

## COMMITTEE OF ADJUSTMENT ETOBICOKE- YORK PANEL

**Hearing Date:** Thursday July 13, 2017  
**Time:** 1:00 p.m. & 3:00 p.m.  
**Location:** York Council Chambers – 2700 Eglinton Ave W, York Civic Centre

### OPENING REMARKS:

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

### FILES TO BE CLOSED:

A0879/16EYK Q3 LODGES INC 2409-2411 LAKE SHORE BLVD W Etobicoke-Lakeshore (06)

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

Item	File Number	Owner	Property	Community (Ward)
1	A0437/17EYK	ST FIDELIS PROPERTIES LIMITED	723 FENMAR DR	York West (07)
2	A0481/17EYK	SARAH ANN MARIE ZAMMIT MIGUEL MEDEIROS PONTE	66 SUNSET TRL	York West (07)
3	A0301/17EYK	OLGA DE JESUS OMAR GARCIA	23 LAXIS AVE	York South-Weston (11)
4	A0357/17EYK	NORMA DOREEN GRANT	20 GILBERT AVE	Davenport (17)
5	A0377/17EYK	ANDREW STUBBS KATARZYNA SENDROWICZ	15 NELLES AVE	Parkdale-High Park (13)

6	A0389/17EYK	ROMAN ZAROWSKYJ THERESA ZAROWSKYJ	117 WESTMOUNT AVE	Davenport (17)
7	A0417/17EYK	PHILIP WHITE ANNA DOPICO	37 RIVERSIDE CRES	Parkdale-High Park (13)
8	A0425/17EYK	ANA PARSONS GRAHAM PARSONS	162 ASCOT AVE	Davenport (17)
9	A0435/17EYK	2176905 ONTARIO LIMITED	1980 ST CLAIR AVE W	York South-Weston (11)
10	A0442/17EYK	JERRY SANTOS	21 NORTON AVE	Davenport (17)
11	A0446/17EYK	RICHARD VALVERDE	94 GEORGE ANDERSON DR	York South-Weston (12)
12	A0449/17EYK	NADEEM MANSOUR	32 WALLER AVE	Parkdale-High Park (13)
13	A0455/17EYK	PHATSALYVANH SOUTHLACK SIVICHAY SENGKHOUNMANY	28 NORTHCLIFFE BLVD	Davenport (17)
14	A0457/17EYK	KATE MACDONELL PHILIP ANDREW STEWART	81 METHUEN AVE	Parkdale-High Park (13)
15	A0459/17EYK	SUSAN DEL TUFO LINDO DEL TUFO	24 NORDALE CRES	York South-Weston (12)
16	A0463/17EYK	ALICIA SUTTON JONATHAN DOURADO SONIA DOURADO	155 DAY AVE	Davenport (17)
17	A0468/17EYK	2489674 ONTARIO INC 2489674 ONT INC	98 GUESTVILLE AVE	York South-Weston (11)
18	A0475/17EYK	ASHLEY RAMOS CHRISTOPHER	44 RANWOOD DR	York South-Weston (11)

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

Item	File Number	Owner	Property	Community (Ward)
19	A0454/17EYK	DANIAL ABEDINIABYANEH BAHAREH SHAKIB	129 BERESFORD AVE	Parkdale-High Park (13)
20	A0471/17EYK	ELSA LUISA KAIRIES PALMA	10 BATTERSEA CRES	York South-Weston (12)
21	A0488/17EYK	MICHAEL CHACHULA	130 ANNETTE ST	Parkdale-High Park (13)
22	A0490/17EYK	MICHAEL MORGADO ROSEMARY AMARAL-MORGADO	174 KANE AVE	York South-Weston (12)
23	A0498/17EYK	CONCHITA OLARTE ROLANDO OLARTE	245 NORTHCLIFFE BLVD	Davenport (17)
24	A0500/17EYK	NIKHIL SHAH PUNITA SHAH	301 WILLARD AVE	Parkdale-High Park (13)
25	A0513/17EYK	ALEXANDRA FRANCES DEVLIN MATTHEW ADAM T. DEVLIN	58 A LAVINIA AVE	Parkdale-High Park (13)
26	A0514/17EYK	POWERHOUSE PROPERTIES LTD. C/O DARYL BLACK	31 POWERHOUSE ST	Davenport (17)
27	A0537/17EYK	OLIAS HOLDINGS CORP	167 QUEBEC AVE	Parkdale-High Park (13)
28	A0543/17EYK	ANDRE OLIVEIRA HERMINIO OLIVEIRA	250 NAIRN AVE	Davenport (17)
29	A0545/17EYK	ANNE REMMEL	22 BRIDGEVIEW RD	Parkdale-High Park (13)

30A	B0008/17EYK	SYLBERT THOMAS	39 BALA AVE	York South-Weston (11)
30B	A0065/17EYK	39 BALA AVE - PART 1 (LOT B)	39 BALA AVE	York South-Weston (11)
30C	A0066/17EYK	39 BALA AVE - PART 2 (LOT A)	39 BALA AVE	York South-Weston (11)

**DEFERRED APPLICATIONS:**

Item	File Number	Owner	Property	Community (Ward)
31	<b>DEFERRED</b> <b>from Mar 23/17</b> <b>A0004/17EYK</b>	PETER YU CYNTHIA WILCHYNSKI	10 METHUEN AVE	Parkdale-High Park (13)
32	<b>DEFERRED</b> <b>from Apr 20/17</b> <b>A0172/17EYK</b>	SPENCER THOMAS FARRELL JONATHAN MATTHEW CONWAY	51 MC MURRAY AVE	Parkdale-High Park (13)
33	<b>DEFERRED</b> <b>from Apr 20/17</b> <b>A0201/17EYK</b>	MEGHAN HALL DOUGLAS HALL	44 ELLIS PARK RD	Parkdale-High Park (13)
34	<b>DEFERRED</b> <b>from May 18/16</b> <b>A0359/17EYK</b>	ANNE-MARIE O'NEILL GEOFFREY PERTSCH	9 EASSON AVE	Parkdale-High Park (13)
35	<b>DEFERRED</b> <b>from Jun 15/16</b> <b>A0295/17EYK</b>	EVAN LANDIS	37 CRAYDON AVE – PART 2	York South-Weston (11)

**DELEGATED APPLICATIONS:**

Item	File Number	Owner	Property	Community (Ward)
36	B0027/17EYK	KOSHY KURIEN ERIN KURIEN	25 LAXIS AVE	York South-Weston (11)
37	B0029/17EYK	RALPH SCHATZMAIR	70 LAVINIA AVE	Parkdale-High Park (13)

38	B0030/17EYK	SANDRA ANN BOWERS	72 LAVINIA AVE	Parkdale-High Park (13)
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**OMB APPEAL AND ORDERS:**

**OMB Orders:**

82 Roxaline St	B4; A41, A42 / 16EYK	Appeal allowed, CO and Vars are NOT Authorized
20 Elton Cres	B17; A174, A175 / 16EYK	Appeal Allowed, CO and Vars Authorized
80 Twenty Third St	B16; A167, A168 / 16EYK	Appeal Allowed in part, CO and some Vars Authorized, other Vars NOT Authorized
9 Meaford Ave	B29; A338, A339 / 16EYK	Appeal Allowed, CO and Vars are NOT Authorized
34 Twenty Seventh St	A0712/16EYK	Appeal Dismissed, City Legal did not have proper City Council Authorization to initiate an appeal

