

**COMMITTEE OF ADJUSTMENT
ETOBICOKE- YORK PANEL****Hearing Date:** Thursday May 18, 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:

NONE

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

Item	File Number	Property	Community (Ward)
1	A0270/17EYK	106 BERESFORD AVE	Parkdale-High Park (13)
2	A0223/17EYK	67 YORKDALE CRES	York West (07)
3	A0291/17EYK	3 ROSALIE AVE	York West (07)
4	A0076/17EYK	62 THE QUEENSWAY	Parkdale-High Park (13)
5	A0225/17EYK	100 SOUTH KINGSWAY	Parkdale-High Park (13)
6	A0241/17EYK	1 CHISWICK AVE	York South-Weston (12)
7	A0260/17EYK	841 WINDERMERE AVE	Parkdale-High Park (13)

8	A0269/17EYK	30 ROWLAND ST	Parkdale-High Park (13)
9	A0271/17EYK	28 THOME CRES	Davenport (17)
10	A0274/17EYK	31 LARKIN AVE	Parkdale-High Park (13)
11	A0277/17EYK	2294 & 2296 KEELE ST	York South-Weston (12)
12	A0284/17EYK	179 GILBERT AVE	Davenport (17)
13	A0292/17EYK	41 THORNHILL AVE	Parkdale-High Park (13)
14	A0300/17EYK	33 GRAY AVE	York South-Weston (11)
15	A0304/17EYK	898-900 ST CLAIR AVE W	Davenport (17)
16	A0308/17EYK	29 ROWLAND ST	Parkdale-High Park (13)
17	A0313/17EYK	72 LANGSIDE AVE	York South-Weston (11)
18	A0317/17EYK	166 ANNETTE ST	Parkdale-High Park (13)
19	A0323/17EYK	46 WATSON AVE	Parkdale-High Park (13)
20	A0336/17EYK	39 LESSARD AVE	Parkdale-High Park (13)

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

Item	File Number	Property	Community (Ward)
21	A0231/17EYK	169 HUMBERCREST BLVD	Parkdale-High Park (13)
22	A0324/17EYK	9 GRAY AVE	York South-Weston (11)
23	A0337/17EYK	89 SOUTH KINGSWAY	Parkdale-High Park (13)

24	A0340/17EYK	59 RIDGE POINT CRES	York South-Weston (12)
25	A0348/17EYK	17 BEECHWOOD AVE	York South-Weston (11)
26	A0349/17EYK	23 HALFORD AVE	Parkdale-High Park (13)
27	A0351/17EYK	93 GREENLAW AVE	Davenport (17)
28	A0352/17EYK	10 DARIEN CRT	York South-Weston (12)
29	A0359/17EYK	9 EASSON AVE	Parkdale-High Park (13)
30	A0360/17EYK	2 LANGMUIR GDNS	Parkdale-High Park (13)
31	A0363/17EYK	30 MONTYE AVE	Parkdale-High Park (13)
32	A0367/17EYK	112 GARDENVIEW CRES	Parkdale-High Park (13)
33A	B0006/17EYK	20 DEFOREST RD	Parkdale-High Park (13)
33B	A0054/17EYK	20 DEFOREST RD (PART 1/2)	Parkdale-High Park (13)
33C	A0055/17EYK	20 DEFOREST RD (PART 3/4)	Parkdale-High Park (13)

DEFERRED APPLICATIONS:

Item	File Number	Property	Community (Ward)
34	DEFERRED from Feb 23/17 A0048/17EYK	40 JULIET CRES	York South-Weston (12)
35	DEFERRED from Mar 23/17 A0119/17EYK	15 BOYD AVE	York South-Weston (11)

36	DEFERRED from Mar 23/17 A0167/17EYK	201 GLENDONWYNNE RD	Parkdale-High Park (13)
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DELEGATED APPLICATIONS:

Item	File Number	Property	Community (Ward)
37	B0019/17EYK	22 NORRIS PL & 28 BRADMORE AVE	York West (07)

OMB APPEAL AND ORDERS:

OMB Appeals:

NONE

OMB Orders:

NONE



City Planning Division

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Manager & Deputy Secretary Treasurer

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1. A0270/17EYK

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

PURPOSE OF THE APPLICATION:

To construct a second-storey rear addition.

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

- Section 10.10.40.40(2)(A), By-law 569-2013 and Section 6(3) Part VI 1.(i), By-law 438-86**
The maximum permitted floor space index is 0.69 times the area of the lot (151.44 m²).
The altered dwelling will have a floor space index equal to 0.77 times the area of the lot (168.3 m²).
- Section 10.10.40.70(4)(A), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
Section 6 Part II (3) B (II) (1), By-law 438-86
The minimum required side yard setback is 0.9 m.
Section 10.10.40.70(4)(A), By-law 569-2013 and Section 6 Part II (3) B (II) (1), By-law 438-86
The altered dwelling will be located 0.2 m from the north side lot line.
- Section 10.10.40.10 (2)(A)(ii), By-law 569-2013**
The maximum permitted height of the exterior portion of main walls is 7 m for no less than 60% of the total width of the rear wall.
A total of 26.5% of the proposed main rear wall will not be higher than 7 m. The proposed main wall will have a height of 8.72 m, measured to the roof peak.



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2. A0223/17EYK

File Number:	A0223/17EYK	Zoning	RD & R5 (ZR)
Owner(s):		Ward:	York West (07)
Agent:		Heritage:	Not Applicable
Property Address:	67 YORKDALE CRES	Community:	
Legal Description:	PLAN 3803 LOT 187		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- 1. Section 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6.58 m.
The proposed dwelling will be located 5.4 m from the front lot line.
- 2. Section 900.3.10(5)(A), By-law 569-2013 and Section 14.2.3(b), By-law 7625**
The minimum required side yard setback is 1.8 m.
The proposed dwelling will be located 1.21 m from the east side lot line.
- 3. Section 14.2.6, By-law 7625**
The maximum permitted building height is 8.8 m.
The proposed dwelling will have a height of 9.38 m.
- 4. Section 6(30)a, By-law 7625**
The maximum finished first floor height is 1.5 m.
The proposed finished first floor height will be 2.04 m.



