.40.70.(3)(c), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 330-23.A.(7)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(c), By-law 569-2013 & Section 330-23.A.(7)
The proposed dwelling will be located 0.6 m from the north side lot line.

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

40A.**B0084/16EYK**

File Number:	B0084/16EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	4 THIRTEENTH ST	Community:	
Legal Description:	PLAN 2242 PT LOTS 51 & 52		

THE CONSENT REQUESTED:

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

Retained - Part 1**Address to be assigned**

The lot frontage is 6.86 m and the lot area is 223.2 m². The existing dwelling will be demolished and the property will be redeveloped 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 A0919/16EYK.

Conveyed - Part 2**Address to be assigned**

The lot frontage is 6.86 m and the lot area is 223.28 m². The existing dwelling will be demolished and the property will be redeveloped 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 A0920/16EYK.

File numbers B0084/16EYK, A0919/16EYK and A0920/16EYK will be considered jointly.

40B. A0919/16EYK

File Number:	A0919/16EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	4 THIRTEENTH ST - PART 1	Community:	
Legal Description:	PLAN 2242 PT LOTS 51 & 52		

PURPOSE OF THE APPLICATION:

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

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

- Section 900.6.10(23)(D)(ii), By-law 569-2013 & Section 350-31(B)(2)**
The minimum required lot frontage for a semi-detached dwelling is 15 m.
The lot frontage will be 6.86 m.
- Section 900.6.10(23)(A)(ii), By-law 569-2013**
The minimum required lot area for a semi-detached dwelling is 460 m².
Section 350-31(B)(1)
The minimum required lot area for a semi-detached dwelling is 464 m².
Section 900.6.10(23)(A)(ii), By-law 569-2013 & Section 350-31(B)(1)
The lot area will be 223.2 m².
- Section 10.80.40.40.(1)(A), By-law 569-2013 & Section 350-31(F)(2)**
The maximum permitted floor space index/ gross floor area is 0.6 times the lot area (133.9 m²).
The proposed dwelling will have a floor space index/ gross floor area of 0.71 times the lot area (158.7 m²).
- Section 900.6.10(23)(D)(ii), By-law 569-2013 & Section 350-31(B)(4)**
The minimum required side yard setback is 1.2 m.
The proposed dwelling will be located 0.76 m from the south side lot line.
- Section 350-13(B)**
The minimum required side yard setback for eaves is 0.5 m.
The eaves of the proposed dwelling will be located 0.35 m from the south side lot line.
- Section 10.80.40.10.(4), By-law 569-2013**
The maximum permitted first floor height is 1.2 m above established grade.
The proposed dwelling will have a first floor height of 2.65 m above established grade.
- Section 10.80.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The front exterior main wall height of the proposed dwelling will be 8.17 m.

File numbers B0084/16EYK, A0919/16EYK and A0920/16EYK will be considered jointly.

40C. A0920/16EYK

File Number:	A0920/16EYK	Zoning:	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	4 THIRTEENTH ST	Community:	
Legal Description:	PLAN 2242 PT LOTS 51 & 52		

PURPOSE OF THE APPLICATION:

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

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

- Section 900.6.10(23)(B)(ii), By-law 569-2013 & Section 350-31(B)(2)**
The minimum required lot frontage for a semi-detached dwelling is 15 m.
The lot frontage will be 6.86 m.
- Section 900.6.10(23)(A)(ii), By-law 569-2013**
The minimum required lot area for a semi-detached dwelling is 460 m².
Section 350-31(B)(1)
The minimum required lot area for a semi-detached dwelling is 464 m².
Section 900.6.10(23)(A)(ii), By-law 569-2013 & Section 350-31(B)(1)
The lot area will be 223.28 m².
- Section 10.80.40.40.(1)(A), By-law 569-2013 & Section 350-31(F)(2)**
The maximum permitted floor space index/ gross floor area is 0.6 times the lot area (134 m²).
Section 10.80.40.40.(1)(A), By-law 569-2013
The proposed dwelling will have a floor space index/ gross floor area of 0.68 times the lot area (152 m²).
Section 350-31(F)(2)
The proposed dwelling will have a floor space index/ gross floor area of 0.71 times the lot area (159 m²).
- Section 900.6.10(23)(D)(ii), By-law 569-2013 & Section 350-31(B)(4)**
The minimum required side yard setback is 1.2 m.
The proposed dwelling will be located 0.76 m from the north side lot line.
- Section 350-13(B)**
The minimum required side yard setback for eaves is 0.5 m.
The eaves of the proposed dwelling will be located 0.35 m from the north side lot line.
- Section 10.80.40.10.(4), By-law 569-2013**
The maximum permitted first floor height is 1.2 m above established grade.
The proposed dwelling will have a first floor height of 2.63 m above established grade.
- Section 10.80.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The front exterior main wall height of the proposed dwelling will be 8.17 m.