**OMB Appeals:**

**TLAB Appeals:**

112 Gardenview Cres	A0367/17EYK
122 Judge Rd	A0083/17EYK

**TLAB Orders:**



City Planning Division

Susanne Pringle  
Manager & Deputy Secretary Treasurer

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

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

**1. A0437/17EYK**

File Number:	A0437/17EYK	Zoning	EH & M3 (ZR)
Owner(s):	ST FIDELIS PROPERTIES LIMITED	Ward:	York West (07)
Agent:	STARLET AUTO COLLISION	Heritage:	Not Applicable
Property Address:	<b>723 FENMAR DR</b>	Community:	
Legal Description:			

**PURPOSE OF THE APPLICATION:**

To maintain the existing vehicle body repair shop.

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

**Section 6A(2)a, By-law 7625**

A minimum of 106 parking spaces are required.  
A total of 71 parking spaces will be provided.



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2. **A0481/17EYK**

File Number:	A0481/17EYK	Zoning	RD & R4 (ZR)
Owner(s):	SARAH ANN MARIE ZAMMIT MIGUEL MEDEIROS PONTE	Ward:	York West (07)
Agent:	MIGUEL MEDEIROS PONTE	Heritage:	Not Applicable
Property Address:	<b>66 SUNSET TRL</b>	Community:	
Legal Description:	PLAN 3466 W PT LOT 72		

**PURPOSE OF THE APPLICATION:**

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

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

**Section 900.3.10.(5)(A), By-law 569-2013**

The minimum required side yard setback is 1.8 m.

**Section 13.2.3.(b), By-law 7625**

The minimum required side yard setback is 1.6 m.

**Section 900.3.10.(5)(A), By-law 569-2013 & Section 13.2.3.(b), By-law 7625**

The altered dwelling will be located 0.65 m from the east side lot line and 1.35 m from the west side lot line.



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**3. A0301/17EYK**

File Number:	A0301/17EYK	Zoning	RM & R2 (Waiver)
Owner(s):	OLGA DE JESUS OMAR GARCIA	Ward:	York South-Weston (11)
Agent:	DEVRY SMITH FRANK LLP	Heritage:	Not Applicable
Property Address:	<b>23 LAXIS AVE</b>	Community:	
Legal Description:	PLAN 652 PT LOT 5		

**PURPOSE OF THE APPLICATION:**

To legalize and maintain the rear north side addition.

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

**Section 10.80.40.70.(3)(A), By-law 569-2013**

The minimum required side yard setback is 1.2 m.

**Section 8.3.(a), By-law 1-83**

The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other side.

**Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**

The existing dwelling will be located 0 m from the north side lot line.

**File numbers B0027/17EYK & A0301/17EYK are considered jointly.**



**4. A0357/17EYK**

File Number:	A0357/17EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):	NORMA DOREEN GRANT	Ward:	Davenport (17)
Agent:	LOWELL LO	Heritage:	Not Applicable
Property Address:	<b>20 GILBERT AVE</b>	Community:	
Legal Description:	PLAN 1338 PT LOT 32		

**PURPOSE OF THE APPLICATION:**

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

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted floor space index is 0.6 times the area of the lot (121.7 m<sup>2</sup>).  
**Section 10.10.40.40.(1)(A), By-law 569-2013**  
The altered dwelling will have a floor space index of 0.9 times the area of the lot (181.7 m<sup>2</sup>).  
**Section 6(3) Part I 1, By-law 438-86**  
The altered dwelling will have a floor space index of 0.85 times the area of the lot (171.8 m<sup>2</sup>).
- Section 10.5.470.70.(4)(B), By-law 569-2013**  
The minimum required side yard setback for additions to the rear of lawfully existing buildings is the greater of 50% of the required minimum side yard setback (0.23 m) or the lawful side yard setback for the lawfully existing building of 0.1 m to the north side lot line and 0.65 m to the south side lot line.  
The altered dwelling will be located 0 m from the north side lot line.
- Section 6(3) Part II 3.B(I), By-law 438-86**  
The minimum required side yard setback is 0.45 m for a depth not exceeding 17 m where the side wall contains no openings.  
The altered dwelling will be located 0 m from the north side lot line.
- Section 6(3) Part II 3(II), By-law 438-86**  
The minimum required side yard setback to the portion of the side wall of an adjacent building that contains openings is 1.2 m.  
The altered dwelling will be located 1 m from an adjacent building to the north (24 Gilbert Avenue).

**5. A0377/17EYK**

File Number:	A0377/17EYK	Zoning	R & R2 (ZR)
Owner(s):	ANDREW STUBBS KATARZYNA SENDROWICZ	Ward:	Parkdale-High Park (13)
Agent:	KATARZYNA SENDROWICZ	Heritage:	Not Applicable
Property Address:	<b>15 NELLES AVE</b>	Community:	
Legal Description:	PLAN 1676 PT LOT 23		

**PURPOSE OF THE APPLICATION:**

To construct a third storey addition with a rear terrace above the existing dwelling and a second storey front balcony.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted floor space index/gross floor area is 0.6 times the area of the lot (111.8 m<sup>2</sup>).  
The altered dwelling will have a floor space index/gross floor area of 0.98 times the area of the lot (183.2 m<sup>2</sup>).
- Section 6(2) 1(iii)(A), By-law 438-86**  
An addition to a converted house is permitted provided the increase in residential gross floor area does not exceed 0.15 times the area of the lot (39 m<sup>2</sup>).  
The proposed third floor area will increase the residential gross floor area by 0.26 times the area of the lot (49.1 m<sup>2</sup>).
- Section 6(3) Part II 3.B(I), By-law 438-86**  
The minimum required side yard setback is 0.45 m for a depth not exceeding 17 m where the side wall contains no openings.  
The altered dwelling will be located 0 m from the west side lot line.
- Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side yard setback is 0.9 m, for the portion of the building not exceeding 17 m in depth, where the side wall contains openings.  
The altered dwelling will be located 0.6 m from the east side lot line.
- Section 6(2) 1(iii)(A), By-law 438-86**  
An addition to a converted house is permitted provided that there is no alteration or addition to the front wall.  
The proposed addition will alter the front wall.

**6. Section 10.10.40.10.(1)(A), By-law 569-2013**

The maximum permitted building height is 10 m.  
The altered dwelling will have a height of 10.4 m.

**7. Section 10.10.40.10.(2)(B)(ii), By-law 569-2013**

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The altered dwelling will have a side exterior main wall height of 10.1 m facing a side lot line.



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6. **A0389/17EYK**

File Number:	A0389/17EYK	Zoning	R & R2 (ZR)
Owner(s):	ROMAN ZAROWSKYJ THERESA ZAROWSKYJ	Ward:	Davenport (17)
Agent:	DK STUDIO INC	Heritage:	Not Applicable
Property Address:	<b>117 WESTMOUNT AVE</b>	Community:	
Legal Description:	PLAN 1296 PT LOTS 56 & 57		

**PURPOSE OF THE APPLICATION:**

To convert the existing attic into habitable space.