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3. A0291/17EYK

File Number:	A0291/17EYK	Zoning	RD & R5 (ZR)
Owner(s):		Ward:	York West (07)
Agent:		Heritage:	Not Applicable
Property Address:	3 ROSALIE AVE	Community:	
Legal Description:	PLAN 3855 LOT 210		

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. The existing detached garage will be demolished.

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

- Section 14.2.3.(a), By-law 7625**
The minimum required front yard setback is 6.5 m.
The altered dwelling will be located 5.55 m from the front lot line.
- Section 900.3.10.(5)(A), By-law 569-2013 and Section 14.2.3.(b), By-law 7625**
The minimum required side yard setback is 1.8 m.
The altered dwelling will be located 0.7 m from the east side lot line.
- 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 10.91 m.
Section 14.2.6, By-law 7625
The maximum permitted building height for the sloped roof is 8.8 m.
The altered dwelling will have a sloped roof height of 8.93 m.
- Section 200.5.1.10, By-law 569-2013**
A required parking space may not be a tandem parking space, except when it is required for a secondary suite, group home or duplex building.
The existing single family dwelling is proposing a tandem parking space.



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4. A0076/17EYK

File Number:	A0076/17EYK	Zoning	RD & R1 Z0.35 (Waiver)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	62 THE QUEENSWAY	Community:	
Legal Description:	PLAN 3011 PT LOTS 9 TO 13		

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 & Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index/ gross floor area is 0.35 times the lot area (128.75 m²).
The proposed dwelling will have a floor space index/ gross floor area of 0.82 times the lot area (301.5 m²).
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 7.5 m for that portion of the building exceeding 17 m in depth.
The proposed dwelling will be located 0.9 m from the west side lot line and 1.24 m from the east side lot line.
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The proposed dwelling will have a length of 18.13 m.
- Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor is 1.2 m, above established grade.
The proposed dwelling will have a first floor height of 1.35 m, above established grade.
- Section 10.20.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls is 7 m, facing a side lot line.
The side exterior main walls of the proposed dwelling will have a height of 9.9 m, facing a side lot line.
- Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 4(2)(A), By-law 438-86**
The maximum permitted dwelling height is 9 m.
Section 10.20.40.10.(1)(A), By-law 569-2013
The proposed dwelling will have a height of 10.82 m.
Section 4(2)(A), By-law 438-86
The proposed dwelling will have a height of 9.52 m.



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5. A0225/17EYK

File Number:	A0225/17EYK	Zoning	RD & R1 Z0.35 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	100 SOUTH KINGSWAY	Community:	
Legal Description:	PLAN M523 PT LOT 55		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing: a second storey addition above the existing dwelling, a two-storey rear addition with a rear deck, a two-storey north side addition and one-storey front addition.

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

- Section 10.20.40.40.(1)(A) By-law 569-2013 & Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.35 times the lot area (135.2 m²).
The altered dwelling will have a floor space index of 0.53 times the lot area (203.6 m²).
- Section 10.20.40.70.(1)(A), By-law 569-2013 & Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 7 m.
The altered dwelling will be located 6.4 m from the front lot line.
- Section 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.57 m from the east side lot line.
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback for the portion of the dwelling not exceeding 17 m in depth is 0.9 m.
The altered dwelling will be located 0.57 m from the south side lot line and 0.33 m from the west side lot line.
- 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 9 m.
- Section 10.20.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7 m.
The altered dwelling will have a rear exterior main wall height of 9 m.



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6. A0241/17EYK

File Number:	A0241/17EYK	Zoning	RD & R6 (Waiver)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	1 CHISWICK AVE	Community:	
Legal Description:	PLAN 3948 LOT 56		

PURPOSE OF THE APPLICATION:

To maintain the existing driveway.

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

Section 6A(5)(a), By-law 7625

The minimum required driveway width is 2.6 m.

The existing driveway has a width of 2.45 m.



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7. A0260/17EYK

File Number:	A0260/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	841 WINDERMERE AVE	Community:	
Legal Description:	PLAN 615 BLK C PT LOT 57		

PURPOSE OF THE APPLICATION:

To construct a rear detached garage.

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

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

The maximum permitted area of an ancillary building is 10% of the lot area (24.6 m²).
The proposed detached garage will have an area of 16% of the lot area (40.22 m²).



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8. A0269/17EYK

File Number:	A0269/17EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	30 ROWLAND ST	Community:	
Legal Description:	PLAN 685 PT LOTS 24 & 25		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition, a partial third story addition, a rear yard deck, and a detached garage in the rear yard.

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

- 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, where the side wall contains openings.
The altered dwelling will be located 0.44 m from the east side lot line.
- Section 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The altered dwelling will have a side exterior main wall height of 9.77 m facing a 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 (105.17 m²).
A total of 43.78% of the rear yard is being maintained as soft landscaping (92.09 m²).
- Section 10.10.40.10.(7), By-law 569-2013 and Section 6(3) Part VI 1(II), By-law 438-86**
Floor levels within an addition, extension or enlargement to the rear of a residential building may not be higher than the uppermost floor level in the existing building.
The proposed floor level will be higher than the existing uppermost floor level of the building.



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9. A0271/17EYK

File Number:	A0271/17EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	28 THOME CRES	Community:	
Legal Description:	PLAN M355 PT LOT 356 PT LOT 357 AV 38FT ON L		

PURPOSE OF THE APPLICATION:

To construct a detached garage in the front yard with a roof top deck.

