

**COMMITTEE OF ADJUSTMENT  
ETOBICOKE- YORK PANEL**

**Hearing Date:** Thursday June 15, 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:**

<b>Item</b>	<b>File Number</b>	<b>Property</b>	<b>Community (Ward)</b>
1	A0332/17EYK	12 STRATHBURN BLVD	York West (07)
2	A0398/17EYK	32 YORKDALE CRES	York West (07)
3	A0068/17EYK	94 WYNDALE DR	York South-Weston (12)
4	A0140/17EYK	4 GILBERT AVE	Davenport (17)
5	A0288/17EYK	82 DUNRAVEN DR	York South-Weston (12)
6	A0294/17EYK	37 CRAYDON AVE PT 1	York South-Weston (11)
7	A0295/17EYK	37 CRAYDON AVE PT 2	York South-Weston (11)

8	A0335/17EYK	24 SYNDICATE AVE	York South-Weston (11)
9	A0353/17EYK	327 RUNNYMEDE RD	Parkdale-High Park (13)
10	A0354/17EYK	11 CORNELIUS PKWY	York South-Weston (12)
11	A0376/17EYK	37 PARKCHESTER RD	York South-Weston (12)
12	A0378/17EYK	138 VARSITY RD	Parkdale-High Park (13)
13	A0380/17EYK	28 MONARCHDALE AVE	York South-Weston (12)
14	A0394/17EYK	127 HUMBERCREST BLVD	Parkdale-High Park (13)
15	A0400/17EYK	17 SIDFORD CRT	Parkdale-High Park (13)
16	A0402/17EYK	12 WICKFORD DR	York South-Weston (12)
17	A0403/17EYK	163 CHURCH ST	York South-Weston (11)
18	A0407/17EYK	23 MONARCHDALE AVE	York South-Weston (12)
19	A0412/17EYK	1031 WESTON RD	York South-Weston (11)
20	A0415/17EYK	80 A ROBINA AVE	Davenport (17)

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

Item	File Number	Property	Community (Ward)
21	A0419/17EYK	57 STORER DR	York West (07)
22	A0386/17EYK	123 CHURCH ST	York South-Weston (11)

23	A0404/17EYK	315 BERESFORD AVE	Parkdale-High Park (13)
24	A0418/17EYK	51 MAHER AVE	Parkdale-High Park (13)
25	A0421/17EYK	0 LIPPINCOTT ST E S/S	York South-Weston (11)
26	A0424/17EYK	67 HARSHAW AVE	Parkdale-High Park (13)
27	A0426/17EYK	158 NORTHCLIFFE BLVD	Davenport (17)
28	A0434/17EYK	380 CALEDONIA RD	Davenport (17)
29	A0438/17EYK	109 THURODALE AVE	York South-Weston (12)
30	A0439/17EYK	193 KANE AVE	York South-Weston (12)
31A	B0009/17EYK	203 OAKMOUNT RD	Parkdale-High Park (13)
31B	A0090/17EYK	200 KEELE ST - PARTS 3, 4, 5, 6, 7, 8 & 9	Parkdale-High Park (13)

**DEFERRED APPLICATIONS:**

Item	File Number	Property	Community (Ward)
32	<b>DEFERRED from Oct 20/16 A0714/16EYK</b>	42 YORKDALE CRES	York West (07)
33	<b>DEFERRED from Apr 28/16 A0169/16EYK</b>	393 MAPLE LEAF DR	York South-Weston (12)
34	<b>DEFERRED from Mar 23/17 A0134/17EYK</b>	71 RAYMOND AVE	Parkdale-High Park (13)

35	<b>DEFERRED</b> from Apr 20/17 <b>A0251/17EYK</b>	64 WATSON AVE	Parkdale-High Park (13)
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**DELEGATED APPLICATIONS:**

Item	File Number	Property	Community (Ward)
36	B0026/17EYK	163 ROSETHORN AVE & 165 ROSETHORN AVE	Davenport (17)

**OMB APPEAL AND ORDERS:**

**OMB Orders:**

A510/16EYK -- 16 Kuhl Ave -- Appeal Dismissed, Variances Authorized  
 B2/16 EYK; A13/16 EYK, A14/16 EYK -- 30 Thirty Sixth St -- Appeal Allowed in part, some Variances Authorized, others NOT Authorized  
 B0053/16 EYK; A0598/16 EYK, A0599/16 EYK -- 5 Thirty First St -- Appeal Dismissed, Consent and Variances Authorized

**OMB Appeals:**

A0130/17EYK -- 4 Queen Marys Dr  
 A0898/16EYK -- 8 Baby Point Ter  
 A0038/17EYK -- 55 Long Branch Ave

**TLAB Appeals:**

A0202/17EYK --172 Milvan Dr  
 B0012/17EYK; A0109/17EYK, A0110/17EYK, A0111/17EYK -- 405 The Kingsway

**1. A0332/17EYK**

File Number:	A0332/17EYK	Zoning:	RD & R5 (Waiver)
Owner(s):		Ward:	York West (07)
Agent:		Heritage:	Not Applicable
Property Address:	<b>12 STRATHBURN BLVD</b>	Community:	
Legal Description:	PLAN 3803 LOT 108		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an integral garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 30% of the lot area (168.6 m<sup>2</sup>).  
The new dwelling will cover 43.89% of the lot area (246.7 m<sup>2</sup>).
- 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 new dwelling will be located 1.2 m from the north side lot line and 1.39 m from the south side lot line.
- Section 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17 m.  
The new dwelling will have a length of 19.96 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 20.53 m.
- Section 10.5.100.1.(1), By-law 569-2013**  
The maximum permitted driveway width is 3.75 m for a driveway that is located in or passes through the front yard.  
The proposed front yard driveway will have a width of 5.19 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 (66.96 m<sup>2</sup>).  
A total of 42.95% of the front yard will be maintained as landscaping (47.7 m<sup>2</sup>).