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

**Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I(1), By-law 438-86**

The maximum permitted floor space index/ gross floor area is 0.6 times the lot area (195.05 m<sup>2</sup>).

The altered dwelling will have a floor space index/ gross floor area of 0.75 times the lot area (243.98 m<sup>2</sup>).



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7. **A0417/17EYK**

File Number:	A0417/17EYK	Zoning	RD & R1 Z0.35
Owner(s):	PHILIP WHITE ANNA DOPICO	Ward:	Parkdale-High Park (13)
Agent:	LARRY MINTOFF	Heritage:	Not Applicable
Property Address:	<b>37 RIVERSIDE CRES</b>	Community:	
Legal Description:	PLAN M356 LOT 217 PT LOT 218		

**PURPOSE OF THE APPLICATION:**

To construct a detached dwelling with an integral garage.

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

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

The maximum permitted area of a platform at or above the second storey is 4 m<sup>2</sup>.

The proposed second storey platform will have an area of 49.2 m<sup>2</sup>.

**8. A0425/17EYK**

File Number:	A0425/17EYK	Zoning	R R2 (ZR)
Owner(s):	ANA PARSONS GRAHAM PARSONS	Ward:	Davenport (17)
Agent:	EPIC DESIGNS INC	Heritage:	Not Applicable
Property Address:	<b>162 ASCOT AVE</b>	Community:	
Legal Description:	PLAN 918 BLK J PT LOT 1		

**PURPOSE OF THE APPLICATION:**

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

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

- 1. Section 10.10.40.40.(2)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.69 times the area of the lot (97.12 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 1.03 times the area of the lot (146.38 m<sup>2</sup>).
- 2. Section 10.10.60.20.(1)(A), By-law 569-2013**  
The minimum required side yard setback for an ancillary building or structure is 1 m.  
The proposed detached garage will be located 0.1 m from the east and west side lot lines.
- 3. Section 6(3) Part II 7(II) A, By-law 438-86**  
The minimum required setback for an accessory structure from an adjacent residential building is 4.5 m.  
The proposed rear detached garage will be located 2.19 m from the adjacent residential building (61 Harvie Avenue).
- 4. Section 10.5.60.40.(2)(B), By-law 569-2013**  
The maximum permitted height of an ancillary structure is 4 m.  
The proposed detached garage will have a height of 4.61 m.



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**9. A0435/17EYK**

File Number:	A0435/17EYK	Zoning	IC (Waiver)
Owner(s):	2176905 ONTARIO LIMITED	Ward:	York South-Weston (11)
Agent:	MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LTD (MHBC)	Heritage:	Not Applicable
Property Address:	<b>1980 ST CLAIR AVE W</b>	Community:	
Legal Description:	PLAN 1196 PT BLK B PLAN 1067 PT ALBANY RD PLAN 839 PT LOTS 1 TO 18 PT LANE RP 66R25063 PARTS 1 3 5 7 9 TO 11 13 TO 15 17 TO 26		

**PURPOSE OF THE APPLICATION:**

To permit A pinball or electric game machine establishment (arcade machines) within the proposed retail establishment (grocery store).

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

**Section 9(1)(f), By-law 438-86**

A pinball or electric game machine establishment is not permitted within an IC zone.

**10. A0442/17EYK**

File Number:	A0442/17EYK	Zoning	R & R2 (Waiver)
Owner(s):	JERRY SANTOS	Ward:	Davenport (17)
Agent:	EDDIE PERES	Heritage:	Not Applicable
Property Address:	<b>21 NORTON AVE</b>	Community:	
Legal Description:	PLAN D1307 LOT 79		

**PURPOSE OF THE APPLICATION:**

To construct a new detached garage in the rear yard.

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

- Section 10.5.60.40.(2), By-law 569-2013 & Section 2(1), By-law 438-86**  
The maximum permitted height for an ancillary building is 4 m.  
**Section 10.5.60.40.(2), By-law 569-2013**  
The proposed detached garage will have a height of 4.65 m.  
**Section 2(1), By-law 438-86**  
The proposed detached garage will have a height of 4.63 m.
- Section 10.5.50.10.(3)(A), By-law 569-2013**  
A minimum of 50% of the rear yard shall be maintained as soft landscaping (69.03 m<sup>2</sup>).  
A total of 25% of the rear yard will be maintained as soft landscaping (35 m<sup>2</sup>).



**11. A0446/17EYK**

File Number:	A0446/17EYK	Zoning	RD & R4 (ZR)
Owner(s):	RICHARD VALVERDE	Ward:	York South-Weston (12)
Agent:	VICTOR ROSA	Heritage:	Not Applicable
Property Address:	<b>94 GEORGE ANDERSON DR</b>	Community:	
Legal Description:	PLAN 4398 LOT 88		

**PURPOSE OF THE APPLICATION:**

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

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

- Section 10.20.30.40.(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 30% of the lot area.  
The altered dwelling will cover 32.86% of the lot area.
- Section 10.5.40.70.(1)(B), By-law 569-2013**  
The minimum required front yard setback is 9.72 m.  
The altered dwelling will be located 9.07 m from the front lot line.
- Section 10.5.40.60.(1)(A)(i), By-law 569-2013**  
A front platform without main walls, located no higher than the first floor, may encroach into the required front yard setback a maximum of 2.5 m, if it is no closer to a side lot line than the required side yard setback.  
The proposed front platform will encroach 2.78 m into the required front yard setback.
- Section 900.3.10.(5)(A), By-law 569-2013 and Section 13.2.3(b), By-law 7625**  
The minimum required side yard setback is 1.8 m.  
The altered dwelling will be located 1.54 m from the east side lot line.
- Section 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17 m.  
The altered dwelling will have a length of 17.65 m.
- Section 13.2.6, By-law 7625**  
The maximum permitted building height is 8.8 m.  
The altered dwelling will have a height of 10.25 m.
- Section 10.20.40.10.(3)(A), By-law 569-2013**  
The maximum permitted number of storeys is 2.  
The proposed number of storeys is 3.

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

The maximum permitted area of each platform at or above the second storey of a detached house is 4 m<sup>2</sup>.

The second storey rear platform will have an area of 17.71 m<sup>2</sup> and the second storey front platform will have an area of 15.03 m<sup>2</sup>.