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

- Section 10.5.60.70.(1), By-law 569-2013**
The maximum permitted lot coverage of an ancillary structure is 10% of the lot area (30.7 m²).
The proposed detached garage will have a lot coverage of 10.4% of the lot area (32 m²).
- Section 10.5.60.30.(1), By-law 569--2013**
A detached ancillary building with a height greater than 2.5 m or with a gross floor area greater than 10 m² must be located no less than 1.8 m from the residential building.
Section 6(3) Part II 7(III), By-law 438-86
The minimum required setback from the main building to an accessory structure is 1.5 m.
Section 10.5.60.30.(1), By-law 569--2013 & Section 6(3) Part II 7(III), By-law 438-86
The proposed detached garage will be located 1.1 m from the main building.
- 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 front detached garage will be located 1.2 m from an adjacent residential building (26 Thome Crescent).
- Section 10.5.60.10.(1), By-law 569-2013**
An ancillary building may not be located in a front yard.
The proposed detached garage will be located in the front yard.
- Section 6(3) Part II 7(II)B, By-law 438-86**
An accessory building may not be located closer to the front lot line than the distance that the main building is located.
The proposed detached garage will be located closer to the front lot line than the main building.
- Section 6(3) Part III 3(D)(i), By-law 438-86**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (60.9 m²).
A total of 38.2% of the front yard landscaping will be maintained as soft landscaping (31 m²)
- Section 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the front yard landscaping must be maintained as soft landscaping (31.8 m²).
A total of 73.2% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (31 m²).

10. A0274/17EYK

File Number:	A0274/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	31 LARKIN AVE	Community:	
Legal Description:	PLAN M522 PT LOTS 194 LOT 195		

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 & 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 (236.04 m²).
The new dwelling will have a floor space index/ gross floor area of 0.72 times the lot area (283.23 m²).
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 7.5 m for that portion of the building exceeding 17 m in depth.
The new dwelling will be located 0.91 m from the west side lot line and 3.43 m from the east 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 7.81 m.
Section 4(2)(A), By-law 438-86
The maximum permitted dwelling height is 9 m.
The new dwelling will have a height of 9.12 m.
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new dwelling will have a length of 21.03 m.
- Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
The new dwelling will have a depth of 20.7 m.



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11. A0277/17EYK

File Number:	A0277/17EYK	Zoning	C1 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	2294 & 2296 KEELE ST	Community:	
Legal Description:	PLAN 4042 S PT BLK D RP 64R7480 PARTS 1 TO 8		

PURPOSE OF THE APPLICATION:

To construct a second and third floor addition and to convert the existing commercial building into a mixed-use commercial/residential building.

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

1. Section 22.10, By-law 7625

The maximum permitted gross floor area is 401 m².

The altered buildings for 2294 and 2296 Keele Street will have a combined gross floor area of 486.85 m².

2. Section 6A(3), By-law 7625

The minimum required dimensions of a parking space are 2.6 m in width and 5.6 m in length.

The existing four parking spaces (two parking spaces for 2294 Keele Street and two parking spaces for 2296 Keele Street) will each have a width of 2.4 m.



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12. A0284/17EYK

File Number:	A0284/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	179 GILBERT AVE	Community:	
Legal Description:	PLAN 1726 N PT LOT 130		

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 for one side and 1.2 m for the other side.

The altered dwelling will be located 0.28 m from the south side lot line and 0.35 m from the north side lot line.



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13. A0292/17EYK

File Number:	A0292/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	41 THORNHILL AVE	Community:	
Legal Description:	PLAN 1548 N PT LOT 19		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling and a shed in the rear yard.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 7.(3)(i), By-law 1-83**
The maximum permitted floor space index is 0.4 times the area of the lot (120.76 m²).
Section 7.(3).(b), By-law 3623-97
The maximum permitted floor space index is 0.6 times the area of the lot (181.14 m²).
Section 10.20.40.40.(1)(A), By-law 569-2013, Section 7.(3)(i), By-law 1-83 and Section 7.(3).(b), By-law 3623-97
The proposed dwelling will have a floor space index equal to 0.66 times the area of the lot (200.02 m²).
- Section 10.20.40.70.(1), By-law 569-2013 and Section 7.(3)(f), By-law 1-83**
The minimum required front yard setback is 7.49 m.
Section 7.3.(c), By-law 3623-97
The minimum required front yard setback is 6.49 m.
Section 10.20.40.70.(1), By-law 569-2013, Section 7.(3)(f), By-law 1-83 and Section 7.3.(c), By-law 3623-97
The proposed dwelling will be located 5.86 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 and 7.3.(a), By-law 3623-97**
The minimum required side yard setback is 1.2 m.
The proposed dwelling will be located 0 m from the north side lot line and 1.1 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 from a lot line.

Section 3.3.1, By-law 1-83

Open or lattice-enclosed iron fire escapes or other unenclosed stairways may project into side and rear yards a maximum distance of 1.2 m, but in no case shall any intrusion interfere with the use of a driveway required for access to a garage or parking area.

Section 10.5.40.60.(7), By-law 569-2013 and Section 3.3.1, By-law 1-83

The eaves of the proposed shed will be located 0 m from the north side lot line.

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

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

Section 3.2.3.B.(a), By-law 1-83

The required parking space for each dwelling unit shall be located entirely within the side or rear yard.

Section 10.5.80.10.(3), By-law 569-2013 and Section 3.2.3.B.(a), By-law 1-83

The proposed parking space is located in the front yard.

6. Section 10.5.50.10.(1)(D), By-law 569-2013, 7.(3)(q)(iv), By-law 1-83 and Section 7.3.d.(i)5, By-law 3623-97

A minimum of 75% of the required front yard landscaping, not covered by a permitted driveway shall be maintained as soft landscaping (29 m²).

A total of 46.15% of the required front yard landscaping not covered by a permitted driveway will be maintained as soft landscaping (18 m²).



