

**COMMITTEE OF ADJUSTMENT
ETOBICOKE- YORK PANEL**

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

OPENING REMARKS:

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

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

Item	File Number	Property	Community (Ward)
1	A0056/17EYK	98 INDEX RD & 162 NORTH QUEEN ST	Etobicoke-Lakeshore (05)
2	A0104/17EYK	48 TWENTY NINTH ST	Etobicoke-Lakeshore (06)
3	A0170/17EYK	51 CARDIGAN RD	Etobicoke-Lakeshore (05)
4	A0182/17EYK	21 CANMOTOR AVE	Etobicoke-Lakeshore (05)
5	A0187/17EYK	1286-1294 ISLINGTON AVE	Etobicoke-Lakeshore (05)
6	A0196/17EYK	56 THIRTY FIRST ST	Etobicoke-Lakeshore (06)
7	A0199/17EYK	27 FABIAN PL	Etobicoke North (02)

8	A0207/17EYK	6 RANDOM ST	Etobicoke Centre (03)
9	A0212/17EYK	11 APPLIEDALE RD	Etobicoke Centre (03)
10	A0221/17EYK	69 SIMPSON AVE	Etobicoke-Lakeshore (06)
11	A0222/17EYK	27 GOVERNMENT RD	Etobicoke-Lakeshore (05)
12	A0228/17EYK	1 BLUE GOOSE ST	Etobicoke-Lakeshore (06)
13	A0247/17EYK	557 DIXON RD	Etobicoke North (02)
14	A0253/17EYK	32 TWENTY EIGHTH ST	Etobicoke-Lakeshore (06)
15	A0257/17EYK	94 TENTH ST	Etobicoke-Lakeshore (06)
16	A0264/17EYK	43 BALLACAINE DR	Etobicoke-Lakeshore (05)
17	A0268/17EYK	16 GREENMOUNT CRT	Etobicoke-Lakeshore (05)
18	A0275/17EYK	1800 - 1840 THE QUEENSWAY	Etobicoke-Lakeshore (05)

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

Item	File Number	Property	Community (Ward)
19	A0243/17EYK	75 VALECREST DR	Etobicoke Centre (04)
20	A0261/17EYK	150 HAY AVE	Etobicoke-Lakeshore (06)
21	A0276/17EYK	10 FIRST ST	Etobicoke-Lakeshore (06)
22	A0286/17EYK	20 REID MANOR	Etobicoke-Lakeshore (05)
23	A0296/17EYK	64 ROXALINE ST	Etobicoke North (02)

24	A0299/17EYK	19 LOUISA ST	Etobicoke-Lakeshore (06)
25	A0306/17EYK	168 CLEARBROOKE CRCL	Etobicoke North (02)
26	A0307/17EYK	2596 LAKE SHORE BLVD W	Etobicoke-Lakeshore (06)
27	A0310/17EYK	252 THIRTIETH ST	Etobicoke-Lakeshore (06)
28	A0311/17EYK	49 ROXALINE ST	Etobicoke North (02)
29	A0312/17EYK	51 ROXALINE ST	Etobicoke North (02)

OMB APPEAL AND ORDERS:

OMB Appeals:
NONE

OMB Orders:
NONE



City Planning Division

Susanne Pringle
Manager & Deputy Secretary Treasurer

www.toronto.ca/planning/comm_adj.htm

Committee of Adjustment
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1. A0056/17EYK

File Number:	A0056/17EYK	Zoning	CL (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	98 INDEX RD & 162 NORTH QUEEN ST	Community:	
Legal Description:	ETOBICOKE CON 4 CST PT LOTS 11 AND 12 RP 64R10405 PART 2 RP 66R23852 PART 1		

PURPOSE OF THE APPLICATION:

To permit a pick-up depot designated for online purchases within Building H.

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

Section 2, By-law 129-2009

The proposed pick-up depot designated for online purchases is not a permitted use in a CL Zone.

2. A0104/17EYK

File Number:	A0104/17EYK	Zoning	RM (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	48 TWENTY NINTH ST	Community:	
Legal Description:	PLAN 1572 LOT 61		

PURPOSE OF THE APPLICATION:

To construct a second storey rear deck and to extend the existing ground floor rear yard deck.

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

- 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 rear platform at or above the second storey will have an area of 7.2 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 (146.4 m²).
A total of 44.8% of the rear yard will be maintained as soft landscaping (131.2 m²).

3. A0170/17EYK

File Number:	A0170/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	51 CARDIGAN RD	Community:	
Legal Description:	PLAN 4469 LOT 48		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (186.1 m²).
The new dwelling will cover 36.6% of the lot area (206.5 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 320-42.1.(A)(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (253.8 m²).
Section 10.20.40.40.(1)(A), By-law 569-2013
The new dwelling will have a floor space index of 0.59 times the area of the lot (332.2 m²).
Section 320-42.1.(A)(1)
The new dwelling will have a floor space index of 0.63 times the area of the lot (355.7 m²).
- Section 320-42.1.(C)(2)**
The aggregate width of both side yards shall equal not less than 20% of the lot frontage (3.17 m).
The new dwelling will have an aggregate side yard width of 19.8% of the lot frontage (3.15 m).
- Section 320-42.1.(B)(2)**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 7.16 m.
- Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The new dwelling will have a front exterior main wall height of 7.29 m.

4. A0182/17EYK

File Number:	A0182/17EYK	Zoning	E1.0 & I.C1 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	21 CANMOTOR AVE	Community:	
Legal Description:	PLAN 1926 LOT 30 PT LOT 31		

PURPOSE OF THE APPLICATION:

To construct a two-storey south side addition and a second storey addition above the existing building.