**12. A0449/17EYK**

File Number:	A0449/17EYK	Zoning	R & R1S Z0.6 (ZR)
Owner(s):	NADEEM MANSOUR	Ward:	Parkdale-High Park (13)
Agent:	EXE URBAN INC	Heritage:	Not Applicable
Property Address:	<b>32 WALLER AVE</b>	Community:	
Legal Description:	PLAN 2437 LOT 27		

**PURPOSE OF THE APPLICATION:**

To construct a one-storey front addition, a garbage enclosure along the east side of the dwelling and a rear yard deck. The existing front yard parking pad will be maintained.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted floor space index is 0.6 times the area of the lot (177.54 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.62 times the area of the lot (183.65 m<sup>2</sup>).
- Section 10.10.40.70.(1), By-law 569-2013 and Section 6(3) Part II 2(II), By-law 438-86**  
The minimum required front yard setback 3.23 m.  
The altered dwelling will be located 1.1 m from the front lot line.
- Section 10.10.40.70.(3)(A)(i), By-law 569-2013**  
The minimum required side yard setback is 0.45 m.  
The altered dwelling will be located 0.16 m from the west side lot line.
- Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side yard setback if 0.9 m for that portion of the building not exceeding 17 m in depth.  
The altered dwelling will be located 0.16 m from the west side lot line.
- Section 200.5.10.1.(1), By-law 569-2013 and Section 4(5)(B), By-law 438-86**  
A total of one parking space is required.  
No parking spaces will be provided.

**13. A0455/17EYK**

File Number:	A0455/17EYK	Zoning:	R & R2 Z0.6 (ZR)
Owner(s):	PHATSALYVANH SOUTHLACK SIVICHAY SENGKHOUNMANY	Ward:	Davenport (17)
Agent:	ETTORE CERRA	Heritage:	Not Applicable
Property Address:	<b>28 NORTHCLIFFE BLVD</b>	Community:	
Legal Description:	PLAN 1296 PT LOTS 87 & 88		

**PURPOSE OF THE APPLICATION:**

To construct a one-storey rear addition, a third storey rear addition, and to legalize the existing basement dwelling unit.

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

- Section 10.10.40.40.(2)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.69 times the area of the lot (320.5 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.79 times the area of the lot (367.8 m<sup>2</sup>).
- Section 6(2)(1)(iii)(A), By-law 438-86**  
A converted house is a permitted use provided only one addition is erected at the time of conversion or thereafter.  
The altered dwelling will contain two additions erected at the time of conversion.
- Section 4(2)(A), By-law 438-86**  
The maximum permitted dwelling height is 10 m.  
The altered dwelling will have a height of 11.1 m.

**14. A0457/17EYK**

File Number:	A0457/17EYK	Zoning	RD & R1 (ZR)
Owner(s):	KATE MACDONELL PHILIP ANDREW STEWART	Ward:	Parkdale-High Park (13)
Agent:	BATAY CSORBA ARCHITECTS	Heritage:	Not Applicable
Property Address:	<b>81 METHUEN AVE</b>	Community:	
Legal Description:	PLAN 1352 PT LOT 106		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.4 times the lot area.  
The proposed dwelling will have a floor space index of 0.87 times the lot area.
- Section 10.5.40.70.(1)(A), By-law 569-2013 & Section 7.(3)(f), By-law 1-83**  
The minimum required front yard setback is 3.05 m.  
The proposed dwelling will be located 2.64 m from the front lot line.
- Section 10.20.40.70.(3)(C), By-law 569-2013, Section 7.(3)(g), By-law 1-83 & Section 7.3.(A), By-law 3623-97**  
The minimum required side yard setback is 1.2 m.  
The proposed dwelling will be located 0.55 m from the east side lot line.
- Section 10.20.40.70.(2)(A), By-law 569-2013**  
The minimum required rear yard setback is 7.5 m.  
**Section 7(3)(h), By-law 1-83 & Section 7(3)(a), By-law 3623-97**  
The minimum required rear yard setback is 9 m.  
**Section 10.20.40.70.(2)(A), By-law 569-2013, Section 7(3)(h), By-law 1-83 & Section 7(3)(a), By-law 3623-97**  
The proposed dwelling will be located 4.86 m from the rear lot line.

- 5. Section 10.20.40.10.(6), By-law 569-2013**  
The maximum permitted height of the first floor is 1.2 m, above established grade.  
The proposed dwelling will have a first floor height of 1.24 m, above established grade.
- 6. Section 10.20.40.10.(1)(A), By-law 569-2013**  
The maximum permitted dwelling height is 11 m.  
The proposed dwelling will have a height of 11.14 m.
- 7. 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 (115.28).  
The proposed elevation of the lowest point of a vehicle entrance in a main wall of a building is (115.19).
- 8. Section 10.5.40.60.(3)(A)(iii), By-law 569-2013**  
Exterior stairs providing access to a building or structure may encroach into a required minimum building setback provided that they are not closer to a lot line than 0.6 m.  
The proposed side exterior stairs will be located 0 m from the west side lot line.
- 9. Section 10.5.50.10.(3)(A), By-law 569-2013**  
A minimum of 50% of the rear yard shall be maintained as soft landscaping.  
No soft landscaping will be provided in the rear yard.
- 10. Section 10.5.50.10.(2)(B), By-law 569-2013**  
A minimum of 75% of the side yard shall be maintained as soft landscaping.  
A total of 56% of the side yard will be maintained as soft landscaping.
- 11. Section 10.20.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of a platform at or above the second storey is 4 m<sup>2</sup>.  
The proposed third storey west side platform will have an area of 16.1 m<sup>2</sup>.



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15. **A0459/17EYK**

File Number:	A0459/17EYK	Zoning	RD & R4 (ZR)
Owner(s):	SUSAN DEL TUFO LINDO DEL TUFO	Ward:	York South-Weston (12)
Agent:	LINDO DEL TUFO	Heritage:	Not Applicable
Property Address:	<b>24 NORDALE CRES</b>	Community:	
Legal Description:	PLAN 3704 LOT 25		

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition and a rear one-storey addition.

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

- Section 13.2.3(a), By-law 7625**  
The minimum required front yard setback is 6.5 m.  
The altered dwelling will be located 4.85 m from the front lot line.
- Section 900.3.10(5)(A), By-law 569-2013 and Section 13.2.3(b), By-law 7625**  
The minimum required side yard setback is 1.8 m.  
The altered dwelling will be located 1.48 m from the north side lot line.
- Section 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted dwelling length is 17 m.  
The altered dwelling will have a length of 17.5 m.



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**16. A0463/17EYK**

File Number:	A0463/17EYK	Zoning:	RM & R2 (ZR)
Owner(s):	ALICIA SUTTON JONATHAN DOURADO SONIA DOURADO	Ward:	Davenport (17)
Agent:	EDDIE PERES	Heritage:	Not Applicable
Property Address:	<b>155 DAY AVE</b>	Community:	
Legal Description:	PLAN 1957 S PT LOT 13		

**PURPOSE OF THE APPLICATION:**

To construct a front basement walk-out and a second storey addition above the existing rear one-storey portion of the dwelling.

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

- 1. Section 8.3(a), By-law 1-83**  
The minimum required side yard setback is 0.5 m for one side and 1.2 m for the other side.  
The altered dwelling will be located 0.5 m from the north side lot line and 0.2 m from the south side lot line.
- 2. Section 3.3.1(a), By-law 1-83**  
Unenclosed steps may encroach into the front yard from the ground to the ground floor.  
The proposed (unenclosed) steps will encroach into the front yard from the ground to the basement floor which is not permitted.
- 3. Section 10.5.50.10.(1)(D), By-law 569-2013 & Section 8.3(c)(i)(5), By-law 1-83**  
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (18.8 m<sup>2</sup>).  
A total of 42.7% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (10.7 m<sup>2</sup>).