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14. A0300/17EYK

File Number:	A0300/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	33 GRAY AVE	Community:	
Legal Description:	PLAN 1383 LOT 25		

PURPOSE OF THE APPLICATION:

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

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

- Section 10.80.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 3.13 m.
The altered dwelling will be located 2.98 m from the front lot line.
- Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 8.3.(a), By-law 1-83
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other side.
Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83
The altered dwelling will be located 0.4 m from the north side lot line and 0.92 m from the south side lot line.
- Section 10.5.50.10.(1)(D), By-law 569-2013 and Section 8.(3)(c)(i)5, By-law 1-83**
A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping (14.95 m²).
A total of 20% of the front yard not covered by a permitted driveway will be maintained as soft landscaping (4 m²).
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
The eaves of the altered dwelling will be located 0 m from the north side lot line.
- Section 200.5.10.1.(1), By-law 569-2013 and Section 3.2.1.D.1, By-law 1-83**
One parking space is required for the site.
No parking spaces will be provided on the site.



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15. A0304/17EYK

File Number:	A0304/17EYK	Zoning	MCR (Waiver)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	898 - 900 ST CLAIR AVE W	Community:	
Legal Description:	CON 3 FB PT LOT 29 PLAN M427 PT LOT 38 TO 40 W/ROW		

PURPOSE OF THE APPLICATION:

To construct a mixed-use building with retail at grade.

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

- Section 8(3) Part I 3(A), By-law 438-86**
The maximum permitted residential gross floor area is 5 times the lot area (8996.3 m²).
The proposed building will have a residential gross floor area of 6.04 times the lot area (10 867.09 m²).
- Section 8(3) Part I 1, By-law 438-86**
The maximum permitted combined non-residential and residential gross floor area is 6 times the lot area (10 795.56 m²).
The proposed building will have a combined non-residential and residential gross floor area of 6.59 times the lot area (11 862.39 m²).
- Section 1(8)(ii), By-law 1103-2009**
Where the height of the building is greater than 3 storeys, the main external building wall of the first 5 storeys or 16.5 m, whichever is the lesser, shall be built at the build-to-line; 4.5 m from the curb line; and occupy at least 80% of the length of the portion of the lot abutting St. Clair Avenue; 26 m.
The proposed building will be located 6 m from curb line at the 16.5 m level. It occupies 69% of the length of the lot abutting St. Clair Avenue; 22.53 m.
- Section 1(4)(i)(b), By-law 1103-2009**
The aggregate horizontal area of permitted roof elements including the area contained within an enclosure, measured at a point above the 39 m level, does not exceed 30% of the area of the roof of the building 238 m².
The proposed area of the roof elements is 34%; 258 m².
- Section 4(16), By-law 438-86**

An apartment building having a residential gross floor area in excess of 2800 m² is required to have a driveway that serves an entrance to the building and which allows vehicles to travel in one continuous motion.

A driveway that serves an entrance to the building which allows vehicles to travel in one continuous motion will not be provided.

6. Section 1(11), By-law 1103-2009

The minimum required parking spaces with 2 car share spaces is 70 spaces, including 7 visitor spaces.

The proposed number of parking spaces with 2 car share spaces is 64 spaces, including 7 visitor spaces.

7. Section 1(7)(a)(ii), By-law 1103-2009

Where the height of the building exceeds 30 m, measured above the average elevation of the ground abutting St. Clair Avenue West, all parts of such building shall be contained within a 45 degree angular plane projected over the lot from the setback required by paragraph (6)(a); 3.62 m; at an elevation 30 m above the average elevation of the ground abutting St. Clair Avenue West.

The proposed building penetrates the angular plane at the tenth floor at 31.95 m to 32.8 m (a penetration of 850 mm) and the proposed building penetrates the angular plane at the twelfth floor at 35.24 m to 39 m (a penetration of 3.76 m).



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16. A0308/17EYK

File Number:	A0308/17EYK	Zoning	R & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	29 ROWLAND ST	Community:	
Legal Description:	PLAN 596 LOT 37		

PURPOSE OF THE APPLICATION:

To construct a one-storey rear and west side addition.

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

Section 200.5.10.1.(1), By-law 569-2013 and Section 4(5)(B), By-law 438-86

A total of 1 parking space is required for the site.

A total of 0 parking spaces will be provided.



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17. A0313/17EYK

File Number:	A0313/17EYK	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	72 LANGSIDE AVE	Community:	
Legal Description:	PLAN M458 PT LOT 33		

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition and a one-storey front addition which will contain a garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 13.2.4, By-law 7625**
The maximum permitted lot coverage is 30% of the lot area (233.37 m²).
The altered dwelling will have a lot coverage of 34.4% of the lot area (267.2 m²).
- Section 900.3.10.(5)(A), By-law 569-2013 & Section 13.2.3(b), By-law 7625**
The minimum required side yard setback is 1.8 m.
The altered dwelling will be located 1.1 m from the north side lot line and 1.2 m from the south side lot line.
- Section 13.2.3(b), By-law 7625**
The minimum required side yard setback for the one-storey garage addition is 1.2 m.
The one-storey garage addition will be located 1.1 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.
Section 13.2.5.A., By-law 7625
The maximum permitted dwelling length is 16.8 m.
Section 10.20.40.20.(1), By-law 569-2013 and Section 13.2.5.A., By-law 7625
The altered dwelling will have a length of 22.93 m.
- 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 23.43 m.



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18. A0317/17EYK

File Number:	A0317/17EYK	Zoning	R & R2 Z0.6 (Waiver)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	166 ANNETTE ST	Community:	
Legal Description:	PLAN 553 BLK 24 PT LOTS 1 & 2		

PURPOSE OF THE APPLICATION:

To construct fire escape stairs at the rear of the property. A previous Committee of Adjustment application (A0564/16EYK) approved variances relating to floor space index, depth, height and floor area of an ancillary building.