City Planning Division

Susanne Pringle  
Manager & Deputy Secretary Treasurer

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Committee of Adjustment  
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Tel: 416-394-8060  
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**2. A0398/17EYK**

File Number:	A0398/17EYK	Zoning:	RD & R5 (ZR)
Owner(s):		Ward:	York West (07)
Agent:		Heritage:	Not Applicable
Property Address:	<b>32 YORKDALE CRES</b>	Community:	
Legal Description:	PLAN 3803 LOT 171		

**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 (184.92 m<sup>2</sup>).  
The proposed dwelling will have a lot coverage of 32.62% of the lot area (201.07 m<sup>2</sup>).
- 2. Section 900.3.10.(5)(A), By-law 569-2013 & Section 14.2.3(b), By-law 7625**  
The minimum required side yard setback is 1.8 m.  
The proposed dwelling will be located 1.55 m from the east side lot line and 1.6 m from the west side lot line.
- 3. 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 17.07 m.  
**Section 14.2.5A, By-law 7625**  
The maximum permitted dwelling length is 16.8 m.  
The proposed dwelling will have a length of 17.37 m.
- 4. 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 8.75 m<sup>2</sup> of the first floor will be located within 5.27 m of the front main wall.
- 5. Section 200.5.1.10.(2)(A)(i), By-law 569-2013**  
The minimum required width of 2 parking spaces is 5.8 m.  
The proposed width of the parking spaces within the proposed garage is 5.63 m.



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**3. A0068/17EYK**

File Number:	A0068/17EYK	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	<b>94 WYNDALE DR</b>	Community:	
Legal Description:	PLAN 4044 LOT 133		

**PURPOSE OF THE APPLICATION:**

To extend the existing detached garage in the rear yard.

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

- Section 10.5.60.70.(1), By-law 569-2013**  
The maximum permitted lot coverage for an ancillary building is 10% of the lot area (65.21 m).  
**Section 6(23)(ii)(B), By-law 7625**  
The maximum permitted lot coverage for an accessory building is 56 m<sup>2</sup>.  
**Section 10.5.60.70.(1), By-law 569-2013 and Section 6(23)(ii)(B), By-law 7625**  
The altered detached garage will cover 15.72% of the lot area (102.56 m<sup>2</sup>).
- Section 10.5.60.50.(2)(A), By-law 569-2013**  
The maximum permitted gross floor area for an ancillary building is 60 m<sup>2</sup>.  
The altered detached garage will have a gross floor area of 102.56 m<sup>2</sup>.
- Section 10.5.50.10.(3)(A), By-law 569-2013**  
A minimum of 50% of the rear yard shall be maintained as soft landscaping (201.89 m<sup>2</sup>).  
A total of 49.7% of the rear yard is being maintained as soft landscaping (200.66 m<sup>2</sup>).



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**4. A0140/17EYK**

File Number:	A0140/17EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	<b>4 GILBERT AVE</b>	Community:	
Legal Description:	PLAN 1338 PT LOT 33		

**PURPOSE OF THE APPLICATION:**

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

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

- Section 10.10.40.40.(2)(A), By-law 569-2013 and Section 6(3) Part VI 1(I), By-law 438-86**  
The maximum permitted floor space index is 0.69 times the area of the lot (65.12 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.99 times the area of the lot (92.97 m<sup>2</sup>).
- Section 10.10.40.70.(2), By-law 569-2013**  
The minimum required rear yard setback is 2.9 m.  
**Section 6(3) Part VI 1(III), By-law 438-86**  
The minimum required rear yard setback is 7.5 m.  
**Section 10.10.40.70.(2), By-law 569-2013 and Section 6(3) Part VI 1(III), By-law 438-86**  
The altered dwelling will be located 1.2 m from the rear 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 1.45 m.  
The proposed platform will encroach 1.99 m into the required rear yard setback.



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5. A0288/17EYK

File Number:	A0288/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	<b>82 DUNRAVEN DR</b>	Community:	
Legal Description:	PLAN 1896 EPT WPT PT LOT 387		

**PURPOSE OF THE APPLICATION:**

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

**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.  
The altered dwelling will have a floor space index of 0.83 of the lot area.
- Section 8.3.(a) By-law 1-83**  
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other side.  
The altered dwelling will be located 0.33 m from the west side lot line and 0.49 m from the east side lot line.
- Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.  
The proposed height of the side exterior main walls facing a side lot line is 8.68 m.

**6. A0294/17EYK**

File Number:	A0294/17EYK	Zoning:	RM & R2 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	<b>37 CRAYDON AVE - PART 1</b>	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)(A), By-law 569-2013 & Section 8.3(a), By-law 1-83**  
The minimum required lot frontage is 8 m.  
The lot frontage is 7.62 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 west side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**  
The minimum required side yard setback for eaves is 0.3 m.  
The proposed eaves of the new dwelling will be located 0.2 m from the west 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.
- 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.