File numbers B0084/16EYK, A0919/16EYK and A0920/16EYK will be considered jointly.

41. A0844/16EYK

File Number:	A0844/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	68 REDWATER DR	Community:	
Legal Description:	PLAN 4411 LOT 378		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing: a one-storey rear addition, a rear deck, a rear basement walkout and a one-storey south side addition containing an attached garage.

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

- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-41.A
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 320-41.A
The altered dwelling will be located 0.28 m from the south 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.
Section 320-41.D
The minimum required side yard setback for eaves is 0.4 m.
Section 10.5.40.60.(7), By-law 569-2013 and Section 320-41.D
The eaves/roof projection of the altered dwelling will be located 0 m from the south side lot line.
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered dwelling will have a length of 18.77 m.

42. A0038/17EYK

File Number:	A0038/17EYK	Zoning	RM & RM1 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	55 LONG BRANCH AVE	Community:	
Legal Description:	PLAN M9 BLK G PT LOT 9		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition.

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

- Section 900.6.10.(2)(D)(i), By-law 569-2013 and Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the area of the lot (81.41 m²).
The altered dwelling will have a floor space index of 0.71 times the area of the lot (165 m²).
- Section 900.6.10.(2)(F)(i), By-law 569-2013 and Section 330-23.A.(7)**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.27 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.
Section 330-13.A.(2)
The minimum required side yard setback for eaves is 0.5 m.
Section 10.5.40.60.(7), By-law 569-2013 and Section 330-13.A.(2)
The eaves of the new dwelling will be located 0 m from the north side lot line.
- Section 10.5.50.10.(1)(D), By-law 569-2013 and Section 330-20.6.A.**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (41 m²).
A total of 53% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (29 m²).
- Section 10.5.100.1.(1)(A), By-law 569-2013**
The minimum required driveway width is 2 m.
Section 330-9.B.(1)(b)(1)(a)(i)
The minimum required driveway width is 2.6 m.
Section 10.5.100.1.(1)(A), By-law 569-2013 and Section 330-9.B.(1)(b)(1)(a)(i)
The existing driveway has a width of 1.38 m.

43. A0069/17EYK

File Number:	A0069/17EYK	Zoning	RD & R1 (Z)R
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	7 WOODVALLEY DR	Community:	
Legal Description:	PLAN M996 LOT 26		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: a one-storey north/south side addition and rear addition, a second storey rear addition, a covered porch along the south and rear yard, and a covered porch along the north side of the dwelling.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-55.C.**
The maximum permitted lot coverage is 33% of the lot area (238.44 m²).
The altered dwelling will cover 35.1% of the lot area (253.66 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (325.15 m²).
The altered dwelling will have a floor space index of 0.48 times the area of the lot (348 m²).
- Section 10.20.40.70.(2)(B), By-law 569-2013 and Section 320-42.B.**
The minimum required rear yard setback is 9.3 m.
The altered dwelling will be located 5.18 m from the rear lot line.
- Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted dwelling depth is 19 m.
The altered dwelling will have a depth of 25.07 m.
Section 320-42.1.D.(1)
The maximum permitted dwelling depth is 16.5 m.
The altered dwelling will have a depth of 21.82 m.
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered dwelling will have a length of 23.6 m.
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 320-42.1.B.(1)**
The maximum permitted building height is 9.5 m.
The altered dwelling will have a height of 9.59 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 m.
The altered dwelling will have a side exterior main wall height of 8.26 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 altered dwelling will have a first floor height of 2.08 m above established grade.
- 9. Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed second storey north side platform will have an area of 16 m², the proposed south side platform will have an area of 11 m², and the proposed rear yard platform will have an area of 17 m².
- 10. Section 320-42.E**
The maximum permitted encroachment for a platform into the required rear yard setback is 1.6 m.
The proposed roofed porchway within the rear yard area will project 4.12 m into the required yard.