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

Section 10.10.40.30, By-law 569-2013 and Section 6(3) Part II 5(I), By-law 438-86

The maximum permitted depth for a duplex, triplex, fourplex, townhouse or apartment building is 14 m. A previous Committee of Adjustment application (A0564/16EYK) approved a depth of 16.76 m. The altered triplex will have a depth of 18.93 m.



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19. A0323/17EYK

File Number:	A0323/17EYK	Zoning	RM (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	46 WATSON AVE	Community:	
Legal Description:	PLAN 878 PT LOT 126		

PURPOSE OF THE APPLICATION:

To enlarge the rear portion of the existing third storey.

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

- Section 10.80.40.40.(1)(A), By-Law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot.
The altered dwelling will have a floor space index equal to 0.63 times the area of the lot.
- Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted exterior main wall height is 8.5 m facing a side lot line.
The altered dwelling will have an exterior main wall height of 9.99 m facing a side lot line.



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20. A0336/17EYK

File Number:	A0336/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	39 LESSARD AVE	Community:	
Legal Description:	PLAN 1352 PT LOTS 43 & 44		

PURPOSE OF THE APPLICATION:

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

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 7.3(I), By-law 1-83**
The maximum permitted floor space index is 0.4 times the area of the lot.
Section 7.3.(b), By-law 3623-97
The maximum permitted floor space index is 0.6 times the area of the lot.
Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 7.3(I), By-law 1-83 and Section 7.3.(b), By-law 3623-97
The altered dwelling will have a floor space index of 0.99 times the area of the lot.
- Section 10.5.40.70.(1)(B), By-law 569-2013 and Section 7.3(f), By-law 1-83**
The minimum required front yard setback is 3.87 m.
The altered dwelling will be located 3.12 m from the front lot line.
- Section 7.3(g), By-law 1-83 and Section 7.3.(a), By-law 3623-97**
The minimum required side yard is 1.2 m.
The altered dwelling will be located 0.49 m from the east side lot line.
- Section 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted dwelling height is 7.2 m.
The altered dwelling will have a height of 10.23 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 10.5.50.10.(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.
A total of 35% of the front yard not covered by a permitted driveway will be maintained as soft landscaping .
- Section 10.5.50.10.(3)(A), By-law 569-2013**
minimum of 50% of the rear yard shall be maintained as soft landscaping.
A total of 48.1% of the rear yard is being maintained as soft landscaping.

8. **Section 200.5.10.1.(1), By-law 569-2013 and Section 3.2.1.D.1, By-law 1-83 and Section 3.2.1.D.1, By-law 3623-97**
A total of one parking space is required.
No parking spaces will be provided.



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21. A0231/17EYK

File Number:	A0231/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	169 HUMBERCREST BLVD	Community:	
Legal Description:	PLAN 878 N PT LOT 45		

PURPOSE OF THE APPLICATION:

To construct a second storey rear addition.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the lot area (152.77 m²).
Section 7.(3)(i), By-law 1-83
The maximum permitted floor space index is 0.4 times the lot area (101.85 m²).
Section 10.80.40.40.(1)(A), By-law 569-2013 & Section 7.(3)(i), By-law 1-83
The altered dwelling will have a floor space index of 0.66 times the lot area (170.27 m²).
- Section 7.(3)(g), By-law 1-83**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.22 m from the north side lot line.



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22. A0324/17EYK

File Number:	A0324/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	9 GRAY AVE	Community:	
Legal Description:	PLAN 1383 LOT 13		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the shed in the rear yard.

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

- Section 10.5.60.70.(1), By-law 569-2013**
The maximum permitted lot coverage for an ancillary building is 10% of the lot area (23.2 m²).
The existing shed in the rear yard has a lot coverage of 11.27% of the lot area (26.16 m²).
- Section 10.5.60.60.(1), By-law 569-2013**
The minimum required side yard setback for eaves of an ancillary building is 0.15 m.
The eaves of the existing shed are located 0 m from the south side lot line.
- Section 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% of the rear yard shall be maintained as soft landscaping (42.86 m²).
A total of 0% of the rear yard is being maintained as soft landscaping (0 m²).



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23. A0337/17EYK

File Number:	A0337/17EYK	Zoning	RD & R1 Z0.35 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	89 SOUTH KINGSWAY	Community:	
Legal Description:	PLAN 2663 PT LOTS 11 & 12		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling that will contain a total of three residential units.

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

- 1. Section 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the required front yard landscaping shall be maintained as soft landscaping (28.94 m²).
A total of 51.72% of the required front yard will be maintained as soft landscaping (19.96 m²).
- 2. Section 6(3) Part III 3(B), By-law 438-86**
A minimum of 75% of the required front yard landscaping shall be maintained as soft landscaping (41.72 m²).
A total of 35.88% of the required front yard will be maintained as soft landscaping (19.96 m²).
- 3. 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 (91.17 m²).
A total of 13.43% of the rear yard will be maintained as soft landscaping (24.5 m²).
- 4. Section 10.20.20.40.(1), By-law 569-2013 and 6(1)(A), By-law 438-86**
A triplex is not a permitted use in RD and R1 Zone residential zones.