**7. A0295/17EYK**

File Number:	A0295/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	<b>37 CRAYDON AVE</b>	Community:	
	<b>- PART 2</b>		
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)(A), 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 west side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**  
The minimum required side yard setback for eaves is 0.3 m.  
The proposed eaves of the new dwelling will be located 0.2 m from the west 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.
- 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.



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**8. A0335/17EYK**

File Number:	A0335/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	<b>24 SYNDICATE AVE</b>	Community:	
Legal Description:	PLAN 1013 N PT LOT 34 N PT LOT 35 PT LOT 36		

**PURPOSE OF THE APPLICATION:**

To convert the existing basement into a second suite and to construct a new basement walk-out.

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

- 1. 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.
- 2. Section 150.10.40.1.(3)(A), By-law 569-2013**  
A secondary suite is a permitted use provided that an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof that faces a street.  
The proposed basement walk-out will alter the front wall that faces a street.



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**9. A0353/17EYK**

File Number:	A0353/17EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>327 RUNNYMEDE RD</b>	Community:	
Legal Description:	PLAN M135 PT LOTS 48 & 49		

**PURPOSE OF THE APPLICATION:**

To construct a rear second storey addition with a rear deck.

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

**1. 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 (268.82 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.7 times the area of the lot (271.25 m<sup>2</sup>).

**2. Section 6(2)1(iii)A, By-law 438-86**

A converted house is a permitted use provided an addition to a part of the exterior does not increase the gross floor area by more than 0.15 times the area of the lot with for greater certainty only one addition may be erected either at the time of the conversion or thereafter.  
The altered dwelling will have a second addition.



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**10. A0354/17EYK**

File Number:	A0354/17EYK	Zoning:	RD & R4 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	<b>11 CORNELIUS PKWY</b>	Community:	
Legal Description:	PLAN 3244 E PT LOT 132 WPT 133		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 900.3.10.(5)(A), By-law 569-2013 & Section 13.2.3(b), By-law 7625**  
The minimum required side yard setback is 1.8 m.  
The proposed dwelling will be located 1.23 m from the west side lot line.
- 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 1.29 m above established grade.
- Section 10.5.50.10.(1)(C), By-law 569-2013 & Section 7.4A, By-law 7625**  
A minimum of 60% of the front yard shall be maintained as landscaping (77.4 m<sup>2</sup>).  
A total of 47.7% of the front yard will be maintained as landscaping (61.5 m<sup>2</sup>).
- Section 10.5.100.1.(1)(C), By-law 569-2013 & Section 6A(5)a, By-law 7625**  
The maximum permitted driveway width is 6 m.  
The proposed driveway will have a width of 7.42 m.



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**11. A0376/17EYK**

File Number:	A0376/17EYK	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	<b>37 PARKCHESTER RD</b>	Community:	
Legal Description:	PLAN 3578 LOT 101		

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition above the existing dwelling and a new covered front porch.

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

- Section 10.5.40.70.(1)(B), By-law 569-2013**  
The minimum required front yard setback is 6.68 m.  
Section 13.2.3(a), By-law 7625  
The minimum required front yard setback is 6.5 m.  
Section 10.5.40.70.(1)(B), By-law 569-2013 & Section 13.2.3(a), By-law 7625  
The altered dwelling will be located 4.95 m from the front lot line.
- Section 90.3.10.(5)(A), By-law 569-2013**  
The minimum required side yard setback is 1.8 m.  
The altered dwelling will be located 1.23 m from the east side lot line.
- Section 6(9)(f), By-law 7625**  
Porches, decks and canopies are not permitted to project more than 2.1 m into a required front yard setback.  
The proposed porch will project 2.27 m into the required front yard setback.
- Section 10.5.50.10.(1)(C), By-law 569-2013**  
A minimum of 60% of the front yard shall be maintained as landscaping (55.68 m<sup>2</sup>).  
A total of 55.3% of the front yard will be maintained as landscaping (41.48 m<sup>2</sup>).



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**12. A0378/17EYK**

File Number:	A0378/17EYK	Zoning:	RM & R2 (Waiver)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>138 VARSITY RD</b>	Community:	
Legal Description:	PLAN 1915 LOT 109		

**PURPOSE OF THE APPLICATION:**

To construct a second storey cantilevered addition and to create a secondary suite in the basement.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013 and Section 8.(3)(1), By-law 1-83**  
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 0.78 times the area of the lot.
- Section 10.5.40.71.(3), By-law 569-2013**  
The minimum required side yard setback is 0.88 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 8.(3)(g), By-law 3623-97**  
The minimum required side yard setback is 1.2 m.  
**Section 10.5.40.71.(3), By-law 569-2013 and Section 8.(3)(a), By-law 1-83 and Section 8.(3)(g), By-law 3623-97**  
The altered dwelling will be located 0.56 m from the north side lot line and 0.22 m from the south side lot line.
- Section 10.80.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17 m.  
The altered dwelling will have a length of 17.8 m.
- Section 200.5.10.1.(1), By-law 569-2013 and Section 3.2.1.D.1, By-law 1-83 and By-law 3623-97**  
A total of 2 on-site parking spaces are required.  
No parking spaces will be provided.