City Planning Division

Susanne Pringle
Manager & Deputy Secretary Treasurer

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44. A0074/17EYK

File Number:	A0074/17EYK	Zoning	E & IC2 (Waiver)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	5 BRYDON DR	Community:	
Legal Description:	PLAN 4372 LOT 6		

PURPOSE OF THE APPLICATION:

To install electrical equipment on a concrete pad along the north-west corner of the property.

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

Section 60.20.40.70.(2), By-law 569-2013 and Section 304-36.D.(3)

The minimum required side yard setback is 3 m.

The proposed electrical equipment (switch gear/motor control panel enclosure) will be located 1.41 m from the north side lot line.



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45. A0092/17EYK

File Number:	A0092/17EYK	Zoning	CR & CPL (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	603 EVANS AVE	Community:	
Legal Description:	& 805-863 BROWN'S LINE CON 2 PT LOT 10 PLAN 5177 PT BLKS A B PLAN 4520 LOTS 1-6 100% SEPARATE		

PURPOSE OF THE APPLICATION:

To construct a new enclosed loading dock with a ramp and garbage compactor pad along the east side of the building.

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

Section 40.10.40.70.(3)(A)(i), By-law 569-2013 and Section 320-100D.

The minimum required rear yard setback is 7.5 m.

The proposed loading dock will be located 6 m from the rear yard lot line.



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46A. B0083/16EYK

File Number:	B0083/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	1030 KIPLING AVE	Community:	
Legal Description:	PLAN 1893 LOT 7		

THE CONSENT REQUESTED:

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

Retained - Part 1

Address to be assigned

The lot frontage is 7.62 m and the lot area is 348.39 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0900/16EYK.

Conveyed - Part 2

Address to be assigned

The lot frontage is 7.62 m and the lot area is 348.39 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0901/16EYK.

File Numbers B0083/16EYK, A0900/16EYK AND A0901/16EYK will be considered jointly.

46B. A0900/16EYK

File Number:	A0900/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	1030 KIPLING AVE - PART 1	Community:	
Legal Description:	PLAN 1893 LOT 7		

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 320-59.(B)(1)**
The minimum required lot area is 510 m².
The new lot area will be 348.4 m².
- Section 10.20.30.20.(1)(A), By-law 569-2013 and Section 320-59.(A)(1)**
The minimum required lot frontage is 13.5 m.
The new lot frontage will be 7.62 m.
- Section 900.3.10.(21)(C), By-law 569-2013 and Section 1.b)(1), By-law 1992-23**
The maximum permitted gross floor area is 0.5 times the area of the lot (174.2 m²).
The new dwelling will have a gross floor area of 0.84 times the area of the lot (294.2 m²).
- Section 900.3.10.(21)(D)(i), By-law 569-2013 and Section 1.c)(1), By-law 1992-23**
The minimum required side yard setback is 0.9 m, providing the aggregate of both side yards is not less than 2.1 m.
The new dwelling will be located 0.51 m from the south side lot line and will have a total aggregate side yard setback of 1.71 m.
- Section 1.d)(1), By-law 1992-23**
The maximum permitted dwelling depth is 16.5 m.
The new dwelling will have a depth of 18.06 m.
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 1.a)(1), By-law 1992-23**
The maximum permitted building height is 9.5 m.
The new dwelling will have a height of 10.42 m.
- Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The new dwelling will have a front exterior main wall height of 9.01 m.

- 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 2.92 m above established grade.
- 9. Section 1.a)(2), By-law 1992-23**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 8.37 m.
- 10. Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 320-41.(D)
The minimum required side yard setback for eaves is 0.4 m.
Section 10.5.40.60.(7), By-law 569-2013 and Section 320-41.(D)
The eaves of the new dwelling will be located 0.15 m from the south side lot line.
- 11. Section 320-16**
No two houses adjacent to each other shall be identical.
The proposed dwelling will be identical to the adjacent proposed dwelling (Part 2).