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24. A0340/17EYK

File Number:	A0340/17EYK	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	59 RIDGE POINT CRES	Community:	
Legal Description:	PLAN 4398 LOT 103		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage and a new rear deck.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 30% of the lot area (169.78 m²).
The new dwelling will have a lot coverage of 31.77% of the lot area (179.83 m²).
- Section 900.3.10.(5)(A), By-law 569-2013 and Section 13.2.3(b), By-law 7625**
The minimum required side yard setback is 1.8 m.
The new dwelling will be located 1.2 m from the west side lot line.
- Section 6(30)a, By-law 7625**
The maximum permitted first floor height is 1.5 m.
The first floor height of the new dwelling will be 2.4 m.
- Section 6(24)(c), By-law 7625**
The maximum permitted height for an unexcavated porch or deck (attached or detached from the main building) is 1 m.
The proposed rear deck will have a height of 1.16 m.
- Section 10.5.100.1.(1)(C), By-law 569-2013**
The maximum permitted driveway width is 5.86 m.
Section 6A(5)a, By-law 7625
The maximum permitted driveway width is 6 m.
Section 10.5.100.1.(1)(C), By-law 569-2013 and Section 6A(5)a, By-law 7625
The proposed driveway will have a width of 7.16 m.
- Section 10.5.50.10.(1)(C), By-law 569-2013**
A minimum of 60% of the front yard shall be maintained as landscaping (71.71 m²).
A total of 46.27% of the front yard will be maintained as landscaping (55.3 m²).
- 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 (116.04 m²).
A total of 45.15% of the rear yard will be maintained as soft landscaping (104.8 m²).



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25. A0348/17EYK

File Number:	A0348/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	17 BEECHWOOD AVE	Community:	
Legal Description:	PLAN 1658 LOT 12		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with a secondary suite and a rear yard parking pad.

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

- 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 (161.6 m²).
The new dwelling will have a floor space index of 1.01 times the area of the lot (204.76 m²).
- Section 10.80.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 3.48 m.
The new dwelling will be located 2.89 m from the front lot line.
- Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The new dwelling will be located 0.61 m from the south side lot line.
- Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.
The new dwelling will have a side exterior main wall height of 10.43 m facing a side lot line.
- Section 10.5.50.10.(1)(D), By-law 569-2013 and Section 8.(3)(c)(i)5, By-law 1-83**
A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping (16 m²).
A total of 28% of the front yard not covered by a permitted driveway will be maintained as soft landscaping (6 m²).
- Section 10.80.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed second storey balcony will have an area of 7.63 m² and the third storey balcony will have an area of 14.88 m².

- 7. Section 10.80.40.50.(1)(A), By-law 569-2013**
The maximum permitted number of platforms at or above the second storey located on the rear wall of a detached house is 1.
The proposed number of platforms located on the rear wall is 2.
- 8. Section 200.5.10.1.(1), By-law 569-2013 and Section 3.2.1.D.1, By-law 1-83**
A total of 2 on-site parking spaces are required.
A total of 1 rear yard parking space will be provided.
- 9. Section 10.5.100.1.(1)(A), By-law 569-2013**
The maximum permitted driveway width is 2 m.
Section 3.2.1.(b)B.(a), By-law 1-83
The maximum permitted driveway width is 2.6 m.
Section 10.5.100.1.(1)(A), By-law 569-2013 and Section 3.2.1.(b)B.(a), By-law 1-83
The proposed driveway will have a width of 1.52 m.
- 10. Section 150.10.40.1.(1), By-law 569-2013 and Section 3.4.1, By-law 1-83**
A secondary suite is a permitted use provided that the entire building was constructed more than 5 years prior to the introduction of the secondary suite.
The proposed detached dwelling will not be constructed more than 5 years prior to the introduction of the secondary suite.
- 11. 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 steps will encroach into the front yard from the ground to the basement floor which is not permitted.



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26. A0349/17EYK

File Number:	A0349/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	23 HALFORD AVE	Community:	
Legal Description:	PLAN 873 LOT 281 PT LOT 282		

PURPOSE OF THE APPLICATION:

To construct a one-storey front addition and to enlarge the existing front porch.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 7.3(i), By-law 1-83**
The maximum permitted floor space index is 0.4 times the area of the lot (127.07 m²).
The altered dwelling will have a floor space index of 0.47 times the area of the lot (151.87 m²).
- Section 10.20.40.70.(1), By-law 569-2013 and Section 7.3(f), By-law 1-83**
The minimum required front yard setback is 9.13 m.
Section 7.3(c), By-law 3623-97
The altered dwelling will be located 8.13 m from the front lot line.
Section 10.20.40.70.(1), By-law 569-2013, Section 7.3(f), By-law 1-83 and Section 7.3(c), By-law 3623-97
The altered dwelling will be located 7.66 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 and Section 7.3(a), By-law 3623-97**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.15 m from the south side lot line.
- Section 10.5.40.60.(1)(A)(i), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach 2.5 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback of 1.2 m.
Section 3.4.7(a)(1), By-law 1-83
A porch shall not project within a required side yard setback of 1.2 m and no more than 2.4 m within the required front yard setback.
Section 10.5.40.60.(1)(A)(i), By-law 569-2013 and Section 3.4.7(a)(1), By-law 1-83
The altered front porch will encroach 4.07 m into the required front yard setback and will be located 0.45 m from the south side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**
The maximum permitted roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.
The proposed eave will project 0 m from the south side lot line.



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27. A0351/17EYK

File Number:	A0351/17EYK	Zoning	R & R2 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	93 GREENLAW AVE	Community:	
Legal Description:	PLAN 1452 PT LOTS 87 & 88		

PURPOSE OF THE APPLICATION:

To legalize and maintain the existing two-storey rear addition and to construct new rear stairs.

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 (140.75 m²).

The altered dwelling will have a floor space index of 0.7 times the area of the lot (143.98 m²).



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28. A0352/17EYK

File Number:	A0352/17EYK	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	10 DARIEN CRT	Community:	
Legal Description:	PLAN 4042 LOT 228		

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 13.2.4, By-law 7625**
The maximum permitted lot coverage is 30% of the lot area (235.6 m²).
The new dwelling will cover 30.53% of the lot area (239.82 m²).
- Section 10.20.40.70.(2)(B), By-law 569-2013**
The minimum required rear yard setback is 7.63 m.
Section 13.2.3.c, By-law 7625
The minimum required rear yard setback is 9.5 m.
Section 10.20.40.70.(2)(B), By-law 569-2013 and Section 13.2.3.c, By-law 7625
The new dwelling will be located 3.45 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 new dwelling will have a depth of 21.61 m.
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The new dwelling will have a length of 21.34 m.
Section 13.2.5.A, By-law 7625
The maximum permitted dwelling length is 16.8 m.
The new dwelling will have a length of 19.62 m.
- Section 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 10 m.
The new dwelling will have a height of 10.56 m.
Section 13.2.6, By-law 7625
The maximum permitted building height is 8.8 m.
The new dwelling will have a height of 9.24 m.