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

- Section 304-36.E.(1)**
The maximum permitted floor space index for offices is 0.6 times the lot area (517.7 m²).
The altered building will have a floor space index of 1 times the area of the lot (862.8 m²).
- Section 60.20.40.70.(2), By-law 569-2013 and Section 304-36.D.(1)**
The minimum required side yard setback is 3 m.
The altered building will be located 1.58 m from the south side lot line.
- Section 150.94.40.1.(1)(B)(iii), By-law 569-2013 and Section 60.20.40.70.(3), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered building will be located 6.21 m from the rear lot line.
- Section 60.5.80.10.(1)(A), By-law 569-2013**
A parking space must be a minimum of 3 m from a side lot line adjacent to a street.
Section 304-36.G.(1)
A parking area must be a minimum of 4.5 m from the front lot line.
Section 60.5.80.10.(1)(A), By-law 569-2013 and Section 304-36.G.(1)
The proposed parking spaces will be located 0 m from the Canmotor Avenue front lot line and 0 m from the Caven Street side lot line.
- Section 60.5.80.10.(2)(B), By-law 569-2013**
Vehicle parking may be in a side yard that does not abut a street.
The proposed parking will be located in the side yard adjacent to Caven Street.
- Section 304-36.G.(2)**
Vehicle access onto all properties shall not exceed 10.5 m.
The vehicular access along the Caven Street frontage will be 29.9 m and the access to parking spaces will be 10.4 m along the Canmotor Avenue street line.
- Section 200.5.10.1, By-law 569-2013**
A total of 13 legal on-site parking spaces are required.
Section 320-18.F.(2)
A total of 28 legal on-site parking spaces are required.
Section 200.5.10.1, By-law 569-2013 and Section 320-18.F.(2)
A total of 14 parking spaces are required, of which non are legal.

5. A0187/17EYK

File Number:	A0187/17EYK	Zoning	EC3 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	1286 - 1294 ISLINGTON AVE	Community:	
Legal Description:	ETOBICOKE CON A CLERGY BLK PT LOT 8 RP 66R24663 PARTS 1 4 AND 5		

PURPOSE OF THE APPLICATION:

To relocate a portion of the existing locker room from the main floor to the parking garage in order to create a total of 4 residential units on the main floor for both buildings (2 residential units in each building). A previous Committee of Adjustment application (A183/09EYK) approved variances related setbacks, indoor amenity space, parking and access.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**1. Section 8, By-law 7-2005 (OMB)**

A total of 167 parking spaces are required for the site, of which 32 shall be reserved for visitor parking. A previous Committee of Adjustment application (A183/09EYK) approved a total of 133 parking spaces, of which 20 parking spaces will be reserved for visitor parking. A total of 121 parking spaces will be provided, of which 20 will be reserved for visitor parking.

2. Section 4, By-law 7-2005 (OMB)

The maximum permitted number of dwelling units is 765.
The total number of dwelling units will be 769.

6. A0196/17EYK

File Number:	A0196/17EYK	Zoning	RD & RS (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	56 THIRTY FIRST ST	Community:	
Legal Description:	PLAN 1545 PT LOT 353		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the area of the lot (142.54 m²).
The new dwelling will have a floor space index of 0.55 times the area of the lot (224.56 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 330-23.A.(7)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 330-23.A.(7)
The new dwelling will be located 0.61 m from the north side lot line and 0.68 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 17.85 m.
- Section 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted height of a dwelling with a flat roof is 7.2 m.
The new dwelling will have a flat roof height of 8.65 m.
- Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The new dwelling will have a first floor height of 1.39 m above established grade.
- Section 10.5.50.10.(1)(B), By-law 569-2013 & Section 330-20.5.B.**
A minimum of 50% of the front yard shall be maintained as landscaping.
A total of 32.81% of the front yard will be maintained as landscaping.

- 7. Section 10.5.50.10.(1)(D), By-law 569-2013 & Section 330-20.6.A**
A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.
A total of 71.45% of the front yard not covered by a permitted driveway will be maintained as soft landscaping.
- 8. Section 10.5.100.1.(1)(C)(iii), By-law 569-2013**
The maximum permitted driveway width of a single parking space behind the front main walls is 3.66 m.
The driveway will have a width of 4.88 m.
- 9. Section 10.5.80.40.(2), By-law 569-2013**
The elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street (150.1).
The proposed elevation of the lowest point of a vehicle entrance in a main wall of a building is (149.53).

7. A0199/17EYK

File Number:	A0199/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	27 FABIAN PL	Community:	
Legal Description:	PLAN 5732 PT LOT 8		

PURPOSE OF THE APPLICATION:

To construct a front two-storey addition, a rear one-storey addition and a second storey addition over a portion of the existing dwelling.

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

- Section 10.20.30.40.(1), By-law 569-2013**
The maximum permitted coverage is 33% of the lot area (235.8 m²).
The altered dwelling will cover 34% of the lot area (243.55 m²).
- Section 320-59.C**
The maximum permitted coverage is 33% of the lot area (228.08 m²).
The altered dwelling will cover 39% of the lot area (270.44 m²).
- Section 10.20.40.40.(1), By-law 569-2013 and Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (311.02 m²).
The altered dwelling will have a floor space index equal to 0.51 times the area of the lot (349.42 m²).
- Section 10.20.40.70.(1), By-law 569-2013 and Section 320-40.C.(1)**
The minimum required front yard setback is 7.88 m.
The altered dwelling will be located 6.76 m from the front lot line.
- Section 10.20.40.70.(2), By-law 569-2013 and Section 320-42.A**
The minimum required rear yard setback is 7.74 m.
The altered dwelling will be located 5.43 m from the rear lot line.
- Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted dwelling depth is 19 m.
The altered dwelling will have a depth of 19.58 m.
- Section 10.20.40.10.(1), By-law 569-2013 and Section 320-42.1.B.(1)**
The maximum permitted height is 9.5 m.
The altered dwelling will have a height of 9.81 m.
- Section 10.20.40.50.(1), 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 altered dwelling will have a rear second storey platform with an area of 7.34 m².
- Section 5.10.40.70.(6), By-law 569-2013**
The minimum required setback of a building or structure to the stable top-of-bank is 10 m.
The altered dwelling will be located 5.9 m from the stable top-of-bank.