File Numbers B0083/16EYK, A0900/16EYK AND A0901/16EYK will be considered jointly

46C. A0901/16EYK

Owner(s): Ward: Etobicoke-Lakeshore (05)
Agent: Heritage: Not Applicable
Property Address: **1030 KIPLING AVE - PART 2** Community:
Legal Description: PLAN 1893 LOT 7

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage

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

1. **Section 10.20.30.10.(1)(A), By-law 569-2013 and Section 320-59.(B)(1)**
The minimum required lot area is 510 m².
The new lot area will be 348.4 m².
2. **Section 10.20.30.20.(1)(A), By-law 569-2013 and Section 320-59.(A)(1)**
The minimum required lot frontage is 13.5 m.
The new lot frontage will be 7.62 m.
3. **Section 900.3.10.(21)(C), By-law 569-2013 and Section 1.b)(1), By-law 1992-23**
The maximum permitted gross floor area is 0.5 times the area of the lot (174.2 m²).
The new dwelling will have a gross floor area of 0.84 times the area of the lot (294.2 m²).
4. **Section 900.3.10.(21)(D)(i), By-law 569-2013 and Section 1.c)(1), By-law 1992-23**
The minimum required side yard setback is 0.9 m, providing the aggregate of both side yards is not less than 2.1 m.
The new dwelling will be located 0.51 m from the north side lot line and will have a total aggregate side yard setback of 1.71 m.
5. **Section 1.d)(1), By-law 1992-23**
The maximum permitted dwelling depth is 16.5 m.
The new dwelling will have a depth of 18.06 m.
6. **Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 1.a)(1), By-law 1992-23**
The maximum permitted building height is 9.5 m.
The new dwelling will have a height of 10.42 m.
7. **Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The new dwelling will have a front exterior main wall height of 9.01 m.

- 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 2.92 m above established grade.
- 9. Section 1.a)(2), By-law 1992-23**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 8.37 m.
- 10. Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 320-41.(D)
The minimum required side yard setback for eaves is 0.4 m.
Section 10.5.40.60.(7), By-law 569-2013 and Section 320-41.(D)
The eaves of the new dwelling will be located 0.15 m from the north side lot line.
- 11. Section 320-16**
No two houses adjacent to each other shall be identical.
The proposed dwelling will be identical to the adjacent proposed dwelling (Part 1).

File Numbers B0083/16EYK, A0900/16EYK AND A0901/16EYK will be considered jointly.



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47A. B0091/16EYK

File Number:	B0091/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	30 THORNDALE AVE	Community:	
Legal Description:	PLAN M334 LOT 23		

THE CONSENT REQUESTED:

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

Retained - Part 1

Address to be assigned

The lot frontage is 7.62 m and the lot area is 432.43 m². The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0995/16EYK.

Conveyed - Part 2

Address to be assigned

The lot frontage is 7.62 m and the lot area is 428.21 m². The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0996/16EYK.

File Numbers B0091/16EYK, A0995/16EYK and A0996/16EYK will be considered jointly.

47B. A0995/16EYK

File Number:	A0995/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	30 THORNDALE AVE - PART 1	Community:	
Legal Description:	PLAN M334 LOT 23		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013 and 320-59.A(1)**
The minimum required lot frontage is 13.5 m.
The lot will have a frontage of 7.62 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013 and Section 320-59.B(1)**
The minimum required lot area is 510 m².
The lot will have an area of 432.23 m².
- Section 900.3.10.(35).(A), By-law 569-2013**
The maximum permitted floor space index is 0.5 times the area of the lot (216.11 m²).
The new dwelling will have a floor space index equal to 0.59 times the area of the lot (256.71 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 0.91 m from the east side lot line and 0.46 m from the west side lot line.
Section 320-42.1.C(1)
The minimum required side yard setback is 0.9 m and the aggregate width of both side yards shall not equal less than 2.1 m.
The new dwelling will be located 0.46 m from the west side lot line and will have an aggregate side yard width of 1.37 m.

5. **Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 320-41.D
The minimum required side yard setback for eaves is 0.4 m.
Section 10.5.40.60.(7)(B), By-law 569-2013 and Section 320-41.D
The eaves of the new dwelling will be located 0.14 m from the west side lot line.
6. **Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 320-42.1.B(1)**
The maximum permitted building height is 9.5 m.
The new dwelling will have a height of 10 m.
7. **Section 320-42.1.B(2)**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 8.35 m.
8. **Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The new dwelling will have a front exterior main wall height of 8.35 m.
9. **Section 10.20.40.10.(6)(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The first floor above established grade of the new dwelling will be 2.7 m in height.
10. **Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new dwelling will be 18.29 m in length.
11. **Section 320-42.1(D)(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwelling will be 18.75 m in depth.