**17. A0468/17EYK**

File Number:	A0468/17EYK	Zoning:	RM & R2 (ZR)
Owner(s):	2489674 ONTARIO INC 2489674 ONT INC	Ward:	York South-Weston (11)
Agent:	GRAHAM BARRETT	Heritage:	Not Applicable
Property Address:	<b>98 GUESTVILLE AVE</b>	Community:	
Legal Description:	PLAN 1030 PT LOT 3		

**PURPOSE OF THE APPLICATION:**

To construct a third floor addition and to convert the existing mixed-use building into a fourplex building.

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

- Section 10.80.20.40.(1)(E), By-law 569-2013 and Section 2, By-law 1-83**  
A fourplex is not a permitted building type in a RM and R2 zone.
- Section 10.80.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.8 times the area of the lot.  
The altered building will have a floor space index of 0.97 times the area of the lot.
- Section 10.80.40.70.(3)(D), By-law 569-2013**  
The minimum required side yard setback is 2.4 m for a fourplex building.  
The altered building will be located 0.34 m from the north side lot line.
- Section 10.5.50.10.(3)(A), By-law 569-2013**  
A minimum of 50% of the rear yard shall be maintained as soft landscaping.  
A total of 23.2% of the rear yard is being maintained as soft landscaping.



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**18. A0475/17EYK**

File Number:	A0475/17EYK	Zoning	RD & R4 (ZR)
Owner(s):	ASHLEY RAMOS CHRISTOPHER PACHECO	Ward:	York South-Weston (11)
Agent:	CHRISTOPHER PACHECO	Heritage:	Not Applicable
Property Address:	<b>44 RANWOOD DR</b>	Community:	
Legal Description:	PLAN M413 LOT 53		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- 1. Section 10.20.30.40.(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 30% of the lot area.  
The new dwelling will cover 30.3% of the lot area.
- 2. Section 900.3.10.(5)(A), By-law 569-2013 and Section 13.2.3.(b), By-law 7625**  
The minimum required side yard setback is 1.8 m.  
The new dwelling will be located 1.41 m from the north side lot line and 1.42 m from the south side lot line.
- 3. Section 10.5.100.1.(1)(C), By-law 569-2013**  
The maximum permitted driveway width is 6 m.  
The proposed driveway will have a width of 6.57 m.

**19. A0454/17EYK**

File Number:	A0454/17EYK	Zoning:	R & R1S (ZR)
Owner(s):	DANIAL ABEDINIABYANEH BAHAREH SHAKIB	Ward:	Parkdale-High Park (13)
Agent:	ALI KASHANI	Heritage:	Not Applicable
Property Address:	<b>129 BERESFORD AVE</b>	Community:	
Legal Description:	PLAN 551 BLK J LOT 38		

**PURPOSE OF THE APPLICATION:**

To alter the dwelling by constructing: a second storey addition above the existing dwelling, a two-storey rear addition with a rear deck and a rear basement walkout.

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

- 1. Section 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (131.7 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.86 times the area of the lot (189 m<sup>2</sup>).
- 2. Section 10.10.40.70.(3)(A)(i), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The altered dwelling will be located 0.71 m from the north side lot line.
- 3. Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side yard setback is 0.9 m, for the portion of the building not exceeding 17 m in depth.  
The portion of the altered dwelling not exceeding 17 m in depth will be located 0.31 m from the south side lot line and 0.71 m from the north side lot line.
- 4. Section 10.10.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 9 m.  
The altered dwelling will have a height of 9.75 m.
- 5. Section 200.5.10.1.(1), By-law 569-2013 and Section 4(4)(c)(i), By-law 438-86**  
A total of 1 parking space is required.  
No legal parking spaces will be provided.



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20.

**A0471/17EYK**

**LOCATION:** Council Chamber, York Civic Centre, 2700 Eglinton Av W, M6M 1V1

File Number:	A0471/17EYK	Zoning	RD & R4 (ZR)
Owner(s):	ELSA LUISA KAIRIES PALMA	Ward:	York South-Weston (12)
Agent:	TONY HENRIQUES	Heritage:	Not Applicable
Property Address:	<b>10 BATTERSEA CRES</b>	Community:	
Legal Description:	PLAN 4044 LOT 116		

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition above the existing dwelling.

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

**Section 900.3.10(5)(A), By-law 569-2013 and Section 13.2.3(b), By-law 7625**

The minimum required side yard setback is 1.8 m.

The altered dwelling will be located 1.52 m from the north side lot line.

**21. A0488/17EYK**

File Number:	A0488/17EYK	Zoning	R & R2 Z0.6
Owner(s):	MICHAEL CHACHULA	Ward:	Parkdale-High Park (13)
Agent:	MICHAEL CHACHULA	Heritage:	Not Applicable
Property Address:	<b>130 ANNETTE ST</b>	Community:	
Legal Description:	PLAN 553 BLK 25 PT LOT 5		

**PURPOSE OF THE APPLICATION:**

To enlarge the third storey of the existing dwelling.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted floor space index/gross floor area is 0.6 times the area of the lot (156 m<sup>2</sup>).  
**Section 10.10.40.40.(1)(A), By-law 569-2013**  
The altered dwelling will have a floor space index equal to 1.05 times the area of the lot (271.8 m<sup>2</sup>).  
**Section 6(3) Part I 1, By-law 438-86**  
The altered dwelling will have a gross floor area equal to 0.93 times the area of the lot (241.1 m<sup>2</sup>).
- Section 150.10.40.40.(1), By-law 569-2013**  
A secondary suite is a permitted use provided that the interior floor area of a secondary suite is less than the interior floor area of the dwelling unit.  
The interior floor area of the altered secondary suite is greater than the interior floor area of the dwelling unit.

**22. A0490/17EYK**

File Number:	A0490/17EYK	Zoning	RM & R2 (ZR)
Owner(s):	MICHAEL MORGADO ROSEMARY AMARAL- MORGADO	Ward:	York South-Weston (12)
Agent:	V ROSA DESIGNS LTD	Heritage:	Not Applicable
Property Address:	<b>174 KANE AVE</b>	Community:	
Legal Description:	PLAN 2245 LOT 411		

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition above the existing dwelling and a garage in the rear yard.

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

- 1. Section 10.5.60.70.(1), By-law 569-2013**  
The maximum permitted lot coverage for an ancillary building is 10% of the lot area.  
The ancillary building (garage) will cover 14.4% of the lot area.
- 2. Section 8.3(a), By-law 1-83**  
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the opposite side.  
The altered dwelling will be located 0.12 m from the north side lot line and 1.29 m from the south side lot line.
- 3. Section 10.5.40.60.(2)(A), By-law 569-2013**  
A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering.  
The proposed canopy will encroach 1.06 m into the side yard setback, beyond the platform it is covering.
- 4. Section 10.5.50.10.(3)(A), By-law 569-2013**  
A minimum of 50% of the rear yard shall be maintained as soft landscaping.  
A total of 33% of the rear yard will be maintained as soft landscaping.