8. A0207/17EYK

File Number:	A0207/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	6 RANDOM ST	Community:	
Legal Description:	PLAN 3274 LOT 24		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (154.52 m²).
The new dwelling will cover 41.19% of the lot area (192.88 m²).
- Section 900.3.10.(37)(C), By-law 569-2013 and Section 1.b(1), By-law 1992-25**
The maximum permitted gross floor area, including an attached or detached garage, shall be 150 m² plus 25% of the lot area (267.06 m²) with a maximum floor space index of 0.5 times the area of the lot (234.12 m²).
The new dwelling, including the attached garage, will have a gross floor area of 150 m² plus 42% of the lot area (347.67 m²) and will have a floor space index of 0.74 times the area of the lot (347.67 m²).
- Section 900.3.10.(37)(D)(i), By-law 569-2013 and Section 1.c(1), By-law 1992-25**
The minimum required side yard setback is 0.9 m and the aggregate width of the side yards shall equal not less than 2.1 m.
The new dwelling will be located 0.41 m from the south side lot line and will have a total aggregate side yard width of 1.31 m.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 320-41.D
The minimum required side yard setback for eaves is 0.4 m.
Section 10.5.40.60.(7), By-law 569-2013 and Section 320-41.D
The eaves of the new dwelling will be located 0.1 m from the south side lot line.

9. A0212/17EYK

File Number:	A0212/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	11 APPLEDALE RD	Community:	
Legal Description:	PLAN 4590 PT LOT 53		

PURPOSE OF THE APPLICATION:

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

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

- Section 10.20.30.40(1)(A), By-law 569-2013 and Section 320-59C**
The maximum permitted coverage is 33% of the lot area (166.3 m²).
Section 10.20.30.40(1)(A), By-law 569-2013
The altered dwelling will cover 33.3% of the lot area (168 m²).
Section 320-59C
The altered dwelling (including covered verandas) will cover 38.8 % of the lot area (195.4 m²).
- Section 10.20.40.40(1)(A), By-Law 569-2013 and Section 320-42.1A(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (226.8 m²).
The altered dwelling will have a floor space index of 0.57 times the area of the lot (285.8 m²).
- Section 10.20.40.70(2)(B), By-law 569-2013 and Section 320-42.B.**
The minimum required rear yard setback is 8.29 m.
The altered dwelling will be located 8.11 m from the rear yard lot line.
- Section 10.20.40.20(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The altered dwelling will have a length of 18.33 m.
- Section 320-42.1D(1)**
The maximum permitted dwelling depth is 16.5 m.
The altered dwelling will have a length of 18.76 m.
- Section 10.20.40.10(4)(A), By-law 569-2013**
The maximum permitted height of a flat roofed dwelling is 7.2 m.
Section 320-42.1B(2)
The maximum permitted height of a flat roofed dwelling is 6.5 m.
Section 10.20.40.10(4)(A), By-law 569-2013 and Section 320-42.1B(2)
The altered flat roofed dwelling will have a height of 8.06 m.
- Section 10.20.40.50(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed north side second storey terrace will be 12.2 m².
- Section 10.5.50.10(1)(C), By-law 569-2013 and Section 320-24.9(iii)**
A minimum of 60% of the front yard shall be maintained as landscaping (76 m²).
A total of 57% of the front yard will be maintained as landscaping (72.5 m²).

9. Section 10.20.40.10(6), By-law 569-2013

The maximum permitted first floor above established grade is 1.2 m.

The first floor above established grade of the altered dwelling will have a height of 1.22 m.

10. A0221/17EYK

File Number:	A0221/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	69 SIMPSON AVE	Community:	
Legal Description:	PLAN 2153 LOT 44		

PURPOSE OF THE APPLICATION:

To construct a second floor addition and a covered front porch.

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 7 m.
Section 340-30.N.
The minimum required front yard setback is 7.03 m.
Section 10.80.40.70.(1), By-law 569-2013 and Section 340-30.N.
The altered dwelling will be located 6.1 m from the front lot line.
- Section 900.6.10.(22)(D), By-law 569-2013 and Section 340-30.A.(4)**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.43 m from the west 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 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.
The proposed front platform will encroach 3.03 m into the required front yard setback.
- Section 340-16.A.**
The maximum permitted front yard projection is 1.6 m.
The proposed covered front porch will project 2.1 m from the main front wall.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 340-16.B
The minimum required side yard setback for eaves is 0.4 m.
Section 10.5.40.60.(7), By-law 569-2013 and Section 340-16.B
The eaves of the altered dwelling will be located 0 m from the west side lot line.

11. A0222/17EYK

File Number:	A0222/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	27 GOVERNMENT RD	Community:	
Legal Description:	PLAN 531 W PT LOT 7		

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing dwelling, a two-storey front addition, and a detached garage in the rear yard.