File Numbers B0091/16EYK, A0995/16EYK and A0996/16EYK will be considered jointly.

47C. A0996/16EYK

File Number:	A0996/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	30 THORNDALE AVE - PART 2	Community:	
Legal Description:	PLAN M334 LOT 23		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013 and 320-59.A(1)**
The minimum required lot frontage is 13.5 m.
The lot will have a frontage of 7.62 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013 and Section 320-59.B(1)**
The minimum required lot area is 510 m².
The lot will have an area of 428.14 m².
- Section 900.3.10.(35).(A), By-law 569-2013**
The maximum permitted floor space index is 0.5 times the area of the lot (214.07 m²).
The new dwelling will have a floor space index equal to 0.6 times the area of the lot (256.71 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 0.91 m from the west side lot line and 0.46 m from the east side lot line.
Section 320-42.1.C(1)
The minimum required side yard setback is 0.9 m and the aggregate width of both side yards shall not equal less than 2.1 m.
The new dwelling will be located 0.46 m from the east side lot line and will have an aggregate side yard width of 1.37 m.

5. **Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 320-41.D
The minimum required side yard setback for eaves is 0.4 m.
Section 10.5.40.60.(7)(B), By-law 569-2013 and Section 320-41.D
The eaves of the new dwelling will be located 0.14 m from the east side lot line.
6. **Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 320-42.1.B(1)**
The maximum permitted building height is 9.5 m.
The new dwelling will have a height of 10 m.
7. **Section 320-42.1.B(2)**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 8.35 m.
8. **Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The new dwelling will have a front exterior main wall height of 8.35 m.
9. **Section 10.20.40.10.(6)(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The first floor above established grade of the new dwelling will be 2.7 m in height.
10. **Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new dwelling will be 18.29 m in length.
11. **Section 320-42.1(D)(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwelling will be 18.75 m in depth.

File Numbers B0091/16EYK, A0995/16EYK and A0996/16EYK will be considered jointly.

48. A0831/16EYK

File Number:	A0831/16EYK	Zoning	RD & RS (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	81 TWENTY SIXTH ST	Community:	
Legal Description:	PLAN 1571 PT LOT 69		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition, a partial second storey addition over the existing dwelling and a basement walk-out.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the lot area (91.85 m²).
Section 10.20.40.40.(1)(A), By-law 569-2013
The altered dwelling will have a floor space index of 1.18 times the lot area (308.89 m²).
Section 330-23.A.(9)
The altered dwelling will have a floor space index of 1.12 times the lot area (293.76 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 330-23.A.(7)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 330-23.A.(7)
The altered dwelling will be located 0.55 m from the north side lot line and 0.62 m from the south side lot line.
- Section 10.20.40.70.(6)(A) & (B), By-law 569-2013**
The minimum required side yard setback abutting a street is 3 m.
The altered dwelling will be located 0.62 m from the south side lot line abutting a street (Laburnham Avenue).
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 330-13.A.(2)
The minimum required side yard setback for eaves is 0.5 m.
Section 10.5.40.60.(7), By-law 569-2013 & Section 330-13.A.(2)
The eaves of the altered dwelling will be located 0.15 m from the north side lot line and 0.2 m from the south side lot line.

5. **Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered dwelling will have a length of 18.25 m.
6. **Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
The altered dwelling will have a depth of 20.73 m.
7. **Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 330-23.A.(10)**
The maximum permitted dwelling height is 9.5 m.
The altered dwelling will have a height of 10.51 m.
8. **Section 10.20.40.10.(2)((A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The front exterior main wall of the altered dwelling will have a height of 8.48 m.
9. **Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum area of a platform at or above the second storey is 4 m²
The proposed rear platform at or above the second storey is 7.7 m².
10. **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.
Vehicle access to the proposed parking space will be from the front street (Twenty Sixth Street).