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**13. A0380/17EYK**

File Number:	A0380/17EYK	Zoning:	RD & R6 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	<b>28 MONARCHDALE AVE</b>	Community:	
Legal Description:	PLAN 3578 LOT 173		

**PURPOSE OF THE APPLICATION:**

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

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

- 1. Section 10.20.30.40.1(A), By-law 569-2013**  
The maximum permitted coverage is 30% of the lot area (122.62 m<sup>2</sup>).  
The altered dwelling will cover 34.09% of the lot area (139.37 m<sup>2</sup>).
- 2. Section 10.20.40.10.(6), By-law 569-2013**  
The maximum permitted first floor height above established grade is 1.2 m.  
The altered dwelling will have a first floor height of 1.4 m above established grade.
- 3. Section 6(30)a, By-law 7625**  
The maximum finished first floor height is 1.5 m.  
The altered dwelling will have a finished first floor height of 1.77 m.
- 4. Section 6(9), By-law 7625**  
Porches, decks and canopies shall be permitted to project into the minimum required front yard setback not more than 2.1 m.  
The proposed canopy will encroach 2.23 m into the required front yard setback.



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**14. A0394/17EYK**

File Number:	A0394/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>127 HUMBERCREST BLVD</b>	Community:	
Legal Description:	PLAN 878 S PT LOT 55 W PT LOT 88 W PT LOT 89		

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition above a portion of the existing 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 on one side and 1.2 m on the opposite side.

**Section 8(3)(g), By-law 3623-97**

The minimum required side yard setback is 1.2 m.

**Section 8.3(a), By-law 1-83 and Section 8(3)(g), By-law 3623-97**

The altered dwelling will be located 0.22 m from the south side lot line and 1.18 m from the north side lot line.

**2. 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 south side lot line.



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**15. A0400/17EYK**

File Number:	A0400/17EYK	Zoning:	RS & R2 (Waiver)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>17 SIDFORD CRT</b>	Community:	
Legal Description:	PLAN 4655 W PT LOT 66		

**PURPOSE OF THE APPLICATION:**

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

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

- Section 10.40.40.40.(1)(A), By-law 569-2013 & Section 8.(3)(i), By-law 3623-97**  
The maximum permitted floor space index is 0.6 times the lot area (167.34 m<sup>2</sup>).  
**Section 8.(3)(a), By-law 1-83**  
The maximum permitted floor space index is 0.8 times the lot area (232.12 m<sup>2</sup>).  
**Section 10.40.40.40.(1)(A), By-law 569-2013, Section 8.(3)(i), By-law 3623-97 & Section 8.(3)(a), By-law 1-83**  
The altered dwelling will have a floor space index of 0.84 times the lot area (234.3 m<sup>2</sup>).
- Section 10.50.40.70.(1)(A), By-law 569-2013**  
The minimum required front yard setback is 6.69 m.  
**Section 8.3(B), By-law 3623-97**  
The minimum required front yard setback is 7.69 m.  
**Section 10.50.40.70.(1)(A), By-law 569-2013 & Section 8.3(B), By-law 3623-97**  
The altered dwelling will be located 5.5 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.  
The proposed platform will encroach 4.3 m into the required rear yard setback.



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**16. A0402/17EYK**

File Number:	A0402/17EYK	Zoning	RD & R4 (Waiver)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	<b>12 WICKFORD DR</b>	Community:	
Legal Description:	PLAN 4044 S PT LOT 50 N PT LOT 51		

**PURPOSE OF THE APPLICATION:**

To maintain a rear detached garage with an attached deck. A previous Committee of Adjustment Decision (File Number: A0833/16EYK) approved the rear detached garage with an attached deck.

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

**1. Section 10.5.60.20.(11), By-law 569-2013**

The minimum required rear and side yard setback for a deck is 0.91 m.

A previous Committee of Adjustment Decision (File Number: A0833/16EYK) approved a 0.54 m setback.

The existing garage deck is located 0.49 m from the north side lot line.

**2. Section 6(23)(a), By-law 7625**

Accessory buildings must be located 3 m away from the dwelling.

A previous Committee of Adjustment Decision (File Number: A0833/16EYK) approved the accessory building (garage) located 2.32 m from the dwelling.

The existing accessory building (garage) is located 1.29 m from the dwelling.



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**17. A0403/17EYK**

File Number:	A0403/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	<b>163 CHURCH ST</b>	Community:	
Legal Description:	PLAN M140 W PT LOT 239 EPT 238		

**PURPOSE OF THE APPLICATION:**

To construct a detached garage in the rear yard.

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

- Section 10.5.60.70.(1), By-law 569-2013**  
The maximum permitted lot coverage for an ancillary building is 10% of the lot area (35.88 m<sup>2</sup>).  
The proposed garage will cover 12.8% of the lot area (46 m<sup>2</sup>).
- Section 3.4.11.(c), By-law 1-83**  
The maximum permitted flat roof height for an accessory structure is 3.1 m.  
The proposed detached garage will have a height of 4 m.

**18. A0407/17EYK**

File Number:	A0407/17EYK	Zoning	RD & R6 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	<b>23 MONARCHDALE AVE</b>	Community:	
Legal Description:	PLAN 3578 LOT 30		

**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**  
The maximum permitted lot coverage is 30% of the lot area (121.31 m<sup>2</sup>).  
The proposed dwelling will have a lot coverage of 40.66% of the lot area (164.42 m<sup>2</sup>).
- Section 10.20.40.70.(4), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
**Section 14.A(5)c, By-law 7625**  
The minimum required side yard setback is 1.2 m.  
**Section 10.20.40.70.(4), By-law 569-2013 & Section 14.A(5)c, By-law 7625**  
The proposed dwelling will be located 0.61 m from east side lot line.
- Section 14.A(9), By-law 7625**  
The maximum permitted dwelling length is 15.3 m.  
The proposed dwelling will have a length is 15.45 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 height of 1.24 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 7.5 m, facing a side lot line.  
The side exterior main walls of the proposed dwelling will have a height of 7.7 m facing a side lot line.
- Section 6(24), By-law 7625**  
The maximum permitted height of unexcavated porches or deck is 1 m.