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

- Section 10.20.30.40.(1), By-law 569-2013**
The maximum permitted coverage is 33% of the lot area (182.1 m²).
The altered dwelling will cover 36.7% of the lot area (202.5 m²).
- Section 900.3.10(35)(A), By-Law 569-2013**
The by-law limits the maximum residential gross floor area to 0.5 times the area of the lot (275.8 m²).
Section 1.(a), By-law 1993-108
The by-law limits the maximum residential gross floor area to 150 m² plus 25% of the lot area (287.9 m²).
Section 900.3.10(35)(A), By-Law 569-2013 and Section 1.(a), By-law 1993-108
The altered dwelling will have a gross floor area of 351.4 m².
- Section 10.20.40.70.(6), By-law 569-2013 and Section 320-41(B)**
The minimum required side yard setback flanking a street is 3 m.
The altered dwelling will be located 1.27 m from the west side lot line, flanking Elliot Avenue.
- Section 10.5.60.60.(1), By-law 569-2013**
The eaves of an ancillary building may encroach into the required minimum building setback 0.3 m if the eaves are no closer to a lot line than 0.15 m.
Section 320-43(A)(2)
The minimum required setback for an eaves overhang, including the eavestroughs, is 0.15 m.
Section 10.5.60.60.(1), By-law 569-2013 and Section 320-43(A)(2)
The eaves of the ancillary building/detached garage will be located 0.05 m from the south side lot line.
- Section 10.5.60.40.(2), By-law 569-2013**
The maximum permitted height of an ancillary building (garage) or structure is 4 m.
The ancillary structure (garage) will have a height of 4.92 m.



City Planning Division

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12. A0228/17EYK

File Number:	A0228/17EYK	Zoning	I.C1 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	1 BLUE GOOSE ST	Community:	
Legal Description:	PLAN M68 LOTS 150 TO 152		

PURPOSE OF THE APPLICATION:

To make interior alterations to the existing building that currently occupies a commercial use on the basement and ground floor and a 19-unit rooming house on the second, third and fourth floors.

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

Section 340-9B.(1)

The lawful nonconforming use of an existing building may be continued, provided that no structural alterations are made therein.

The altered building will consist of structural alterations in the basement area, load bearing walls (temporary shoring) to the second and third floors and new partitioning within the existing 19 rooms.

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

The use on the site consists of an existing commercial use on the basement and ground floor and a 19-unit rooming house on the second, third and fourth floors. The building is currently a legal non-conforming use. The proposed interior alterations in the building 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.

13. A0247/17EYK

File Number:	A0247/17EYK	Zoning	E & IC1 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	557 DIXON RD	Community:	
Legal Description:	CON 2 FTH PT LOT 21 RP 64R8560 PARTS 2 3 & 12 WITH & SUBJ TO ROW		

PURPOSE OF THE APPLICATION:

To increase the permitted area of an eating establishment and to permit a parking deficiency.

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

- Section 60.20.20.100.(3)(B), By-law 569-2013**
An eating establishment is a permitted use provided it does not exceed 10% of the gross floor area of the building (350.77 m²).
The proposed eating establishment will have an interior floor area equal to 31% of the gross floor area of the building (1134.44 m²).
- Section 320-18.F(3)(e)**
A total of 179 parking spaces are required for the site.
A total of 134 parking spaces will be provided.

14. A0253/17EYK

File Number:	A0253/17EYK	Zoning	RD & RS (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	32 TWENTY EIGHTH ST	Community:	
Legal Description:	PLAN 1545 LOT 130		

PURPOSE OF THE APPLICATION:

To construct two-storey front and east side additions, a second storey addition above the existing dwelling, a rear yard deck, and a detached garage.

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

- Section 10.20.40.70.(1), By-law 569-2013 and Section 330-26.(6)**
The minimum required front yard setback is 8.7 m.
The altered dwelling will be located 5.92 m from the front lot line.
- Section 10.20.40.70.(4), By-law 569-2013 and Section 330-23.(7)**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.1 m from the east side lot line.
- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 330-23.(9)**
The maximum permitted floor space index is 0.35 times the area of the lot (149.2 m²).
Section 10.20.40.40.(1)(A), By-law 569-2013
The altered dwelling will have a floor space index of 0.65 times the area of the lot (275.2 m²).
Section 330-23.(9)
The altered dwelling will have a floor space index of 0.7 times the area of the lot (297.2 m²).
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered dwelling will have a length of 19.2 m.
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 330-23.(10)(a)**
The maximum permitted height from the established grade to the top of the roof is 9.5 m.
The altered dwelling will have a height of 11.45 m from the established grade to the top of the roof.
- Section 10.20.40.10.(2)(B), By-law 569-2013**
The maximum permitted height of a specified pairs of side walls is 7 m.
The altered dwelling will have a side wall height of 7.5 m.
- Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The altered dwelling will have a first floor height of 1.41 m above established grade.

- 8. Section 10.5.60.20.(6)(B), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure containing a parking space where it is on a corner lot, and vehicle access is from the street abutting the side lot line is 6 m.
The proposed detached garage will be located 0.94 m from the east side lot line abutting a street (Twenty Eighth Street).
- 9. Section 330-9.A.(4)**
The minimum required access driveway width in front of the parking space is 6 m.
The proposed detached garage will be located 0.94 m to the Twenty-Eighth Street lot line.
- 10. Section 330-15.G**
On all new dwellings on a corner lot, any garage must be attached to the dwelling. When a garage is not built with a new dwelling, a blank wall shall be provided for a future garage to be built attached to the main building.
The proposed detached garage will be located in the rear yard.
- 11. Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 330-13.A.(2)
The minimum required side yard setback for eaves is 0.5 m.
Section 10.5.40.60.(7), By-law 569-2013 and Section 330-13.A.(2)
The eaves/projection of the altered dwelling will be located 0 m from the east side lot line.
- 12. Section 330-15.E.(1)**
The maximum permitted lot coverage for a detached garage is 10% of the lot area (42.6 m²).
The proposed detached garage will cover 13.1% of the lot area (55.9 m²).
- 13. Section 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted floor area for a detached garage is 40 m².
The proposed detached garage will have a floor area of 55.9 m².
- 14. Section 10.5.60.40.(2)(B), By-law 569-2013**
The maximum permitted height for a detached garage is 4 m from the grade to the top of the roof.
The proposed detached garage will have a height of 7.26 m.
Section 330-15.D.
The maximum permitted height for an accessory building is 3.7 m to the midpoint of a pitched roof, provided that the walls shall not exceed 2.5 m in height from grade.
The proposed detached garage will have a height of 5.6 m to the midpoint of the roof and a vertical wall height of 3.98 m.