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29. A0359/17EYK

File Number:	A0359/17EYK	Zoning	RD & R1 Z0.35 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	9 EASSON AVE	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), By-law 569-2013**
The maximum permitted floor space index is 0.35 times the area of the lot (165.23 m²).
The altered dwelling will have a floor space index equal to 0.66 times the area of the lot (314.05 m²).
- 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 10.71 m.
Section 4(2)(A), By-law 438-86
The altered dwelling will have a height of 9.6 m.
- Section 10.20.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.
The altered dwelling will have a side exterior main wall height of 8.8 m facing a side lot line.
- Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached house is 4 m².
The proposed second storey rear platform will have an area of 25 m².

7. Section 900.3.10(A)(1403), By-law 569-2013

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.



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30. A0360/17EYK

File Number:	A0360/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	2 LANGMUIR GDNS	Community:	
Legal Description:	PLAN 1582 PT LOT 288		

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 & Section 7.(3)(I), By-law 1-83

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

The altered dwelling will have a floor space index of 0.56 times the lot area.



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31. A0363/17EYK

File Number:	A0363/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	30 MONTYE AVE	Community:	
Legal Description:	PLAN 893 W PT LOT 66 E PT LOT 67		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing: a three-storey front addition, a two-storey addition above the existing dwelling, a new front porch, a new rear deck and a rear detached garage.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.8 times the area of the lot.
The altered dwelling will have a floor space index of 0.99 times the area of the lot.
- 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 on the other.
Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 8(3)(a), By-law 1-83
The altered dwelling will be located 0.22 m from the east side lot line and 0.83 m from the west side lot line.
- Section 10.5.40.71.(3), By-law 569-2013**
The minimum required setback for any addition or extension above a lawfully existing building or structure is the minimum building setback from the respective lot line. The minimum required building setback from the west side lot line is 0.9 m.
The altered dwelling will be located 0.83 m from the west lot line.
- Section 10.80.40.10.(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 1.3 m above established grade.
- Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted side exterior main wall height is 8.5 m facing a side lot line.
The altered dwelling will have a side exterior main height of 9.42 m facing a side lot line.
- Section 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs may encroach into a required setback provided they are no closer to a lot line than 0.6 m.
The proposed rear stairs will be located 0.3 m from the east side lot line.

32. A0367/17EYK

File Number:	A0367/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	112 GARDENVIEW CRES	Community:	
Legal Description:	PLAN 1459 PT BLK A		

PURPOSE OF THE APPLICATION:

To convert the existing attic into habitable space in order to accomodate an additional secondary suite for a total of three residential units.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot.
The altered dwelling will have a floor space index of 0.89 times the area of the lot.
- Section 150.10.20.1.(2), By-law 569-2013**
Each dwelling may have a maximum of one secondary suite.
Section 3.4.1, By-law 1-83
One secondary suite is permitted in a detached house, the whole of which, prior to the introduction of the second suite has been erected for a period of not less than five years.
Section 150.10.20.1.(2), By-law 569-2013 and Section 3.4.1, By-law 1-83
A total of two secondary suites are proposed.
- Section 200.5.10.1.(1), By-law 569-2013 and Section 3.2.1.D.1, By-law 1-83**
A minimum of 3 parking spaces are required.
A total of 2 parking spaces will be provided.



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33A.

B0006/17EYK

File Number:	B0006/17EYK	Zoning	R & R1S (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	20 DEFOREST RD	Community:	
Legal Description:	PLAN 551 BLK K LOTS 50 & 51		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two undersized residential lots and to create reciprocal easement/right-of-ways for pedestrian access purposes.

Retained - Parts 1 and 2

Address to be assigned

Parts 1 & 2 have a combined lot frontage of 7.63 m and a combined lot area of 220.39 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with a front yard parking pad, requiring variances to the Zoning By-law, as outlined in Application A0054/17EYK.

Part 2 will be subject to a reciprocal easement/right-of-way in favour of the property to the east (Parts 3 & 4) for the purpose of pedestrian access to the rear yard.

Conveyed - Parts 3 and 4

Address to be assigned

Parts 3 & 4 have a combined lot frontage of 7.63 m and a combined lot area of 220.49 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with a front yard parking pad, requiring variances to the Zoning By-law, as outlined in Application A0055/17EYK.

Part 4 will be subject to a reciprocal easement/right-of-way in favour of the property to the west (Parts 1 & 2) for the purpose of pedestrian access to the rear yard.

File Numbers B0006/17EYK, A0054/17EYK and A0055/17EYK will be considered jointly.



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33B. A0054/17EYK

File Number:	A0054/17EYK	Zoning	R & R1S (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	20 DEFOREST RD - PARTS 1 & 2	Community:	
Legal Description:	PLAN 551 BLK K LOTS 50 & 51		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with a front yard parking pad.

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

- Section 10.10.30.10.(1)(B), By-law 569-2013**
The minimum required lot area is 225 m².
The proposed lot area is 220.4 m².
- Section 10.10.40.40.(1)(A), By-law 569-2013 & Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area/floor space index is 0.6 times the lot area (132.2 m²).
The proposed dwelling will have a gross floor area/floor space index of 0.92 times the lot area (202 m²).
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 0.9 m, for the portion of the building not exceeding 17 m in depth.
The portion of the new dwelling not exceeding 17 m in depth will be located 0.46 m from both the east and west side lot lines.