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**23. A0498/17EYK**

File Number:	A0498/17EYK	Zoning:	R2 (ZR)
Owner(s):	CONCHITA OLARTE ROLANDO OLARTE	Ward:	Davenport (17)
Agent:	MODULAR HOME ADDITIONS	Heritage:	Not Applicable
Property Address:	<b>245 NORTHCLIFFE BLVD</b>	Community:	
Legal Description:	PLAN 2798 LOT 8		

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition above the existing dwelling.

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

**Section 8.3(a), By-law 1-83**

The minimum required side yard setback is 0.5 m on one side and 1.2 m on the opposite side.

The altered dwelling will be located 0.29 m from the south side lot line and 1.07 m from the north side lot line.

**24. A0500/17EYK**

File Number:	A0500/17EYK	Zoning:	R & R2 Z0.6 (ZR)
Owner(s):	NIKHIL SHAH PUNITA SHAH	Ward:	Parkdale-High Park (13)
Agent:	LYNCH & COMISSO INC	Heritage:	Not Applicable
Property Address:	<b>301 WILLARD AVE</b>	Community:	
Legal Description:	PLAN 970 PT LOT 16		

**PURPOSE OF THE APPLICATION:**

To construct a three-storey rear addition.

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

- 1. Section 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the lot area (217.55 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.8 times the lot area (291.59 m<sup>2</sup>).
- 2. Section 10.10.40.70.(1), By-law 569-2013 & Section 6(3) Part II 2(II), By-law 438-86**  
The minimum required front yard setback is 7.53 m.  
The altered dwelling will be located 6.71 m from the front lot line.
- 3. Section 6(3) Part 3.B(II), By-law 438-86**  
The minimum required side yard setback is 0.9 m, for the portion of the building not exceeding 17 m in depth, where the side wall contains openings.  
The altered dwelling not exceeding 17 m in depth will be located 0.18 m from the south side lot lines.
- 4. Section 6(3) Part II 3(I), By-law 438-86**  
The minimum required setback from the side wall of an adjacent building that contains no openings is 0.9 m.  
The altered dwelling will be located 0.3 m from the adjacent building to the south (299 Willard Avenue).
- 5. Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side yard setback for the portion of the building exceeding 17 m in depth is 7.5 m.  
The portion of the altered dwelling exceeding 17 m in depth will be located 1.06 m from the north side lot line and 0.18 m from the south side lot line.
- 6. Section 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted dwelling depth is 17 m.  
The altered dwelling will have a depth of 17.68 m.



**7. Section 10.10.40.10.(2)(B)(ii), By-law 569-2013**

The maximum permitted height of all side exterior main walls is 7.5 m, facing a side lot line.

The side exterior main walls of the altered dwelling will have a height of 9.42 m, facing a side lot line.



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**25. A0513/17EYK**

File Number:	A0513/17EYK	Zoning	R & R1S (ZR)
Owner(s):	ALEXANDRA FRANCES DEVLIN MATTHEW ADAM T. DEVLIN	Ward:	Parkdale-High Park (13)
Agent:	KATHERINE HARRISON ARCHITECT & DESIGN INC	Heritage:	Not Applicable
Property Address:	<b>58 A LAVINIA AVE</b>	Community:	
Legal Description:	PLAN 551 PT LOT 2 BLK B		

**PURPOSE OF THE APPLICATION:**

To construct a two-storey rear and north side addition and a new rear deck. A previous Committee of Adjustment application (A0197/17EYK) approved variances relating to side yard setback, depth and parking.

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

**Section 10.10.40.40.(2)(B), By-law 569-2013**

The minimum required side yard setback is 2.45 m.

The altered dwelling will be located 1.26 m from the north side lot line.



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26.

**A0514/17EYK**

File Number:	A0514/17EYK	Zoning	R4(h) (ZR)
Owner(s):	POWERHOUSE PROPERTIES LTD.	Ward:	Davenport (17)
Agent:	BARRETT ARCHITECTS INC	Heritage:	Designated
Property Address:	<b>31 POWERHOUSE ST</b>	Community:	
Legal Description:			

**PURPOSE OF THE APPLICATION:**

To permit a take out restaurant within a portion of the existing building.

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

**Section (4), By-law 728-2006**

The proposed non-residential use (take out restaurant) is not a permitted use.

**27. A0537/17EYK**

File Number:	A0537/17EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):	OLIAS HOLDINGS CORP	Ward:	Parkdale-High Park (13)
Agent:	OLIAS HOLDINGS CORP	Heritage:	Not Applicable
Property Address:	<b>167 QUEBEC AVE</b>	Community:	
Legal Description:	PLAN 553 BLK C PT LOT 31 PT LOT 2		

**PURPOSE OF THE APPLICATION:**

To construct a residential unit in the basement.

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

- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area is 0.6 times the area of the lot (270.5 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 0.74 times the area of the lot (335.5 m<sup>2</sup>).
- 2. Section 10.5.80.10.(3), By-law 569-2013**  
A parking space shall not be located in a front yard or side yard abutting a street.  
The proposed parking space will be located in the front yard, with a portion of the space located beyond the front property line.
- 3. Section 6(3) Part IV 1(E), By-law 438-86**  
The by-law prohibits the parking of motor vehicles on the portion of the lot between the front lot line and the front wall of the building.  
The proposed parking space does not comply.
- 4. Section 4(4)(B), By-law 438-86**  
A total of 4 parking spaces are required for tenants and a total of 1 parking space is required for visitors.  
A total of 4 parking spaces will be provided.

**28. A0543/17EYK****LOCATION:** Council Chamber, York Civic Centre, 2700 Eglinton Av W, M6M 1V1

File Number:	A0543/17EYK	Zoning	RM & R2 (ZR)
Owner(s):	ANDRE OLIVEIRA HERMINIO OLIVEIRA	Ward:	Davenport (17)
Agent:	HERMINIO OLIVEIRA	Heritage:	Not Applicable
Property Address:	<b>250 NAIRN AVE</b>	Community:	
Legal Description:	PLAN 1381 N PT LOT 168		

**PURPOSE OF THE APPLICATION:**

To construct a detached garage in the rear yard.

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

- Section 10.5.60.70.(1), By-law 569-2013**  
The total area on a lot covered by ancillary buildings or structures shall not exceed 10% of the lot area.  
The ancillary building (garage) will cover 18.2% of the lot area.
- Section 10.5.60.20.(3)(C)(iii), By-law 569-2013**  
The minimum required side yard setback for an ancillary building or structure in a rear yard is 0.3 m.  
The ancillary building (garage) will be located 0 m from the north and south side lot lines.
- Section 200.5.10.1.(1), By-law 569-2013 and Section 8.3.2.1D.1, By-law 1-83**  
A total of 2 parking spaces are required for the site.  
A total of 1 parking space will be provided.



City Planning Division

Susanne Pringle  
Manager & Deputy Secretary Treasurer

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

29.

A0545/17EYK

File Number:	A0545/17EYK	Zoning	RD (ZR)
Owner(s):	ANNE REMMEL	Ward:	Parkdale-High Park (13)
Agent:	PRAXIS DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>22 BRIDGEVIEW RD</b>	Community:	
Legal Description:	PLAN 1582 N PT LOT 150 S PT LOT 151		

**PURPOSE OF THE APPLICATION:**

To construct a two-storey rear addition.