The proposed rear deck will have a height of 1.07 m.

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

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

The proposed second storey rear platform will have an area of 5.86 m<sup>2</sup>.

**8. 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 (28.2 m<sup>2</sup>).

A total of 72.98% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (27.44 m<sup>2</sup>).

**9. Section 10.5.100.1.(1)(C), By-law 569-2013**

The maximum permitted driveway width is 3.35 m.

The proposed driveway will have a width of 4.13 m.



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**19. A0412/17EYK**

File Number:	A0412/17EYK	Zoning	RM & R3 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	<b>1031 WESTON RD</b>	Community:	
Legal Description:	PLAN 2144 LOT 6		

**PURPOSE OF THE APPLICATION:**

To construct a three-storey rear addition and a third storey addition above the existing building. The altered building will consist of a total of eight residential units and two retail units.

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

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

A total of 10 parking spaces are required (8 tenant spaces and 2 visitor spaces).

**Section 3.2.1, By-law 1-83**

A total of 11 parking spaces are required (7 tenant spaces, 2 visitor spaces and 2 retail spaces).

**Section 200.5.10.1.(1), By-law 569-2013 and Section 3.2.1, By-law 1-83**

A total of 3 parking spaces are being provided.

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

Legal non-conforming buildings cannot be enlarged, extended, reconstructed, or structurally altered unless the building is thereafter to be used for a purpose permitted within the zone. The existing use and building type are legal non-conforming.

The proposed additions represent an enlargement/extension of a legal non-conforming use/building.

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

The existing use/building type on the site consists of 2 residential units and 1 retail unit which are currently legal non-conforming. The proposed additions, which increases the residential units to a total of 8 and increases the retail units to a total of 2, 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.



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**20. A0415/17EYK**

File Number:	A0415/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	<b>80 A ROBINA AVE</b>	Community:	
Legal Description:	PLAN 927 S PT LOT 43		

**PURPOSE OF THE APPLICATION:**

To construct a new front porch.

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

**Section 10.80.40.50.(2)(B), By-law 569-2013**

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

The proposed front platform (porch) at or above the second storey will have an area of 7.7 m<sup>2</sup>.



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**21. A0419/17EYK**

File Number:	A0419/17EYK	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	York West (07)
Agent:		Heritage:	Not Applicable
Property Address:	<b>57 STORER DR</b>	Community:	
Legal Description:	PLAN M928 LOT 23		

**PURPOSE OF THE APPLICATION:**

To construct a partial 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 1.22 m from the west side lot line.



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**22. A0386/17EYK**

File Number:	A0386/17EYK	Zoning	RD (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	<b>123 CHURCH ST</b>	Community:	
Legal Description:	PLAN M140 LOT 222		

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition above the existing dwelling.

**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 0.4 times the lot area.

The altered dwelling will have a floor space index 0.46 times the lot area.

**23. A0404/17EYK**

File Number:	A0404/17EYK	Zoning	R & R2 Z0.6 (Waiver)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>315 BERESFORD AVE</b>	Community:	
Legal Description:	PLAN 714 PT LOT 101		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an integral garage.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted floor space index is 0.6 times the area of the lot (222.42 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 1.15 times the area of the lot (427.35 m<sup>2</sup>).
- Section 6(3) Part II 3.B(I), By-law 438-86 and Section 10.10.40.70(4), By-law 569-2013**  
The minimum required side yard setback for the portion of the dwelling not exceeding 17 m in depth, where the side wall contains no openings is 0.45 m.  
The altered dwelling will be located 0.15 m from the north side lot line.
- Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side yard setback 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 0.15 m from the north side lot line and 1.21 m from the south side lot line.
- Section 10.5.40.60.(1)(D), By-law 569-2013**  
A rear yard platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach into the required rear yard setback 1.5 m, provided it is no closer to a required side lot line than 7.5 m.  
The proposed second floor platform will project 3.66 m into the rear yard, 0.78 m into the north side lot line and 1.21 m into the south side lot line.
- Section 10.10.40.30.(1).(A), By-law 569-2013 and Section 6(3) Part VI 1(V), By-law 438-86**  
The maximum permitted building depth is 17 m.  
The altered dwelling will have a depth of 20.42 m.

- 6. Section 10.10.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7.5 m.  
The altered dwelling will have a front exterior main wall height of 9.14 m.
- 7. 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.
- 8. Section 6(3) Part II 8 D, By-law 438-86**  
The maximum permitted projection of an uncovered platform from the rear wall is 2.5 m.  
The uncovered platform will project 3.66 m from the rear wall.
- 9. 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 from established grade is 10 m.  
The altered building will have a height of 11.61 m from established grade.
- 10. Section 10.5.50.10.(1)(B), By-law 569-2013**  
A minimum of 50% of the front yard shall be maintained as landscaping (24.9 m<sup>2</sup>)  
A total of 40.4% of the front yard will be maintained as landscaping (20.13 m<sup>2</sup>)
- 11. 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 (18.68 m<sup>2</sup>).  
A total of 70% of the required front yard landscaping will be maintained as soft landscaping (17.42 m<sup>2</sup>).