- 4. Section 10.5.40.60.(7)(B), 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 0.15 m from both the east and west side lot lines.
- 5. Section 10.10.40.10.(1)(A), By-law 569-2013 and Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 9 m.
The proposed dwelling will have a height of 9.14 m.
- 6. Section 10.5.80.10.(3), By-law 569-2013**
A parking space may not be located in a front yard.
Section 6(3) Part IV 1(E), By-law 438-86
Parking of motor vehicles is prohibited on the portion of the lot between the front lot line and the front of the building.
Section 10.5.80.10.(3), By-law 569-2013 and Section 6(3) Part IV 1(E), By-law 438-86
The proposed parking space will be located in the front yard.
- 7. Section 200.5.1.10.(2)(A)(ii), By-law 569-2013 and Section 4(17)(A), By-law 438-86**
The minimum required length of a parking space is 5.6 m.
The proposed parking space will have a length of 5 m.
- 8. Section 6(3) Part III 3(D)(i), By-law 438-86**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (16.4 m²).
A total of 69% of the front yard landscaping will be maintained as soft landscaping (15 m²)



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33C. A0055/17EYK

File Number:	A0055/17EYK	Zoning	R & R1S (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	20 DEFOREST RD - PARTS 3 & 4	Community:	
Legal Description:	PLAN 551 BLK K LOTS 50 & 51		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with a front yard parking pad.

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

- Section 10.10.30.10.(1)(B), By-law 569-2013**
The minimum required lot area is 225 m².
The proposed lot area is 220.5 m².
- Section 10.10.40.40.(1)(A), By-law 569-2013 & Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area/floor space index is 0.6 times the lot area (132.3 m²).
The proposed dwelling will have a gross floor area/floor space index of 0.92 times the lot area (202 m²).
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 0.9 m, for the portion of the building not exceeding 17 m in depth.
The portion of the new dwelling not exceeding 17 m in depth will be located 0.46 m from both the east and west side lot lines.
- Section 6(3) Part II 3(II), By-law 438-86**
The minimum required distance between buildings where the side wall contains openings is 1.2 m.
The proposed dwelling will be located 0.72 m from the adjacent building to the east (18 Deforest Road).
- Section 10.5.40.60.(7)(B), 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 0.15 m from both the east and west side lot lines.
- Section 10.10.40.10.(1)(A), By-law 569-2013 and Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 9 m.
The proposed dwelling will have a height of 9.14 m.

7. **Section 10.5.80.10.(3), By-law 569-2013**
A parking space may not be located in a front yard.
Section 6(3) Part IV 1(E), By-law 438-86
Parking of motor vehicles is prohibited on the portion of the lot between the front lot line and the front of the building.
Section 10.5.80.10.(3), By-law 569-2013 and Section 6(3) Part IV 1(E), By-law 438-86
The proposed parking space will be located in the front yard.
8. **Section 200.5.1.10.(2)(A)(ii), By-law 569-2013 and Section 4(17)(A), By-law 438-86**
The minimum required length of a parking space is 5.6 m.
The proposed parking space will have a length of 5.1 m.
9. **Section 6(3) Part III 3(D)(i), By-law 438-86**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (16 m²).
A total of 67% of the front yard landscaping will be maintained as soft landscaping (14.3 m²)

File Numbers B0006/17EYK, A0054/17EYK and A0055/17EYK will be considered jointly.



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34. A0048/17EYK

File Number:	A0048/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	40 JULIET CRES	Community:	
Legal Description:	PLAN 2008 LOT 751 PT LOT 752		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: a two-storey rear addition, a second and third storey addition the existing dwelling with a rear deck and a three-storey front addition.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.8 times the lot area.
The altered dwelling will have a floor space index of 0.84 times the lot area.
- Section 10.5.40.70.(1)(A), By-law 569-2013**
The minimum required front yard setback is 4.29 m.
The altered dwelling will be located 1.91 m from the front lot line.
Section 8.3.(b), By-law 1-83
The minimum required front yard setback is 3.29 m.
The altered dwelling will be located 2.33 m from the front lot line.
- Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.59 m from the west side lot line.
- 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.
A total of 68% of the front yard, not covered by a permitted driveway will be maintained as soft landscaping.
- 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 44.47% of the rear yard will be maintained as soft landscaping.



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35. A0119/17EYK

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

PURPOSE OF THE APPLICATION:

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

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 7.(3)(i), By-law 1-83**
The maximum permitted floor space index is 0.4 times the area of the lot (142.6 m²).
Section 10.20.40.40.(1)(A), By-law 569-2013
The altered dwelling will have a floor space index of 0.78 times the area of the lot (279.44 m²).
Section 7.(3)(i), By-law 1-83
The altered dwelling will have a floor space index of 0.54 times the area of the lot (192.74 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 7.(3)(g), By-law 1-83 and Section 7.3.(a), By-law 3623-97**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.6 from the east side lot line.
- Section 200.5.1.10.(2)(A), By-law 569-2013 and Section 1.(1), By-law 496-2007**
The minimum required width of a parking space is 3.2 m.
The proposed parking space, within the attached garage, will have a width of 2.74 m.



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36. A0167/17EYK

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

PURPOSE OF THE APPLICATION:

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

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

- Section 10.10.40.40.(2)(A), By-law 569-2013 & Section 6(3) Part VI 1(I), By-law 438-86**
The maximum permitted floor space index is 0.69 times the lot area (188.58 m²).
The altered dwelling will have a floor space index of 0.91 times the lot area (248.47 m²).
- Section 10.5.40.50.(2) to Section 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
Section 6(3) Part II 3.B(I), By-law 438-86
The minimum required side yard setback for the portion of the dwelling not exceeding 17 m in depth, where the attached structure has no walls, is 0.45 m.
Section 10.5.40.50.(2) to Section 10.10.40.70.(3)(A)(i), By-law 569-2013 & Section 6(3) Part II 3.B(I), By-law 438-86
The proposed rear deck will be located 0.4 m from the west side lot line.