15. A0257/17EYK

File Number:	A0257/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	94 TENTH ST	Community:	
Legal Description:	PLAN 1592 PT LOT 65		

PURPOSE OF THE APPLICATION:

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

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

- Section 10.20.40.40.(1), By-law 569-2013 and Section 350-31(F)(1)**
The maximum permitted floor space index is 0.4 times the area of the lot (105 m²).
The altered dwelling will have a floor space index equal to 0.69 times the area of the lot (181.4 m²).
- Section 10.20.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.47 m from the north side lot line.
- Section 350-31(A)(4)**
The minimum required side yard setback is 0.6 m.
The rear deck will be located 0 m from the north side lot line.
- Section 10.5.40.60.(1), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach 2.5 m into the required rear yard setback, if it is no closer to a side lot line than 0.3 m.
The proposed platform will be located 0 m from the north side lot line.

16. A0264/17EYK

File Number:	A0264/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	43 BALLACAINE DR	Community:	
Legal Description:	PLAN 3892 LOT 22 NRS PT		

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), By-law 569-2013 and Section 320-59.C, By-law 1993-109**

The maximum permitted coverage is 33% of the lot area (150.55 m²).

Section 10.20.30.40.(1), By-law 569-2013

The proposed dwelling will cover 36% of the lot area (163.36 m²).

Section 320-59.C, By-law 1993-109

The proposed dwelling will cover 37% of the lot area (167.22 m²).

2. Section 900.3.10(42), By-law 569-2013

The maximum permitted gross floor area, including a garage, is 118 m² plus 25% of the lot area (228.11 m²).

The proposed dwelling, including the integral garage, will have a gross floor area equal to 0.45 times the area of the lot (304.9 m²).

3. Section 1.(a), By-law 1993-109

The maximum permitted gross floor area, including a garage, is 118 m² plus 25% of the lot area (232.06 m²).

The proposed dwelling, including the integral garage, will have a gross floor area equal to 0.45 times the area of the lot (323.49 m²).

4. Section 10.20.40.70.(1), By-law 569-2013 and Section 320-40.A.(1)

The minimum required front yard setback is 8.47 m.

The proposed dwelling will be located 5.62 m from the front lot line.

5. Section 320-41.B

The minimum required side yard setback flanking a street is 3.86 m.

The proposed dwelling will be located 3 m from west side lot line, flanking Ballacaine Drive.

6. 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 18.64 m.

7. Section 320-42.1.B.(2)

The maximum permitted soffit height is 6.5 m.

The proposed dwelling will have a soffit height of 6.75 m.

8. Section 10.5.100.1.(1), By-law 569-2013 and Section 320-44A.(1).(c)

The maximum permitted driveway width is 6 m.

The proposed driveway will have a width of 7.26 m.

9. Section 10.5.50.10.(1)(D), By-law 569-2013 and Section 320-24.9.C

A minimum of 60% of the required front yard shall be maintained as landscaping (48.3 m²).
A total of 43% of the required front yard will be maintained as landscaping (34.87 m²).

17. A0268/17EYK

File Number:	A0268/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	16 GREENMOUNT CRT	Community:	
Legal Description:	PLAN 4004 LOT 14 WDS TO 75FT		

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), By-law 569-2013 and Section 320-59(C)**
The maximum permitted coverage is 33% of the lot area (174.7 m²).
The proposed dwelling will cover 37.3% of the lot area (197.6 m²).
- Section 900.3.10.(42)(A)(i), By-law 569-2013 and (1)(a), By-law 1993-109**
The maximum permitted gross floor area, including an attached or detached garage, is 118 m² plus 25% of the lot area (250.3 m²).
The proposed dwelling, including the attached garage, will have a gross floor area of 118 m² plus 45% of the lot area (358.7 m²).
- Section 10.20.40.70.(2)(B), By-law 569-2013 and Section 320-42(B)**
The minimum required rear yard setback is 8.47 m.
Section 10.20.40.70.(2)(B), By-law 569-2013
The proposed dwelling will be located 7.16 m from the rear lot line.
Section 320-42(B)
The proposed covered deck will be located 4.75 m from the rear lot line and the proposed dwelling will be located 7.16 m from the rear lot line.
- Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted front exterior main wall height is 7 m.
The proposed dwelling will have a front exterior main wall height of 7.48 m.
- Section 320-42.1(B)(2)**
The maximum permitted soffit height is 6.5 m.
The soffits of the proposed dwelling will be 7.15 m in height.
- Section 10.5.80.40.(2), By-law 569-2013**
The elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street (109.10).
The proposed vehicle entrance in a main wall of the principal building is lower than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street (108.6).



City Planning Division

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18. A0275/17EYK

File Number:	A0275/17EYK	Zoning	CPR(ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	1800-1840 THE QUEENSWAY	Community:	
Legal Description:	1860 THE QUEENSWAY		

PURPOSE OF THE APPLICATION:

To construct a one-storey addition along the north side of the existing retail building (Building C).

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

1. Section 2.(h), By-law 899-1998

The maximum permitted lot coverage is 40% of the lot area (15 531.6 m²).

The buildings will cover 41.1% of the lot area (15 971.7 m²).

2. Section 2.(b), By-law 899-1998

The maximum permitted gross floor area of all buildings on Parcel 1 shall be 12 342 m².