**24. A0418/17EYK**

File Number:	A0418/17EYK	Zoning	R & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>51 MAHER AVE</b>	Community:	
Legal Description:	PLAN 852 PT LOT 2		

**PURPOSE OF THE APPLICATION:**

To construct a second storey rear deck, a new basement walk-out and a secondary suite in the basement.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the lot area (87.42 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 1.19 times the lot area (173.9 m<sup>2</sup>).
- Section 10.10.40.10.(1)(A), By-law 569-2013**  
The maximum permitted dwelling height is 10 m.  
The altered dwelling will have a height of 10.3 m.
- Section 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (13.39 m<sup>2</sup>).  
A total of 27% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (4.82 m<sup>2</sup>).
- Section 150.10.40.1.(3)(B), By-law 569-2013**  
A secondary suite is a permitted use provided that an addition or exterior alteration of a dormer to a building to accommodate a secondary suite is not more than 2.3 m<sup>2</sup> and the total interior floor area of all dormers is not more than 9.3 m<sup>2</sup>.  
The proposed interior floor area of the dormer is 3.79 m<sup>2</sup>.



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**25. A0421/17EYK**

File Number:	A0421/17EYK	Zoning:	RT & RM2 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	<b>0 LIPPINCOTT ST E S/S</b>	Community:	
Legal Description:	PLAN 500 PT LOT P RP 64R15348 PART 39		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

**Section 900.5.10.(253), By-law 569-2013 and Section 16(365), By-law 1-83**

The proposed single family detached dwelling is not a permitted use in a RT and RM2 zone.



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**26. A0424/17EYK**

File Number:	A0424/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>67 HARSHAW AVE</b>	Community:	
Legal Description:	PLAN 1352 PT LOT 71		

**PURPOSE OF THE APPLICATION:**

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

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

- 1. 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 (92.9 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.82 times the lot area (191.49 m<sup>2</sup>).
- 2. Section 7(3)(a), By-law 1-83**  
The minimum required front yard setback is 6.95 m.  
The altered dwelling will be located 2.84 m from the front lot line.
- 3. Section 7(3).(a), By-law 1-83**  
The minimum required side yard setback is 1.2 m.  
The altered dwelling will be located 1.04 m from the east side lot line and 0.24 m from the west side lot line.
- 4. Section 7(3).(a), By-law 1-83**  
The minimum required side yard setback is 1.2 m.  
The proposed rear deck will be located 1.04 m from the east side lot line and 0.66 m from the west side lot line.

**27. A0426/17EYK**

File Number:	A0426/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	<b>158 NORTHCLIFFE BLVD</b>	Community:	
Legal Description:	PLAN 1583 LOT 47		

**PURPOSE OF THE APPLICATION:**

To alter the existing dwelling by constructing the following: a two-storey front addition, a third floor addition, a fourth floor front addition, a rear roof top terrace, and to create a secondary suite in the basement.

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

- 1. Section 10.80.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.8 times the area of the lot (225.6 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 1 times the area of the lot (284.2 m<sup>2</sup>).
- 2. Section 10.80.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 5.12 m.  
The altered dwelling will be located 2.3 m from the front lot line.
- 3. 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 0.1 m from the north side lot line and 1.13 m from the south side lot line.
- 4. Section 10.80.40.10.(1)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**  
The maximum permitted building height is 11 m.  
The altered dwelling, including the roof top enclosed structure, will have a height of 12.65 m.
- 5. Section 10.5.40.60.(5)(A), By-law 569-2013**  
An architectural feature on a building may encroach into a required building setback a maximum of 0.6 m, if it is no closer to a lot line than 0.3 m.  
The proposed architectural feature along the north side will be located 0 m from the north side lot line.
- 6. 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 front or rear wall of a detached house is 1.

The proposed number of platforms located on the front wall is 2 and the proposed number of platform located on the rear wall is 2.

**7. Section 10.80.40.50.(1)(B), By-law 569-2013**

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

The proposed fourth floor balconies will have an area of 9.74 m<sup>2</sup> and 41.3 m<sup>2</sup> and the proposed third storey balcony will have an area of 10.8 m<sup>2</sup>.

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

A minimum of 50% of the rear yard shall be maintained as soft landscaping (78 m<sup>2</sup>).

A total of 17.3% of the rear yard is being maintained as soft landscaping (27 m<sup>2</sup>).

**9. Section 150.10.40.1.(1), By-law 569-2013**

A secondary suite is a permitted use provided that the entire building was constructed more than 5 years prior to the introduction of the secondary suite.

The altered dwelling will not be constructed more than 5 years prior to the introduction of the secondary suite.

**10. Section 10.80.40.10.(3)(A), By-law 569-2013**

The maximum permitted number of storeys is 3.

The proposed number of storeys is 4.



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**28. A0434/17EYK**

File Number:	A0434/17EYK	Zoning:	R2 & RM (Waiver)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	<b>380 CALEDONIA RD</b>	Community:	
Legal Description:	PLAN 1429 S PT LOT 20		

**PURPOSE OF THE APPLICATION:**

To construct a second storey cantilever addition with a second storey rear balcony, a one-storey rear addition and a new front porch with a basement walk-out.

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

- Section 10.5.40.70.(1)(A), By-law 569-2013 and Section 8(3)(f), By-law 1-83**  
The minimum required front yard setback is 8.81 m.  
The altered dwelling will be located 5.14 m from the front lot line.
- Section 10.80.40.10.(2), By-law 569-2013**  
The maximum permitted side exterior main wall height facing a side lot line is 8.5 m.  
The altered dwelling will have side exterior main walls with a height of 8.88 m.
- Section 10.80.40.20(1), By-law 569-2013**  
The maximum permitted dwelling length is 17 m.  
The altered dwelling will have a length of 18.93 m.
- Section 10.80.40.50(1)(B), By-law 569-2013**  
The maximum permitted area of a platform at or above the second storey is 4 m<sup>2</sup>.  
The proposed platform on the second storey will have an area of 8.42 m<sup>2</sup>.
- Section 10.5.50.10.(1), By-law 569-2013**  
A minimum of 75% of the required front yard landscaping shall be maintained as soft landscaping.  
A total of 69% of the front yard landscaping will be maintained as soft landscaping.



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**29. A0438/17EYK**

File Number:	A0438/17EYK	Zoning:	RM (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	<b>109 THURODALE AVE</b>	Community:	
Legal Description:	PLAN 5597 W PT LOT 9		

**PURPOSE OF THE APPLICATION:**

To construct a one-storey rear addition with a rear yard deck. A previous Committee of Adjustment application (A0611/16EYK) approved variances related to lot coverage, side yard setbacks and rear yard setbacks.

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

**Section 10.80.30.40.(1)(A), By-law 569-2013**

The maximum permitted lot coverage is 30% of the lot area (104.59 m<sup>2</sup>).

A previous Committee of Adjustment application (A0611/16EYK) approved a lot coverage of 30.6% of the lot area (106.68 m<sup>2</sup>).

The altered dwelling will cover 31.8% of the lot area (110.99 m<sup>2</sup>).



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**30. A0439/17EYK**

File Number:	A0439/17EYK	Zoning:	RM & R2 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	<b>193 KANE AVE</b>	Community:	
Legal Description:	PLAN 2245 LOT 856		

**PURPOSE OF THE APPLICATION:**

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

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

- 1. Section 10.80.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.8 times the area of the lot.  
The altered dwelling will have a floor space index equal to 0.96 times the area of the lot.
- 2. Section 10.5.40.71(4)(A), By-law 569-2013**  
The minimum required side yard setback is 0.32 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 opposite side.  
**Section 10.5.40.71(4)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**  
The altered dwelling will be located 0.3 m from the north side lot line and 0.87 m from the south side lot line.
- 3. Section 10.80.40.10.(4), By-law 569-2013**  
The maximum permitted first floor height above established grade is 1.2 m.  
The altered dwelling will have a first floor height of 1.3 m above established grade.
- 4. 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.  
A total of 49.9% of the required front yard landscaping will be maintained as soft landscaping.



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**31A. B0009/17EYK**

File Number:	B0009/17EYK	Zoning	R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>203 OAKMOUNT RD &amp; 200 KEELE ST</b>	Community:	
Legal Description:	PLAN 587 PT LOT 24		

**THE CONSENT REQUESTED:**

To obtain consent to sever the lot into two lots.

**Retained - Part 1 & 2**

**203 Oakmount Road**

Parts 1 & 2 have a lot frontage of 8.66 m and a combined lot area of 288.35 m<sup>2</sup>. The existing dwelling will be maintained and the proposal will require no variances from the Zoning By-law.

Any existing easements will be maintained.

**Conveyed - Parts 3, 4, 5, 6, 7, 8 & 9**

**200 Keele Street**

The lot frontage is 27.39 m and the combined lot area is 3,752.58 m<sup>2</sup>. The existing apartment building will be demolished and the property will be redeveloped as the site of a new apartment building containing 52 units, requiring variances to the Zoning By-law, as outlined in Application A0090/17EYK.

Any existing easements will be maintained.

**File Numbers: B0009/17EYK and A0090/17EYK are considered jointly.**



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**31B. A0090/17EYK**

File Number:	A0090/17EYK	Zoning	R2 (Waiver)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	<b>200 KEELE ST</b>	Community:	
Legal Description:	PLAN 587 PT LOT 26 RP 66R12905 PARTS 1 & 3 TO 7		

**PURPOSE OF THE APPLICATION:**

To construct a new apartment building containing 52 units.

**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 (2,251.54 m<sup>2</sup>).  
The proposed apartment building will have a gross floor area equal to 1.32 times the area of the lot (4,955.77 m<sup>2</sup>).
- 2. Section 6(3) Part II 6.(i), By-law 438-86**  
The minimum distance between the external walls of a building or structure with openings that face each other is 11 m.  
The proposed distance between the building's external walls, with openings facing each other (recessed balconies), is 6 m.
- 3. Section 4(2)(A), By-law 438-86**  
The maximum permitted building height is 10 m.  
The proposed apartment building will have a height of 12.72 m.
- 4. Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted building depth is 14 m.  
The proposed apartment building will have a depth of 74.31 m.
- 5. Section 4(16), By-law 438-86**  
An apartment building having a residential gross floor area in excess of 2800 m<sup>2</sup> shall have a driveway that serves as an entrance to the building and allows vehicles to travel in one continuous motion.  
The required driveway will not be provided.
- 6. Section 6(3) Part III 1(B), By-law 438-86**  
A minimum of 50% of the lot area shall be maintained as open landscaping (1,876.29 m<sup>2</sup>).  
A total of 45% of the lot area will be maintained as open landscaping (1,708.92 m<sup>2</sup>).

**File Numbers: B0009/17EYK and A0090/17EYK are considered jointly.**



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**32. A0714/16EYK**

File Number:	A0714/16EYK	Zoning:	RD & R5 (ZR)
Owner(s):		Ward:	York West (07)
Agent:		Heritage:	Not Applicable
Property Address:	<b>42 YORKDALE CRES</b>	Community:	
Legal Description:	PLAN 3803 LOT 176		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an integral garage.

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

- 1. Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 14.2.4, By-law 7625**  
The maximum permitted coverage is 30% of the lot area.  
The proposed dwelling will cover 31.85% of the lot area.
- 2. Section 14.2.3(a), By-law 7625**  
The minimum required front yard setback is 6.5 m.  
The proposed dwelling will be located 5.94 m from the front lot line.
- 3. 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 1.22 m from the east side lot line and 1.24 m from the west side lot line.
- 4. Section 14.2.6, by-law 7625**  
The maximum permitted building height is 8.8 m.  
The proposed dwelling will have a height of 9.02 m.
- 5. Section 6(30)a, By-law 7625**  
The maximum permitted finished floor height is 1.5 m.  
The proposed dwelling will have a finished floor height of 1.78 m.



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**33. A169/16EYK**

File Number:	A169/16EYK	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	<b>393 MAPLE LEAF DR</b>	Community:	
Legal Description:	PLAN 905 PT LOTS 16 AND 17 RP 64R5393 PART 2		

**PURPOSE OF THE APPLICATION:**

To construct a cabana with an attached deck in the rear yard.

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

- 1. Section 10.5.60.20.(2)(B), By-law 569-2013**  
The minimum required rear yard setback for an ancillary building or structure is 2.38 m.  
The proposed structure will be located 1.03 m from the rear lot line.
- 2. Section 10.5.60.40.(2)(B), By-law 569-2013**  
The maximum permitted height of an ancillary building or structure is 4 m.  
The proposed structure will have a height of 4.76 m.
- 3. Section 6(23)(a)(iv), By-law 7625**  
The maximum permitted height of an accessory building is 3.7 m, measured to the mean height level between the eaves and ridge of the roof.  
The proposed structure will have a height of 4.02 m.

**34. A0134/17EYK**

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

**PURPOSE OF THE APPLICATION:**

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

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 7.(3)(i), By-law 1-83**  
The maximum permitted floor space index is 0.4 times the area of the lot (123.87 m<sup>2</sup>).  
**Section 7.3.(b), By-law 3623-97**  
The maximum permitted floor space index is 0.6 times the area of the lot (185.8 m<sup>2</sup>).  
**Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 7.(3)(i), By-law 1-83 and Section 7.3.(b), By-law 3623-97**  
The altered dwelling will have a floor space index of 0.75 times the area of the lot (232.8 m<sup>2</sup>).
- Section 10.20.40.70.(1), By-law 569-2013 and Section 7.(3)(f), By-law 1-83**  
The minimum required front yard setback is 6.4 m.  
The altered dwelling will be located 5.65 m from the front lot line.
- Section 10.5.50.10.(1)(D), By-law 569-2013 and Section 320-24.10.A**  
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (36.6 m<sup>2</sup>).  
A total of 54.9% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (26.8 m<sup>2</sup>).
- Section 10.5.100.1.(1)(A), By-law 569-2013**  
The minimum required driveway width is 2 m.  
**Section 1.A.(c)(iii), By-law 972-2006**  
The minimum required driveway width is 2.6 m.  
**Section 10.5.100.1.(1)(A), By-law 569-2013 and Section 1.A.(c)(iii), By-law 972-2006**  
The existing driveway has a width of 1.5 m.
- Section 10.5.80.10.(3), By-law 569-2013**  
A parking space may not be located in a front yard or a side yard abutting a street.  
**Section 4, By-law 1-83**  
A parking space may be provided as a front yard parking space which is not wholly on the lot, provided that the parking space meets the front yard parking regulations in Section 4 of the By-law.  
**Section 10.5.80.10.(3), By-law 569-2013 and Section 4, By-law 1-83**  
The proposed parking spot is located in the front yard.
- Section 10.5.60.60.(1), By-law 569-2013**  
The eaves of a roof on an ancillary building may encroach into a building setback a maximum of 0.3 m, if the eaves are no closer to a lot line than 0.15 m.  
The eaves of the proposed detached garage will project 0 m into the west side yard setback.

7. **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 and the minimum required length of a parking space is 5.6 m.  
The proposed parking space, within the detached garage, will have a width of 2.89 m and a length of 4.7 m.



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**35. A0251/17EYK**

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

**PURPOSE OF THE APPLICATION:**

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

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

- Section 10.80.40.40.(1)(A); By-Law 569-2013 and Section 8.3.(i) By-Law 3623-97.**  
The maximum permitted floor space index is 0.6 times the area of the lot.  
The proposed semi-detached dwelling will have a floor space index of 0.79 of the lot area.
- Section 10.80.40.10.(2)(B)(ii); By-Law 569-2013.**  
The maximum permitted side exterior main wall height is 8.5 m facing a side lot line.  
The proposed semi-detached dwelling will have a side exterior main wall height of 9.7 m facing a side lot line.