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

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

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

The altered dwelling will have a floor space index equal to 0.51 times the area of the lot.



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30A.

**B0008/17EYK**

File Number:	B0008/17EYK	Zoning	RM & R2 (Waiver)
Owner(s):	SYLBERT THOMAS	Ward:	York South-Weston (11)
Agent:	LIMA ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	<b>39 BALA AVE</b>	Community:	
Legal Description:	CON 4 PT LOT 2		

**THE CONSENT REQUESTED:**

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

**Retained - Part 1**

**Address to be assigned**

The lot frontage is 6.1 m and the lot area is 167.61 m<sup>2</sup>. The existing dwelling will be demolished and the property will be developed as the site of the north half of a pair of semi-detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0065/17EYK.

**Conveyed - Part 2**

**Address to be assigned**

The lot frontage is 6.1 m and the lot area is 167.61 m<sup>2</sup>. The existing dwelling will be demolished and the property will be developed as the site of the south half of a pair of semi-detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0066/17EYK.

**File Numbers B0008/17EYK, A0065/17EYK AND A0066/17EYK will be considered jointly.**

**30B. A0065/17EYK**

File Number:	A0065/17EYK	Zoning	RM & R2 (Waiver)
Owner(s):	SYLBERT THOMAS	Ward:	York South-Weston (11)
Agent:	LIMA ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	<b>39 BALA AVE - PART 1</b>	Community:	
Legal Description:	CON 4 PT LOT 2		

**PURPOSE OF THE APPLICATION:**

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

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

- Section 10.80.30.10.(1)(A), By-law 569-2013**  
The minimum required lot area is 180 m<sup>2</sup>.  
The new lot area will be 167.61 m<sup>2</sup>.
- Section 10.80.40.40.(1)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**  
The maximum permitted floor space index is 0.8 times the area of the lot.  
**Section 10.80.40.40.(1)(A), By-law 569-2013**  
The new dwelling will have a floor space index of 0.9 times the area of the lot.  
**Section 8.3.(a), By-law 1-83**  
The new dwelling will have a floor space index of 0.91 times the area of the lot.
- Section 10.5.40.70.(1)(A), By-law 569-2013**  
The minimum required front yard setback is 3.73 m.  
The new dwelling will be located 3.71 m from the front lot line.
- Section 10.5.40.60.(1)(C), By-law 569-2013**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade, may encroach into the required rear yard setback 2.5 m. if it is no closer to a side lot line than 1.5 m.  
**Section 3.4.7(a)(1), By-law 1-83**  
A porch, verandah, deck or balcony shall not project more than 2.4 m within a required front yard or rear yard setback.  
**Section 10.5.40.60.(1)(C), By-law 569-2013 and Section 3.4.7(a)(1), By-law 1-83**  
The proposed platform will encroach 3 m into the required rear yard setback and will be located 1.5 m from the west side lot line.
- Section 10.5.40.60.(6)(B)(i), By-law 569-2013**  
A bay window, or other window projections from a main wall of a building, which increases the floor area or enclosed space and does not touch the ground, may encroach into a required side yard setback a maximum of 0.6 m, if the window projections in total do not occupy more than 30% of the width of the side main wall at each storey.



The proposed windows will encroach 0.36 m from the wall into the required west side yard setback. The total window projections will occupy 51% of the first storey main wall width.

**6. Section 200.5.1.10.(2)(A)(i), By-law 569-2013**

The minimum required width of a parking space is 3.2 m.

The proposed parking space, within the proposed attached garage, will have a width of 3.05 m.

30C.

A0066/17EYK

File Number:	A0066/17EYK	Zoning	RM & R2 (Waiver)
Owner(s):	SYLBERT THOMAS	Ward:	York South-Weston (11)
Agent:	LIMA ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	<b>39 BALA AVE - PART 2</b>	Community:	
Legal Description:	CON 4 PT LOT 2		

**PURPOSE OF THE APPLICATION:**

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

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

- Section 10.80.30.10.(1)(A), By-law 569-2013**  
The minimum required lot area is 180 m<sup>2</sup>.  
The new lot area will be 167.61 m<sup>2</sup>.
- Section 10.80.40.40.(1)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**  
The maximum permitted floor space index is 0.8 times the area of the lot.  
**Section 10.80.40.40.(1)(A), By-law 569-2013**  
The new dwelling will have a floor space index of 0.9 times the area of the lot.  
**Section 8.3.(a), By-law 1-83**  
The new dwelling will have a floor space index of 0.91 times the area of the lot.
- Section 10.5.40.70.(1)(A), By-law 569-2013**  
The minimum required front yard setback is 3.73 m.  
The new dwelling will be located 3.71 m from the front lot line.
- Section 10.5.40.60.(1)(C), By-law 569-2013**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade, may encroach into the required rear yard setback 2.5 m. if it is no closer to a side lot line than 1.5 m.  
**Section 3.4.7(a)(1), By-law 1-83**  
A porch, verandah, deck or balcony shall not project more than 2.4 m within a required front yard or rear yard setback.  
**Section 10.5.40.60.(1)(C), By-law 569-2013 and Section 3.4.7(a)(1), By-law 1-83**  
The proposed platform will encroach 3 m into the required rear yard setback and will be located 1.5 m from the east side lot line.
- Section 200.5.1.10.(2)(A)(i), By-law 569-2013**  
The minimum required width of a parking space is 3.2 m.  
The proposed parking space, within the proposed attached garage, will have a width of 3.05 m.



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**31. A0004/17EYK**

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

**PURPOSE OF THE APPLICATION:**

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

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

**Section 2.1.1.(2), By-law 569-2013 and Section 3.6.1(1)(c), By-law 1-83**

No person may use, erect or alter a building or structure that does not comply with this By-law .  
The existing dwelling is a legal non-conforming use.

**REQUESTED PERMISSION UNDER SUBSECTION 45(2)(A)(i) OF THE PLANNING ACT:**

The use on the site consists of an existing single family detached dwelling that is currently a legal non-conforming use. The proposed three-storey rear addition and proposed rear yard deck represents an enlargement or extension of a legal non-conforming use/building. Any alterations or additions and/or changes in use of a legal non-conforming building or structure, requires the permission of the Committee of Adjustment.