City Planning Division

Susanne Pringle
Manager & Deputy Secretary Treasurer

www.toronto.ca/planning/comm_adj.htm

Committee of Adjustment
Etobicoke York Panel
2 Civic Centre Crt, 4th
Toronto ON M9C 5A3
Tel: 416-394-8060
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49. A0836/16EYK

File Number:	A0836/16EYK	Zoning	I.C1 (Waiver)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	UTILITY CORRIDOR - NORTH OF REXDALE BLVD, EAST OF HIGHWAY 27	Community:	
Legal Description:	CON 2 FTH PT LOT 30 RP 66R18251 PARTS 7 TO 9 AND 11 RP 66R21096 PART 2		

PURPOSE OF THE APPLICATION:

To use a portion of the Hydro Corridor for vehicular parking and outside storage in association with the property at 137 Queens Plate Drive.

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

Section 320-126.G.

Parking and outside storage are permitted accessory uses in conjunction with a use permitted on abutting lands. The proposed parking and outside storage will be utilized in conjunction with 137 Queens Plate Drive and will be utilized as a primary use.



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50A.

B0057/16EYK

File Number:	B0057/16EYK	Zoning	RM & RM1 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	22 THIRTY THIRD ST	Community:	
Legal Description:	PLAN M9 LOT 3 BLK G		

THE CONSENT REQUESTED:

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

Retained - Part 2

Address to be assigned

The lot frontage is 7.695 m and the lot area is 343.4 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0613/16EYK.

Conveyed - Part 1

Address to be assigned

The lot frontage is 7.695 m and the lot area is 343.4 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0612/16EYK.

File numbers B0057/16EYK, A0612/16EYK and A0613/16EYK will be considered jointly.

50B. A0612/16EYK

File Number:	A0612/16EYK	Zoning	RM & RM1 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	22 THIRTY THIRD ST - PART 1	Community:	
Legal Description:	PLAN M9 LOT 3 BLK G		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 900.6.10.(2)(B)(i), By-law 569-2013 & Section 330-23.A.(2)**
The minimum required lot frontage is 12 m.
The lot frontage will be 7.695 m.
- Section 900.6.10.(2)(A)(i), By-law 569-2013**
The minimum required lot area is 370 m².
Section 330-23.A.(1)
The minimum required lot area is 371 m².
Section 900.6.10.(2)(A)(i), By-law 569-2013 & Section 330-23.A.(1)
The lot area will be 343.43 m².
- Section 900.6.10.(2)(D)(i), By-law 569-2013 & Section 330-23.A.(9)**
The maximum permitted gross floor area is 0.35 times the lot area (120 m²).
The proposed dwelling will have a gross floor area of 0.6 times the lot area (207.92 m²).
- Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The proposed dwelling will have a length of 17.91 m.
- Section 10.80.40.10.(2), By-law 569-2013**
The maximum permitted height of all side exterior main walls abutting a street is 7 m.
The side exterior main walls of the proposed dwelling will have a height of 7.75 m, facing a side lot line.

File numbers B0057/16EYK, A0612/16EYK and A0613/16EYK will be considered jointly.

50C. A0613/16EYK

File Number:	A0613/16EYK	Zoning	RM & RM1 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	22 THIRTY THIRD ST - PART 2	Community:	
Legal Description:	PLAN M9 LOT 3 BLK G		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 900.6.10.(2)(B)(i), By-law 569-2013 & Section 330-23.A.(2)**
The minimum required lot frontage is 12 m.
The lot frontage will be 7.695 m.
- Section 900.6.10.(2)(A)(i), By-law 569-2013**
The minimum required lot area is 370 m².
Section 330-23.A.(1)
The minimum required lot area is 371 m².
Section 900.6.10.(2)(A)(i), By-law 569-2013 & Section 330-23.A.(1)
The lot area will be 343.43 m².
- Section 900.6.10.(2)(D)(i), By-law 569-2013 & Section 330-23.A.(9)**
The maximum permitted gross floor area is 0.35 times the lot area (120 m²).
The proposed dwelling will have a gross floor area of 0.63 times the lot area (218 m²).
- Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The proposed dwelling will have a length of 18.82 m.
- Section 10.80.40.10.(2), By-law 569-2013**
The maximum permitted height of all side exterior main walls abutting a street is 7 m.
The side exterior main walls of the proposed dwelling will have a height of 7.75 m, facing a side lot line.

File numbers B0057/16EYK, A0612/16EYK and A0613/16EYK will be considered jointly.