A previous Committee of Adjustment application (A160/02E) approved a gross floor area of 15 826.1 m².

The buildings will have a gross floor area of 16 319.7 m².

19. A0243/17EYK

File Number:	A0243/17EYK	Zoning	RD & R1 (Waiver)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	75 VALECREST DR	Community:	
Legal Description:	PLAN 4059 PT LOT 14		

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.(32)(C), By-law 569-2013 and Section 1.h), By-law 1988-194**
The maximum permitted gross floor area, including an attached garage or detached garage, is 465 m² or a maximum floor space index of 0.35 (572.6 m²).
Section 900.3.10.(32)(C), By-law 569-2013
The new dwelling, including the attached garage, will have a gross floor area of 650.51 m² and a floor space index of 0.4 times the area of the lot (650.51 m²).
Section 1.h), By-law 1988-194
The new dwelling, including the attached garage, will have a gross floor area of 650.51 m² and a floor space index of 0.24 times the area of the lot (650.51 m²).
- Section 10.20.40.70.(1), By-law 569-2013 and Section 320-40.C.(2)**
The minimum required front yard setback is 23.81 m.
The new dwelling will be located 21.76 m from the front lot line.
- Section 900.3.10.(32)(H), By-law 569-2013 and Section 1.e), By-law 1988-194**
The minimum required side yard setback is 2 m with an aggregate side yard width of 5 m.
The new dwelling will be located 2 m from the east side lot line and 2.09 m from the west side lot line and will have a total aggregate side yard width of 4.09 m.
- Section 10.20.40.70.(5), By-law 569-2013**
The minimum required side yard setback for any portion of the building that is farther from the front lot line is 7.5 m.
The new dwelling will be located 2 m from the east side lot line for the portion of the dwelling that exceeds 17 m from the main wall and 19 m from the front yard setback.
- Section 900.3.10.(32)(B), By-law 569-2013 and Section 1.a), By-law 1988-194**
The maximum permitted dwelling height is 8.6 m.

The new dwelling will have a height of 9.25 m.

6. Section 10.5.100.1.(1), By-law 569-2013 and Section 320-44.(A)(1)(ii)

The maximum permitted driveway width is 6 m.

The driveway will have a width of 12.41 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 of a detached house is 4 m².

The proposed second storey rear balcony will have an area of 40.63 m².

8. Section 10.5.40.60.(1)(A), By-law 569-2013

A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach 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.

Section 320-40.D.

The maximum permitted projection of a porch into the required front yard is 1.6 m.

Section 10.5.40.60.(1)(A), By-law 569-2013 and Section 320-40.D.

The proposed front covered porch will encroach 3.83 m into the required front yard setback.

20. A0261/17EYK

File Number:	A0261/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	150 HAY AVE	Community:	
Legal Description:	PLAN 2171 PT LOTS 59 & 60		

PURPOSE OF THE APPLICATION:

To construct a second storey cantilevered front addition, a third floor cantilevered rear addition, and to create a secondary suite.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 320-42.1.(A)(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (256.8 m²).
The altered dwelling will have a floor space index of 0.62 times the area of the lot (355.2 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 302-42.1.(C)(1)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 302-42.1.(C)(1)
The altered dwelling will be located 0.87 m from the west side lot line.
- Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
The altered dwelling will have a depth of 23.33 m.
Section 320-42.1.(D)(1)
The maximum permitted building depth is 16.5 m.
The altered dwelling will have a depth of 23.27 m.
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered dwelling will have a length of 23.27 m.
- Section 320-42.1.(B)(2)**
The maximum permitted soffit height is 6.5 m.
The altered dwelling will have a soffit height of 6.57 m.
- Section 150.10.40.1.(1), By-law 569-2013 and Section 304-22**
A secondary suite is a permitted use provided that the entire building was constructed more than 5 years prior to the introduction of the secondary suite.
The entire building was not constructed more than 5 years prior to the introduction of the secondary suite.

21. A0276/17EYK

File Number:	A0276/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	10 FIRST ST	Community:	
Legal Description:	PLAN 1783 LOT 19		

PURPOSE OF THE APPLICATION:

To construct a three-storey addition along the south side of the existing dwelling and a second and third storey addition over the existing dwelling.

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

- Section 10.80.40.40.(1), By-law 569-2013 and Section 350-31(F)(2)**
The maximum permitted floor space index is 0.6 times the area of the lot (179.7 m²).
Section 10.80.40.40.(1), By-law 569-2013
The altered dwelling will have a floor space index equal to 0.95 times the area of the lot (283.5 m²).
Section 350-31(F)(2)
The altered dwelling will have a floor space index equal to 0.95 times the area of the lot (293.7 m²).
- Section 10.80.40.70.(1), By-law 569-2013 and Section 350-31(K)**
The minimum required front yard setback is 7.73 m.
The altered dwelling will be located 6 m from the front lot line.
- Section 900.6.10(23)(D)(i), By-law 569-2013 and Section 350-31(A)(4)**
The minimum required side yard setback is 0.6 m.
The altered dwelling will be located 0.36 m from the north side lot line.
- Section 10.80.40.10.(2), By-law 569-2013**
The maximum permitted exterior main wall height is 7 m.
The altered dwelling will have an exterior main wall height of 7.68 m.
- Section 900.6.10(23)(C), By-law 569-2013 and Section 350-31(A)(8)**
The maximum permitted height is 9.5 m.
Section 900.6.10(23)(C), By-law 569-2013
The altered dwelling will have a height of 10.67 m.
Section 350-31(A)(8)
The altered dwelling will have a height of 10.97 m.

- 6. Section 10.80.40.50.(1)(A), By-law 569-2013**
The maximum permitted number of platforms located on the front wall is 1.
A total of 2 platforms will be located on the front wall.
- 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 m².
The proposed platform at the third storey will have an area of 16.04 m².
- 8. 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 m.

22. A0286/17EYK

File Number:	A0286/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	20 REID MANOR	Community:	
Legal Description:	PLAN 3101 LOT 29		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59.(C)**
The maximum permitted lot coverage is 33% of the lot area (114.1 m²).
The new dwelling will cover 39.5% of the lot area (136.7 m²).
- Section 900.3.10.(42)(A)(i), By-law 569-2013 & Section 1(a), By-law 1993-109**
The maximum permitted gross floor area, including an attached garage, is 118 m² plus 25% of the lot area (204.5 m²), up to a maximum floor space index of 0.5 (172.9 m²).
The new dwelling will have a gross floor area of 118 m² plus 48% of the lot area (284.2 m²), with a floor space index of 0.82 (284.2 m²).
- Section 10.20.40.70.(1), By-law 569-2013 and Section 320-40.(C)(1)**
The minimum required front yard setback is 6.3 m.
The new dwelling will be located 5.6 m from the front lot line.
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The new dwelling will be located 1.18 m from the east side lot line.
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 320-42.1.(B)(1)**
The maximum permitted height of a building or structure is 9.5 m.
The new dwelling will have a height of 10.55 m.
- Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The new dwelling will have a front exterior main wall height of 7.04 m.
- Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The new dwelling will have a first floor height of 1.6 m above established grade.
- Section 320-42.1.(B)(2)**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 7.04 m.

9. **Section 200.5.1.10.(2)(A)(i), By-law 569-2013 and Section 320-18.(A) as amended by By-law 497-2007**
The minimum required width of a parking space is 3.2 m.
The proposed parking space, within the proposed attached garage, will have a width of 3.02 m.

23. A0296/17EYK

File Number:	A0296/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	64 ROXALINE ST	Community:	
Legal Description:	PLAN M441 LOT 102		

PURPOSE OF THE APPLICATION:

To construct a front second storey addition and a rear basement addition with a deck on top.

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

- Section 10.20.40.40.(1), By-law 569-2013 and Section 320-42.1(A)(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (141.6 m²).
The altered dwelling will have a floor space index equal to 0.53 times the area of the lot (166.7 m²).
- Section 320-41(B)**
The minimum required side yard setback flanking a street is 3 m.
The altered dwelling will be located 2.51 m from the south side lot line, flanking Lawrence Avenue.
- Section 10.5.40.60.(1), By-law 569-2013**
A platform without main walls may encroach into the required rear yard setback a maximum of 2.5 m.
Section 320-4(B)
A platform without main walls may encroach into the required rear yard setback a maximum of 1.6 m.
Section 10.5.40.60.(1), By-law 569-2013 and Section 320-4(B)
The proposed rear addition/deck will encroach 4.34 m into the required rear yard setback.
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The altered dwelling will have a length of 17.66 m.
- Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted dwelling depth is 19 m.
Section 320-42.1(D)(1)
The maximum permitted dwelling depth is 16.5 m.
Section 10.20.40.30.(1), By-law 569-2013 and Section 320-42.1(D)(1)
The altered dwelling will have a depth of 20.98 m.

24. A0299/17EYK

File Number:	A0299/17EYK	Zoning	RA & R4 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	19 LOUISA ST	Community:	
Legal Description:	PLAN M246 PT LOTS 43 44 & 45 RP R94 PART 2		

PURPOSE OF THE APPLICATION:

To construct a third-storey addition above the existing building.

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

- Section 15.10.40.70.(1), By-law 569-2013 and Section 340-30.E.2, By-law 1978-18**
The minimum required front yard setback is 6 m.
The altered building will be located 4.64 m from the front lot line.
- Section 900.3.10 (778)(E) and Section 340-30E.3**
The minimum required side yard setback is 6.44 m.
The altered building will be located 0.94 m from the east side lot line and 1.03 m from the west side lot line.
- Section 200.5.1.(3)(A), By-law 569-2013 and Section 340-31.A.(4)**
The minimum required driveway aisle width is 6 m.
The existing parking aisle width is 5.83 m.
- Section 340-31.B.(2).(a)**
The minimum required number of parking spaces is 11.
The altered building will have a total of 7 parking spaces.
- Section 200.5.10.1.(1), By-law 569-2013**
A total of 1 visitor parking space is required for the site.
Section 340-31.B.(2).(a).(4), By-law 1978-18
A total of 2 visitor parking spaces are required for the site.
Section 200.5.10.1.(1), By-law 569-2013 and Section 340-31.B.(2).(a).(4), By-law 1978-18
A total of 0 visitor parking spaces will be provided.

25. A0306/17EYK

File Number:	A0306/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	168 CLEARBROOKE CRCL	Community:	
Legal Description:	PLAN 4411 LOT 511		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (154.6 m²).
The new dwelling will cover 34.7% of the lot area (162.8 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 320-42.1.(A)(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (210.8 m²).
The new dwelling will have a floor space index of 0.59 times the area of the lot (275 m²).
- Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The new dwelling will have a front exterior main wall height of 7.19 m.
- Section 320-42.1.(B)(2)**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 6.98 m.

26. A0307/17EYK

File Number:	A0307/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	2596 LAKE SHORE BLVD W	Community:	
Legal Description:	PLAN M328 PT LOT 11 PT LOT 12		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 10.20.40.40(1)(A), By-law 569-2013 and Section 340-30L**
The maximum permitted floor space index is 0.4 times the area of the lot (220 m²).
The proposed dwelling will have a floor space index equal to 0.65 times the area of the lot (358.9 m²).
- Section 10.20.40.10(4)(A), By-law 569-2013**
The maximum permitted height of a flat roofed dwelling is 7.2 m.
The proposed flat roofed dwelling will have a height of 7.6 m.
- Section 10.20.40.50(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed rear platform on the second storey will have an area of 18.1 m².

27. A0310/17EYK

File Number:	A0310/17EYK	Zoning	RM & R3 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	252 THIRTIETH ST	Community:	
Legal Description:	PLAN 4169 LOT 54		

PURPOSE OF THE APPLICATION:

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

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

- Section 1.(a), By-law 1979-67**
The maximum permitted gross floor area is 0.4 times the area of the lot (239 m²).
The altered dwelling will have a gross floor area of 0.42 times the area of the lot (253.6 m²).
- Section 10.80.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 7.96 m.
The altered dwelling will be located 7.93 m from the front lot line.
- Section 320-42.1.(D)(1)**
The maximum permitted dwelling depth is 16.5 m.
The altered dwelling will have a depth of 16.97 m.
- Section 3, By-law 1979-67**
The maximum permitted dwelling height is 7.5 m measured to the midpoint of the roof.
The altered dwelling will have a height of 9.04 m measured to the midpoint of the roof.
- Section 10.80.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The altered dwelling will have a front exterior main wall height of 7.45 m.
- Section 320-42.1.(B)(2)**
The maximum permitted soffit height is 6.5 m.
The altered dwelling will have a soffit height of 6.84 m.

28. A0311/17EYK

File Number:	A0311/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	49 ROXALINE ST	Community:	
Legal Description:	PLAN M441 LOT 68		

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 and Section 320-59 C**
The maximum permitted lot coverage is 33 % of the lot area (110.37 m²).
The proposed dwelling will cover 43.22 % of the lot area (144.54 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 320-42.1 A (1)**
The maximum permitted floor space index is 0.45 times the area of the lot (150.5 m²).
Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 320-42.1 A (1)
The proposed dwelling will have a floor space index equal to 0.75 times the area of the lot (250.52 m²).
- Section 10.5.40.10(5), By-law 569-2013**
A minimum of 10 m² of the first floor must be within 4 m of the main front wall.
A proposed 9.1 m² of the first floor is within 4 m of the main front wall.
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The proposed dwelling will be located 0.9 m from the south side lot line.
- Section 10.5.40.50(2) to 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback of a front porch is 1.2 m.
The proposed front porch will be located 0.9 m from the south side lot line.
- Section 10.5.40.50(2) to 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback of a deck is 1.2 m.
The proposed deck will be located 0.9 m from the south side lot line.
- Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The proposed dwelling will have a first floor height of 1.55 m above established grade.

- 8. Section 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.
The proposed dwelling will have a side exterior main wall height of 7.97 m facing a side lot line.
- 9. Section 10.5.100.1.(1)(C), By-law 569-2013**
The maximum required driveway access width is 3.76 m.
The proposed driveway access will have a width of 4.02 m.
- 10. Section 320-42.1 D (1)**
The maximum permitted dwelling depth is 16.5 m.
The proposed dwelling will have a depth of 18.37 m.
- 11. Section 320-42.1 B (2)**
The maximum permitted soffit height of the eaves is 6.5 m.
The proposed dwelling will have a soffit height of 7.77 m.
- 12. Section 320-24.9 (B)**
A minimum of 50% of the front yard shall be maintained as landscaping (29.17m²).
A total of 48.74% of the front yard will be maintained as landscaping (28.42 m²).

29. A0312/17EYK

File Number:	A0312/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	51 ROXALINE ST	Community:	
Legal Description:	PLAN M441 LOT 67		

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), By-law 569-2013 and Section 320-59 C**

The maximum permitted lot coverage is 33% of the lot area (110.37 m²).

Section 10.20.30.40.(1), By-law 569-2013

The proposed dwelling will cover 42.86% of the lot area (143.35 m²).

Section 320-59 C

The proposed dwelling will cover 43.39% of the lot area (145.12 m²).

2. Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 320-42.1.A.(1)

The maximum permitted floor space index/gross floor area is 0.45 times the area of the lot (150.5 m²).

Section 10.20.40.40.(1), By-law 569-2013 and Section 320-42.1 A (1)

The proposed dwelling will have a floor space index/gross floor area equal to 0.75 times the area of the lot (250.52 m²).

3. Section 10.5.40.10(5), By-law 569-2013

A minimum of 10 m² of the first floor must be within 4 m of the main front main wall.

A total 9.05 m² of the first floor is within 4 m of the main front main wall.

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

The minimum required side yard setback is 1.2 m.

The proposed dwelling will be located 0.9 m from the south side lot line.

5. Section 10.5.40.50(2) to 10.20.40.70.(3)(C), By-law 569-2013

The minimum required side yard setback of a platform is 1.2 m.

The proposed rear deck will be located 0.9 m from the south side lot line.

6. Section 10.20.40.10.(6), By-law 569-2013

The maximum permitted height of the first floor above established grade is 1.2 m.

The proposed dwelling will have a first floor height of 1.23 m above established grade.

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.

The proposed dwelling will have a side exterior main wall height of 7.65 m facing a side lot line.

8. Section 320-42.1.D.(1)

The maximum permitted dwelling depth is 16.5 m.

The proposed dwelling will have a depth of 17.63 m.

9. Section 320-42.1.B.(2)

The maximum permitted soffit height of the eaves is 6.5 m.

The proposed dwelling will have a soffit height of 7.45 m.

10. 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.

The proposed front porch will encroach 0.48 m into the required front yard setback and will be 0.3 m from the required setback.

11. Section 320-24.9 (B)

A minimum of 50% of the front yard shall be maintained as landscaping (31.99 m²).

A total of 47.59% of the front yard will be maintained as landscaping (30.45 m²).