**32. A0172/17EYK**

File Number:	A0172/17EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):	SPENCER THOMAS FARRELL JONATHAN MATTHEW CONWAY	Ward:	Parkdale-High Park (13)
Agent:	TH DESIGN INC	Heritage:	Not Applicable
Property Address:	<b>51 MC MURRAY AVE</b>	Community:	
Legal Description:	PLAN 593 PT LOT 16		

**PURPOSE OF THE APPLICATION:**

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

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

- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area is 0.6 times the lot area (208.4 m<sup>2</sup>).  
The proposed dwelling will have a gross floor area of 0.88 times the lot area (305.1 m<sup>2</sup>).
- 2. Section 6(3) Part II 3(I), By-law 438-86**  
The minimum required setback from the side wall of an adjacent building that contains no openings is 0.9 m.  
The proposed dwelling will be located 0.7 m from the adjacent building to the north (55 Mc Murray Avenue).
- 3. Section 6(3) Part II 3.A.(II), By-law 438-86**  
The minimum required side yard setback is 6 m from the flanking street.  
The proposed dwelling will be located 4.3 m from the flanking street (Vine Avenue).
- 4. Section 10.5.40.60.(7), By-law 569-2013**  
The minimum required side yard setback for eaves is 0.3 m.  
The eaves of the proposed dwelling will be located 0.11 m from the north side lot line.
- 5. Section 10.10.40.30.(1)(B), By-law 569-2013 & Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted depth is 14 m for a triplex.  
**Section 10.10.40.30.(1)(B), By-law 569-2013**

The proposed dwelling will have a depth of 15.2 m for a triplex.

**Section 6(3) Part II 5(I), By-law 438-86**

The proposed dwelling will have a depth of 17 m.

**6. Section 10.5.50.10.(1)(D), By-law 569-2013**

A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (16.5 m<sup>2</sup>).

A total of 48.2% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (10.6 m<sup>2</sup>).

**7. Section 10.5.50.10.(3)(A), By-law 569-2013**

A minimum of 50% of the rear yard shall be maintained as soft landscaping (79.8 m<sup>2</sup>).

A total of 46.6% of the rear yard will be maintained as soft landscaping (74.4 m<sup>2</sup>).

**8. Section 200.5.10.1.(1), By-law 569-2013**

A minimum of 3 parking spaces are required.

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

A minimum of 3 parking spaces are required for the triplex and 1 visitor parking space.

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

A total of 2 parking spaces will be provided.

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

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

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

**33. A0201/17EYK**

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

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted floor space index is 0.35 times the area of the lot (215.8 m<sup>2</sup>).  
The new dwelling will have a floor space index of 0.52 times the area of the lot (320.1 m<sup>2</sup>).
- Section 10.20.40.70.(3)(C), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The new dwelling will be located 0.9 m from the north and south side lot line.
- Section 10.20.40.10.(4)(A), By-law 569-2013**  
The maximum permitted dwelling height is 7.2 m.  
The new dwelling will have a height of 10 m.
- Section 10.20.40.10.(4)(C), By-law 569-2013**  
The maximum permitted number of storeys is 2.  
The proposed number of storeys is 3.
- Section 10.20.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of a platform at or above the second storey of a detached house is 4 m<sup>2</sup>.  
The proposed third storey front platform will have an area of 19.8 m<sup>2</sup> and the proposed third storey rear platform will have an area of 4.7 m<sup>2</sup>.

**34. A0359/17EYK**

File Number:	A0359/17EYK	Zoning:	RD & R1 Z0.35 (Waiver)
Owner(s):	ANNE-MARIE O'NEILL GEOFFREY PERTSCH	Ward:	Parkdale-High Park (13)
Agent:	TYLER JAMES MOYES WALKER	Heritage:	Not Applicable
Property Address:	<b>9 EASSON AVE</b>	Community:	
Legal Description:	PLAN M624 LOT 21		

**PURPOSE OF THE APPLICATION:**

To construct a third storey addition above the existing dwelling, 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**  
The maximum permitted floor space index is 0.35 times the area of the lot (165.23 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.66 times the area of the lot (314.05 m<sup>2</sup>).
- Section 10.20.40.70.(1), By-law 569-2013 and Section 6(3) Part II 2(II), By-law 438-86**  
The minimum required front yard setback is 9.55 m.  
**Section 10.20.40.70.(1), By-law 569-2013**  
The altered dwelling will be located 8.32 m from the front lot line.  
**Section 6(3) Part II 2(II), By-law 438-86**  
The altered dwelling will be located 7.61 m from the front lot line.
- Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side yard setback is 0.9 m for that portion of the building not exceeding 17 m in depth.  
The proposed dwelling will be located 0.8 m from the north side lot line for that portion of the building not exceeding 17 m in depth.
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 4(2)(A), By-law 438-86**  
The maximum permitted height is 9 m.  
**Section 10.20.40.10.(1)(A), By-law 569-2013**  
The altered dwelling will have a height of 9.99 m.  
**Section 4(2)(A), By-law 438-86**

The altered dwelling will have a height of 9.6 m.

**5. Section 10.20.40.10.(2)(B)(ii), By-law 569-2013**

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.

The altered dwelling will have a side exterior main wall height of 8.8 m facing a side lot line.

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

The maximum permitted area of each platform at or above the second storey of a detached house is 4 m<sup>2</sup>.

The proposed second storey rear platform will have an area of 25 m<sup>2</sup>.

**7. Section 900.3.10(A)(1403), By-law 569-2013 and Section 6(3) Part II.8.K, By-law 438-86**

A platform with a floor higher than the first floor of the dwelling may not encroach into the required yard setback.

The proposed front porch will encroach into the required front yard setback.

**8. Section 6(3) Part II 8 D(1), By-law 438-86**

The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.

The proposed front porch will have a height of 2.62 m above grade.



## 35. A0295/17EYK

File Number:	A0295/17EYK	Zoning	RM & R2 (Waiver)
Owner(s):	EVAN LANDIS	Ward:	York South-Weston (11)
Agent:	MICHAEL COGAN ARCHITECT	Heritage:	Not Applicable
Property Address:	37 CRAYDON AVE - PART 2	Community:	
Legal Description:	PLAN 1638 PT LOT 24 PT LOT 25		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an integral garage.

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

- Section 900.6.10(252), By-law 569-2013 & Section 8.3(a), By-law 1-83**  
The minimum required lot frontage is 8 m.  
The lot frontage is 7.61 m.
- Section 10.80.30.10.(1)(C), By-law 569-2013**  
The minimum required lot area is 240 m<sup>2</sup>.  
The lot area is 232.28 m<sup>2</sup>.
- Section 10.80.40.40.(1)(A), By-law 569-2013 & Section 8.3(a), By-law 1-83**  
The maximum permitted floor space index is 0.8 times the lot area.  
The proposed dwelling will have a floor space index of 0.83 times the lot area.
- Section 10.80.40.70.(3).(A), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The proposed dwelling will be located 0.61 m from the east side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**  
The minimum required side yard setback for eaves is 0.3 m.  
The proposed eaves of the new dwelling will be located 0.2 m from the east side lot line.
- Section 10.5.40.10.(5), By-law 569-2013**  
A minimum of 10 m<sup>2</sup> of the first floor must be within 4 m of the front main wall.  
A total of 4 m<sup>2</sup> of the first floor will be located within 3.71 m of the front main wall.
- Section 10.5.40.60.(3)(A)(iii), By-law 569-2013**  
Exterior stairs providing access to a building or structure may encroach into a required minimum building setback provided that they are not closer to a lot line than 0.6 m.  
The proposed stairs will be located 0 m from the front lot line.

**8. Section 10.5.50.10.(1)(D), By-law 569-2013 & Section 8.3(c)(i)(5), By-law 1-83**

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

A total of 57.18% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping.