

**COMMITTEE OF ADJUSTMENT
 ETOBICOKE- YORK PANEL**

Hearing Date: Thursday, April 6, 2017
Time: 1:00 p.m., 3:00 p.m. and 5:00 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	A0079/17EYK	85 MERVYN AVE	Etobicoke-Lakeshore (05)
2	A0082/17EYK	700 KIPLING AVE	Etobicoke-Lakeshore (05)
3	A0083/17EYK	122 JUDGE RD	Etobicoke-Lakeshore (05)
4	A0084/17EYK	6 LORRAINE GDNS	Etobicoke Centre (03)
5	A0086/17EYK	7 COLWYN RD	Etobicoke-Lakeshore (05)
6	A0087/17EYK	188 THE KINGSWAY	Etobicoke-Lakeshore (05)
7	A0089/17EYK	42 KING GEORGES RD	Etobicoke-Lakeshore (05)

8	A0091/17EYK	118 LAUREL AVE	Etobicoke-Lakeshore (05)
9	A0095/17EYK	48 LELAND AVE	Etobicoke-Lakeshore (05)
10	A0096/17EYK	128 MILTON ST	Etobicoke-Lakeshore (05)
11	A0097/17EYK	8 CLUESON PK	Etobicoke-Lakeshore (05)
12	A0100/17EYK	685 SCARLETT RD	Etobicoke North (02)
13	A0101/17EYK	26 CHARLESTON RD	Etobicoke-Lakeshore (05)
14	A0102/17EYK	119 TWENTY SECOND ST	Etobicoke-Lakeshore (06)
15	A0106/17EYK	12 CRONIN DR	Etobicoke-Lakeshore (05)
16	A0113/17EYK	11 TODD BROOK DR	Etobicoke North (01)
17	A0114/17EYK	11 IVY LEA CRES	Etobicoke-Lakeshore (05)
18	A0118/17EYK	63 LELAND AVE	Etobicoke-Lakeshore (05)
19	A0123/17EYK	63 LAKE CRES	Etobicoke-Lakeshore (06)
20	A0124/17EYK	284 GAMMA ST	Etobicoke-Lakeshore (06)
21	A0125/17EYK	17 STANLEY AVE	Etobicoke-Lakeshore (06)
22	A0127/17EYK	46 STEPHEN DR	Etobicoke-Lakeshore (05)
23	A0132/17EYK	224 GRENVILLE BLVD S	Etobicoke-Lakeshore (05)

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

Item	File Number	Property	Community (Ward)
24	A0691/16EYK	31 AMBLESIDE AVE	Etobicoke-Lakeshore (05)
25	A0080/17EYK	21 MCCLINCHY AVE	Etobicoke-Lakeshore (05)
26	A0081/17EYK	39 GENTIAN DR	Etobicoke Centre (03)
27	A0105/17EYK	106 BALLACAINE DR	Etobicoke-Lakeshore (05)
28	A0116/17EYK	1 GREAT OAK DR	Etobicoke Centre (04)
29	A0117/17EYK	20 DAISY AVE	Etobicoke-Lakeshore (06)
30	A0130/17EYK	4 QUEEN MARYS DR	Etobicoke-Lakeshore (05)
31	A0135/17EYK	68 TWYFORD RD	Etobicoke Centre (04)
32	A0138/17EYK	23 THIRTY FIFTH ST	Etobicoke-Lakeshore (06)
33	A0139/17EYK	53 RENOWN RD	Etobicoke-Lakeshore (05)
34	A0141/17EYK	23 ANTIOCH DR	Etobicoke Centre (03)
35	A0142/17EYK	3418 LAKE SHORE BLVD W	Etobicoke-Lakeshore (06)
36	A0144/17EYK	5 WHEATFIELD RD	Etobicoke-Lakeshore (06)
37	A0145/17EYK	68 HARLOW CRES	Etobicoke North (01)
38	A0147/17EYK	44 RANGOON RD	Etobicoke Centre (03)

39	A0149/17EYK	11 GOODMARK PL UNIT 5	Etobicoke North (01)
40	A0150/17EYK	22 SIXTEENTH ST	Etobicoke-Lakeshore (06)
41	A0152/17EYK	34 SWAN AVE	Etobicoke-Lakeshore (05)
42	A0158/17EYK	1635 THE QUEENSWAY	Etobicoke-Lakeshore (05)
43	A0165/17EYK	4 SAVALON CRT	Etobicoke Centre (03)
44	A0179/17EYK	31 FOURTH ST	Etobicoke-Lakeshore (06)

DEFERRED APPLICATIONS:

Item	File Number	Property	Community (Ward)
45	DEFERRED from May12/16 A0639/15EYK	47 EIGHTH ST	Etobicoke-Lakeshore (06)
46	DEFERRED from Nov 3/16 A0711/16EYK	62 THIRTIETH ST	Etobicoke-Lakeshore (06)

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

Item	File Number	Property	Community (Ward)
47	A0151/17EYK	25 KELFIELD ST	Etobicoke North (02)
48	A0159/17EYK	56 FORDWICH CRES	Etobicoke North (02)
49	A0166/17EYK	16 FORTY FIRST ST	Etobicoke-Lakeshore (06)
50	A0168/17EYK	52 KING GEORGES RD	Etobicoke-Lakeshore (05)

51	A0173/17EYK	4 RIDGEVALLEY CRES	Etobicoke Centre (04)
52	A0177/17EYK	15 PENHALE DR	Etobicoke North (02)
53	A0178/17EYK	32 RENOWN RD	Etobicoke-Lakeshore (05)
54	A0181/17EYK	48 FOURTH ST	Etobicoke-Lakeshore (06)
55A	B0089/16EYK	369 MELROSE ST	Etobicoke-Lakeshore (06)
55B	A0985/16EYK	369 MELROSE ST - PART 1	Etobicoke-Lakeshore (06)
55C	A0986/16EYK	369 MELROSE ST - PART 2	Etobicoke-Lakeshore (06)
56A	B0090/16EYK	32 THIRTY SIXTH ST	Etobicoke-Lakeshore (06)
56B	A0987/16EYK	32 THIRTY SIXTH ST--- PART 1	Etobicoke-Lakeshore (06)
56C	A0988/16EYK	32 THIRTY SIXTH ST--- PART 2	Etobicoke-Lakeshore (06)
57A	B0003/17EYK	50 LABURNHAM AVE	Etobicoke-Lakeshore (06)
57B	A0013/17EYK	50 LABURNHAM AVE--- PART 1	Etobicoke-Lakeshore (06)
57C	A0014/17EYK	50 LABURNHAM AVE--- PART 2	Etobicoke-Lakeshore (06)

DEFERRED APPLICATIONS:

Item	File Number	Property	Community (Ward)
58	DEFERRED from Aug 4/16 A0535/16EYK	90 TENTH ST	Etobicoke-Lakeshore (06)

59	DEFERRED from Sept 1/16 A0565/16EYK	3 TENBY ST	Etobicoke-Lakeshore (05)
60A	DEFERRED from Dec 8/16 B0060/16EYK	66 VICTOR AVE	Etobicoke-Lakeshore (06)
60B	DEFERRED from Dec 8/16 A0688/16EYK	66 VICTOR AVE - PART 1	Etobicoke-Lakeshore (06)
60C	DEFERRED from Dec 8/16 A0689/16EYK	66 VICTOR AVE - PART 2	Etobicoke-Lakeshore (06)
61	DEFERRED from Feb 9/16 A0879/16EYK	2409-2411 LAKE SHORE BLVD W	Etobicoke-Lakeshore (06)
62	A088/17EYK	39 TWENTY SEVENTH ST	Etobicoke-Lakeshore (06)

OMB APPEAL AND ORDERS:

OMB Appeals:

A0927/16EYK - 10 Second St
A0924/16EYK - 5 Kirk Bradden Road West
B0075; A0790, A0791, A0792, A0793 - 216 Dixon Rd
A0959/16EYK - 98 Seventh St

OMB Orders:

A667/15EYK, A668/15EYK - 2 Ash Cres – Appeal Allowed, Variances Authorized

1. A0079/17EYK

File Number:	A0079/17EYK	Zoning	RD & R2 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	85 MERVYN AVE	Community:	
Legal Description:	PLAN 3909 LOT 15		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage and a new detached rear shed.

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 33% of the lot area (306 m²).
The new dwelling will cover 33.6% of the lot area (311.6 m²).
- Section 900.3.10.(21)(C), By-law 569-2013 and Section 1(b)(1), By-law 1992-23**
The maximum permitted gross floor area is 135 m² plus 25% of the lot area (366.8 m²).
The new dwelling will have a gross floor area equal to 135 m² plus 32.52% of the lot area (435.4 m²).
- Section 10.20.40.70.(1), by-law 569-2013 and Section 320-40(C)(1)**
The minimum required front yard setback is 7.57 m.
The new dwelling will be located 5.74 m from the front 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 20.4 m.
- Section 900.3.10.(21)(A), By-law 569-2013 and Section 1(a)(2), By-law 1992-23**
The maximum permitted building height for flat roofed dwellings is 6.5 m.
The new flat roofed dwelling will have a height of 7.82 m.
- Section 320-42.1.(D)(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwelling will have a depth of 18.57 m.

2. A0082/17EYK

File Number:	A0082/17EYK	Zoning	E1.0 & I.C2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	700 KIPLING AVE	Community:	
Legal Description:	PLAN 940 PT LOT 4 RP 6410994 PARTS 1 & 2		

PURPOSE OF THE APPLICATION:

To permit parking space location and parking space access deficiencies. The existing building will remain unchanged.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**1. 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 3 m from the Kipling Avenue 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 Kipling Avenue lot line.

2. Section 60.5.80.10.(3), By-law 569-2013

Vehicle parking spaces must be on the same lot for which the parking spaces are required.

Section 320-18.A.

Vehicle parking areas shall be provided on the same lot with the building.

Section 60.5.80.10.(3), By-law 569-2013 and Section 320-18.A.

The proposed parking spaces will have access from the municipal boulevard adjacent to the Kipling Avenue lot line.

3. A0083/17EYK

File Number:	A0083/17EYK	Zoning	E 1.0 & IC1 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	122 JUDGE RD	Community:	
Legal Description:	PLAN 4370 PT LOTS 4 & 5		

PURPOSE OF THE APPLICATION:

To convert the existing parking garage into office space.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**Section 200.5.10.1., By-law 569-2013**

A minimum of 20 parking spaces are required.

Section 320-18.C.(2)(f)

A minimum of 43 parking space are required.

Section 200.5.10.1., By-law 569-2013 & Section 320-18.C.(2)(f)

A total of 14 parking spaces are being provided.

4. A0084/17EYK

File Number:	A0084/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	6 LORRAINE GDNS	Community:	
Legal Description:	PLAN 3152 PT BLK B PLAN M563 PT LOT 1		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the existing detached garage and the second storey rear platform.

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

- Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The existing rear second storey platform has an area of 47.2 m².
- Section 10.5.60.50.(2)(A), By-law 569-2013**
The maximum permitted total floor area of an ancillary structure is 60 m².
The existing detached garage has a floor area of 77.8 m².

5. A0086/17EYK

File Number:	A0086/17EYK	Zoning	RD & R2 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	7 COLWYN RD	Community:	
Legal Description:	PLAN 4320 LOT 70		

PURPOSE OF THE APPLICATION:

To construct a second storey addition that will cantilever along the north, east and west sides of the dwelling, and a rear yard deck.

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

- Section 320-42.1.A.(1)**
The maximum permitted gross floor area is 0.45 times the area of the lot (244.9 m²).
The altered dwelling will have a gross floor area of 0.46 times the area of the lot (250.41 m²).
- Section 10.5.40.70.(1)(B), By-law 569-2013 and Section 320-40.C.(3)**
The minimum required front yard setback is 7.82 m.
The altered dwelling will be located 7.46 m from the front lot line.
- Section 320-42.1.B.(2)**
The maximum permitted height of a flat roofed dwelling is 6.5 m.
The altered dwelling will have a flat roof height of 7.45 m.

6. A0087/17EYK

File Number:	A0087/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	188 THE KINGSWAY	Community:	
Legal Description:	PLAN 1732 PT LOT 13		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: a two-storey addition above the existing dwelling, a two-storey rear addition, a second storey addition above the existing attached garage and a new covered front porch.

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

- Section 900.3.10.(35)(A), By-law 569-2013 & Section 1.(a), By-law 1998-108**
The maximum permitted gross floor area is 150 m² plus 25% of the lot area (247.17 m²), up to a maximum floor space index of 0.5 (194.34 m²).
The altered dwelling will have a gross floor area of 150 m² plus 56% of the lot area (367.7 m²), with a floor space index of 0.95 (367.7 m²).
- Section 10.20.40.70.(1), By-law 569-2013 & Section 320-40.A.**
The minimum required front yard setback is 6.88 m.
The altered dwelling will be located 6.05 m from the front lot line.
- Section 10.2040.70.(3)(C), By-law 569-2013 & Section 320-42.1.C.(1)**
The minimum required side yard setback is 1.2 m.
Section 320-42.1.C.(1)
The minimum required side yard setback is 0.9 m, providing the aggregate is not less than 2.1 m.
Section 10.2040.70.(3)(C), By-law 569-2013 & Section 320-42.1.C.(1)
The altered dwelling will be located 0.59 m from the north side lot line and 0.45 m from the south side lot line, providing an aggregate side yard setback of 1.04 m.
- Section 900.3.10(35)(B), By-law 569-2013 & Section 1.(b), By-law 1993-108**
The minimum required side yard setback for a second storey addition is 0.6 m, providing the aggregate is not less than 2.1 m.
The second storey addition of the altered dwelling will be located 0.59 m from the north side lot line and 0.45 m from the south side lot line, providing an aggregate side yard setback of 1.04 m.
- 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 18.78 m.

6. **Section 10.20.40.30.(1), By-law 569-2013**
The minimum required dwelling depth is 19 m.
Section 320-42.1.D.(1)
The minimum required dwelling depth is 16.5 m.
Section 10.20.40.30.(1), By-law 569-2013 & Section 320-42.1.D.(1)
The altered dwelling will have a depth of 19.61 m.
7. **Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 320-42.1.B.(1)**
The maximum permitted dwelling height is 9.5 m.
The altered dwelling will have a height of 10.6 m.
8. **Section 10.20.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.
The altered dwelling will have a side exterior main wall height of 7.52 m, facing a side lot line.
9. **Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The altered dwelling will have a soffit height of 7.52 m.
10. **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 2.68 m into the required rear yard setback.
Section 320-42(E)
The maximum projection for a deck into the required rear yard setback is 1.6 m.
The proposed covered platform will project 4.22 m into the required rear yard setback.
11. **Section 10.5.50.10.(1)(D), By-law 569-2013 & 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 (35.9 m²).
A total of 39% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (18.6 m²).

7. A0089/17EYK

File Number:	A0089/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	42 KING GEORGES RD	Community:	
Legal Description:	PLAN 1685 PT LOTS 237 TO 239		

PURPOSE OF THE APPLICATION:

To construct a new rear detached garage. A previous Committee of Adjustment decision (File Number: A104/15EYK) approved variances related to the construction of one and two-storey rear additions.

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

- Section 900.3.10.(35)(A), By-law 569-2013**
The maximum permitted gross floor area of a detached dwelling, including an attached or detached garage, is 150 m² plus 25% of the lot area (272.49 m²), up to a maximum floor space index of 0.5 times the area of the lot (244.97 m²).
Section 1.a), By-law 1993-108
The maximum permitted gross floor area of a detached dwelling, including an attached or detached garage, is 150 m² plus 25% of the lot area (272.49 m²).
A previous Committee of Adjustment decision (File Number: A104/15EYK) approved a gross floor area of 150 m² plus 26.76% of the lot area (281.1 m²), with a floor space index of 0.57 times the lot area (281.1 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 150 m² plus 27.69% of the lot area (285.69 m²), with a floor space index of 0.58 (285.69 m²).
- Section 320-43.A**
The minimum required side yard setback for an accessory building or structure is 0.4 m.
The proposed detached garage will be located 0.3 m from the east side lot line.
- Section 320-43.A**
The minimum required rear yard setback for an accessory building or structure is 0.4 m.
The proposed detached garage will be located 0.3 m from the rear lot line.
- Section 10.5.60.60.(1), By-law 569-2015 & Section 320-43.A.(2)**
The minimum required eaves setback for an ancillary building is 0.15 m.
The eaves of the proposed detached garage will be located 0.05 m from the rear and east side lot line.

5. **Section 320-43.D.**
The maximum permitted wall height of an accessory structure is 2.5 m.
The proposed detached garage will have a height of 4 m.
6. **Section 200.5.1.10.(2)(A)(i), By-law 569-2013 and Section 320-18(A)(1)(a)**
The minimum required length of a parking space is 5.6 m.
The proposed length of the parking space within the proposed garage is 4.29 m.
7. **Section 200.5.1.10.(2)(A)(ii), By-law 569-2013 & Section 320-18(A)(1)(c)**
The minimum required width of a parking space is 2.6 m.
The proposed width of the parking space within the proposed garage is 2.39 m.

8. A0091/17EYK

File Number:	A0091/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	118 LAUREL AVE	Community:	
Legal Description:	PLAN 3792 LOT 37		

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.(21)(C), By-law 569-2013 & Section 1(b)(1), By-law 1992-23**
The maximum permitted gross floor area is 135 m² plus 25% of the lot area (321.8 m²).
Section 900.3.10.(21)(C), By-law 569-2013
The proposed dwelling will have a gross floor area of 135 m² plus 37% of the lot area (413 m²).
Section 1(b)(1), By-law 1992-23
The proposed dwelling will have a gross floor area of 135 m² plus 39% of the lot area (430 m²).
- Section 900.3.10.(21)(B)(iii), By-law 569-2013 & Section 1(c)(3), By-law 1992-23**
The minimum required side yard setback is 1.5 m, with an aggregate side yard setback of 3.66 m.
The proposed dwelling will be located 1.2 m from the north and south side lot line, providing an aggregate side yard setback of 2.4 m.
- Section 1(a)(2), By-law 1992-23**
The maximum permitted soffit height is 6.5 m.
The proposed dwelling will have a soffit height of 7.32 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 proposed dwelling will have a front exterior main wall height of 7.45 m.
- Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 1(a)(1), By-law 1992-23**
The maximum permitted dwelling height is 9.5 m.
The proposed dwelling will have a height of 10 m.
- Section 10.20.40.50.(1)(A), By-law 569-2013**
The maximum number of platforms at or above the second storey located on the rear wall is 1.
The proposed dwelling will have 2 platforms at or above the second storey on the rear wall.
- 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 platforms at or above the second storey will have an area be 5.4 m² and 6.1 m².

9. A0095/17EYK

File Number:	A0095/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	48 LELAND AVE	Community:	
Legal Description:	PLAN M997 LOT 6		

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 320-42.1.(A)(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (238.9 m²).
The new dwelling will have a floor space index of 0.54 times the area of the lot (286.6 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 7.3 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 6.89 m.

10. A0096/17EYK

File Number:	A0096/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	128 MILTON ST	Community:	
Legal Description:	PLAN M101 S PT LOT 118 N PT LOT 119		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling an attached garage and and to create a secondary suite in the basement.

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

- Section 320-42.1.(A)(1)**
The maximum permitted gross floor area is 0.45 times the area of the lot (238.8 m²).
The new dwelling will have a gross floor area of 0.5 times the area of the lot (263.5 m²).
- Section 320-42.1.(C)(1)**
The minimum required side yard setback is 0.9 m and the aggregate width of the side yards shall not equal less than 2.1 m.
The new dwelling will be located 0.45 m from the north side lot line and will have an aggregate side yard width of 1.47 m.
- Section 320-42.1.(B)(2)**
The maximum permitted building height is 6.5 m for a flat roof.
The new dwelling will have a flat roof height of 7.4 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.

11. A0097/17EYK

File Number:	A0097/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	8 CLUESON PK	Community:	
Legal Description:	PLAN 3729 E PT LOT 24		

PURPOSE OF THE APPLICATION:

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

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

- 1. Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (115.15 m²).
The altered dwelling will have a lot coverage of 36% of the lot area (125.66 m²).
- 2. Section 900.3.10.(42)(A)(i), By-law 569-2013**
The maximum permitted gross floor area is 118 m² plus 25% of the lot area (205.24 m²), up to a maximum floor space index of 0.5 (174.47 m²).
The altered dwelling will have a floor space index of 0.58 (203.46 m²).
- 3. Section 10.20.40.70.(2)(A), By-law 569-2013 & Section 320-42.A**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 7.43 m from the rear lot line.
- 4. Section 320-42.1.B.(2)**
The maximum permitted height of a flat roof dwelling is 6.5 m.
The altered dwelling will have a height of 6.65 m.

12. A0100/17EYK

File Number:	A0100/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	685 SCARLETT RD	Community:	
Legal Description:	PLAN 2199 LOT 27 31FT 3 1/3IN ON L		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 1.(e), By-law 3970**
The maximum permitted gross floor area is 60% of the lot area (217.94 m²).
The new dwelling will have a gross floor area equal to 64.7% of the lot area (234.91 m²).
- Section 320-40.A**
The minimum required front yard setback is 7.5 m.
The new dwelling will be located 3.67 m from the front lot line.
- Section 320-39.E**
If a building fronts onto Scarlett Road, the minimum distance of a building from the centre line of a street shall be 23 m and in no case less than 7.5 metres from the street line.
The front yard of the new dwelling is 17.06 m from the centreline of Scarlett Road.
- Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwelling will have a depth of 18.5 m.
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The new dwelling will have a length of 18.49 m.
- Section 200.5.1(3)(A), By-law 569-2013 and 320-18. A. (4)**
The minimum required driveway width from the lot line to the garage is 6 m.
The proposed driveway width from the lot line to the garage is 3.67 m.
- 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.
A total of 66.25% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping.



City Planning Division

Susanne Pringle
Manager & Deputy Secretary Treasurer

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13. A0101/17EYK

File Number:	A0101/17EYK	Zoning	RD (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	26 CHARLESTON RD	Community:	
Legal Description:	PLAN 4344 LOT 12		

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted building length is 17 m
The altered dwelling will have a length of 18.29 m.

14. A0102/17EYK

File Number:	A0102/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	119 TWENTY SECOND ST	Community:	
Legal Description:	PLAN 1469 PT LOT 10		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013 & Section 350-31.F.(2)**
The maximum permitted floor space index/ gross floor area is 0.6 times the lot area (132.78 m²).
The proposed dwelling will have a floor space index/ gross floor area of 0.95 times the lot area (210.2 m²).
- Section 900.6.10.(23)(D)(i), By-law 569-2013 & Section 350-31.A.(4)**
The minimum required side yard setback is 0.6 m.
The proposed dwelling will be located 0.07 m from the north side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 350-13.B
The minimum required side yard setback for eaves is 0.5 m.
Section 10.5.40.60.(7), By-law 569-2013 & Section 350-13.B
The eaves of the proposed dwelling will be located 0 m from the north side lot line.
- Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The proposed dwelling will have a length of 18.21 m.
- Section 900.6.10.(23)(C), By-law 569-2013 & Section 350-31.A.(8)**
The maximum permitted dwelling height is 9.5 m.
The proposed dwelling will have a height of 9.63 m.
- Section 10.80.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The proposed dwelling will have a front exterior main wall height of 9.31 m.
- Section 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% of the rear yard shall be maintained as soft landscaping (45.53 m²).
A total of 44% of the rear yard will be maintained as soft landscaping (40.1 m²).

15. A0106/17EYK

File Number:	A0106/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	12 CRONIN DR	Community:	
Legal Description:	PLAN 2420 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 & Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (169.38 m²).

Section 10.20.30.40(1)(A), By-law 569-2013
The lot coverage will be 34.28% of the lot area (175.94 m²).

Section 320-59.C.
The lot coverage will be 38.36% of the lot area (196.88 m²).
- Section 900.3.10(21)(C), By-law 569-2013 & Section 1(b)(1), By-law 1992-23**
The maximum permitted gross floor area shall be 135 m² plus 25% of the lot area (263.32 m²) provided that the maximum floor space index for the dwelling does not otherwise exceed 0.5 (256.64 m²).
The proposed dwelling will have a gross floor area equal to 135 m² plus 33.52% of the lot area (307.07 m²) and will have a floor space index equal to 0.6 (306.94 m²).

16. A0113/17EYK

File Number:	A0113/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (01)
Agent:		Heritage:	Not Applicable
Property Address:	11 TODD BROOK DR	Community:	
Legal Description:	PLAN 3763 PT LOT 38		

PURPOSE OF THE APPLICATION:

To construct one-storey south side addition which will include an attached garage, a one-storey rear addition, and a partial second storey addition.

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

- Section 10.5.40.70.(1)(B), By-law 569-2013 and Section 320-40.C.(1)**
The minimum required front yard setback is 7.21 m.
The altered dwelling will be located 5.73 m from the front lot line.
- Section 900.3.10.(1299)(A), By-law 569-2013 and Section 1.b), By-law 1981-360**
The minimum required side yard setback is 1.22 m.
The altered dwelling will be located 0.78 m from the south side lot line.
- Section 200.5.1.(3)(A), By-law 569-2013 and Section 320-44.A.(1)**
The minimum required driveway width from the front line to the garage is 6 m.
The proposed width from the front lot line to the garage will be 5.73 m.
- Section 10.5.100.1.(1)(C)(ii), By-law 569-2013**
The maximum permitted driveway width is 5.08 m.
Section 320-44.A.(1)(c)
The maximum permitted driveway width is 6 m.
Section 10.5.100.1.(1)(C)(ii), By-law 569-2013 and Section 320-44.A.(1)(c)
The proposed driveway will have a width of 6.63 m.
- Section 10.5.40.60.(7)(B), By-law 569-2013**
The eaves of a roof may encroach into a required minimum building setback a maximum of 0.9 metres, if they are no closer to a lot line than 0.3 metres.
Section 320-41.D
The minimum required side yard setback for eaves is 0.4 m.
Section 10.5.40.60.(7)(B), By-law 569-2013 and Section 320-41.D
The eaves/roof projection of the altered dwelling will encroach 0.53 m into the required south and will be located 0.24 m from the south side lot line.

17. A0114/17EYK

File Number:	A0114/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	11 IVY LEA CRES	Community:	
Legal Description:	PLAN 4431 PT LOT 51 RR		

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling.

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

- Section 900.3.10.(42)(A)(i), By-law 569-2013 & Section 1(a), By-law 1993-109**
The maximum permitted gross floor area is 118 m² plus 25% of the lot area (331.1 m²).
The altered dwelling will have a gross floor area of 118 m² plus 30% of the lot area (373.9 m²).
- Section 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 9.46 m.
The altered dwelling will be located 7.92 m from the front lot line.
- Section 320-42.1(c)(2)**
The minimum required aggregate side yard setback is 4.67 m.
The altered dwelling will have an aggregate side yard setback of 4.47 m.

18. A0118/17EYK

File Number:	A0118/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	63 LELAND AVE	Community:	
Legal Description:	PLAN M997 LOT 28		

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 & Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (204.7 m²).
Section 10.20.30.40.(1)(A), By-law 569-2013
The proposed dwelling will have a lot coverage of 39% of the lot area (240.46 m²).
Section 320-59.C
The proposed dwelling will have a lot coverage of 43% of the lot area (271.48 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1.A.(1)**
The maximum permitted floor space index of 0.45 times the lot area (279.14 m²).
The proposed dwelling will have a floor space index of 0.55 times the lot area (342.43 m²).
- Section 320-42.1.C.(3)**
The minimum required aggregate side yard setback is 3.66 m.
The proposed dwelling will have an aggregate side yard setback of 2.8 m.
- Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The proposed dwelling will have a soffit height of 6.99 m.

19. A0123/17EYK

File Number:	A0123/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	63 LAKE CRES	Community:	
Legal Description:	PLAN M76 PT LOT 338		

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling.

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

- 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 0.41 m from the west side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 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.

20. A0124/17EYK

File Number:	A0124/17EYK	Zoning	RM & R3 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	284 GAMMA ST	Community:	
Legal Description:	PLAN 2225 PT LOT 252 PT LOT 253		

PURPOSE OF THE APPLICATION:

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

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

- Section 1.(a), By-law 1979-67**
The maximum permitted gross floor area is 0.4 times the lot area (178.4 m²).
The altered dwelling will have a gross floor area of 0.49 times the lot area (217.2 ²).
- Section 10.80.40.70.(1), By-law 569-2013 & Section 320-40.C.**
The minimum required front yard setback is 7.77 m.
The altered dwelling will be located 7.17 m from the front lot line.
- Section 10.80.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.93 m from the south side lot line.
- Section 320-42.1.C.(1)**
The minimum required aggregate side yard setback is 2.1 m.
The altered dwelling will have an aggregate side yard setback of 1.99 m.
- Section 3, By-law 1979-67**
The maximum permitted height to the mid-point of the roof is 7.5 m.
The altered dwelling will have a height of 8 m, to the mid-point of the roof.
- Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height for a specified pair of main walls is 7 m.
The south elevation of the altered dwelling will have a height of 7.32 m.
- Section 200.5.1.10.(2)(A)(ii), By-law 569-2013 & Section 320-18.A.(1)**
The minimum required length of a parking space is 5.6 m.
The parking space within the proposed attached garage will have a length of 5.58 m.

21. A0125/17EYK

File Number:	A0125/17EYK	Zoning	RM & R (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	17 STANLEY AVE	Community:	
Legal Description:	PLAN M77 PT LOT 308		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: a one-storey rear addition with a rear yard and north side yard deck, a complete second storey addition with a rear balcony, and a partial third floor addition with a roof top deck.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013 and Section 340-30.(L)**
The maximum permitted floor space index is 0.6 times the area of the lot (257.5 m²).
Section 10.80.40.40.(1)(A), By-law 569-2013
The altered dwelling will have a floor space index of 0.82 times the area of the lot (351.9 m²).
Section 340-30.(L)
The altered dwelling will have a floor space index of 0.87 times the area of the lot (372.5 m²).
- 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 0.15 m from the north side lot line.

22. A0127/17EYK

File Number:	A0127/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	46 STEPHEN DR	Community:	
Legal Description:	PLAN 2308 LOT 120		

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 (106.23 m²).
The new dwelling will cover 39.67% of the lot area (127.71 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 lot area (144.86 m²).
The new dwelling will have a floor space index of 0.65 times the lot area (209.04 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 7 m² of the first floor is within 4 m of the main front wall.
- Section 320-44.A.(3)**
The maximum permitted driveway area is 40% of the front yard (30.46 m²).
The proposed driveway will have an area of 45.4% of the front yard (34.59 m²).

23. A0132/17EYK

File Number:	A0132/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	224 GRENVIEW BLVD S	Community:	
Legal Description:	PLAN 2406 S PT LOT 47 S PT LOT 48		

PURPOSE OF THE APPLICATION:

To construct a two-storey south side addition with a new rear deck.

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

- Section 900.3.10.(42)(A), By-law 569-2013**
The maximum permitted gross floor area is 118 m² plus 25% of the lot area (187.3 m²), up to a maximum floor space index of 0.5 (138.6 m²).
The altered dwelling will have a floor space index of 0.6 (165.96 m²) times the lot area.
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-42.1(C)
The minimum required side yard setback is 0.9 m, providing the aggregate side yard setback is not less than 2.1 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 320-42.1(C)
The altered dwelling will be located 0.42 m from the south side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required eaves side yard setback is 0.3 m.
Section 320-41
The minimum required eaves side yard setback is 0.4 m.
Section 10.5.40.60.(7), By-law 569-2013 & Section 320-41
The altered dwelling will be located 0.16 m from the south side lot line.

24. A0691/16EYK

File Number:	A0691/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	31 AMBLESIDE AVE	Community:	
Legal Description:	PLAN 4337 LOT 51		

PURPOSE OF THE APPLICATION:

To construct a second storey addition over a portion of the dwelling, a new rear deck, and a new front porch.

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

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

The minimum required front yard setback is 8.24 m.

The altered dwelling will be located 7.95 m from the front lot line.

25. A0080/17EYK

File Number:	A0080/17EYK	Zoning	RD & R2 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	21 MCCLINCHY AVE	Community:	
Legal Description:	PLAN 3209 LOT 10		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with attached garage. A previous Committee of Adjustment application(A765/15EYK) approved variances relating to lot coverage, gross floor area, side yard setback and rear yard setback.

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

- 1. 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 proposed dwelling will have a height of 9.75 m.
- 2. Section 320-42.1.B(2)**
The maximum permitted soffit height is 6.5 m.
The proposed dwelling will have a soffit height of 6.55 m.

26. A0081/17EYK

File Number:	A0081/17EYK	Zoning	RD & R2 (Z)R
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	39 GENTIAN DR	Community:	
Legal Description:	PLAN M752 LOT 40		

PURPOSE OF THE APPLICATION:

To construct a second suite in the basement.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**Section 200.5.1.10.(2)(A)(i), By-law 569-2013 and Section 320-18.A.(1)(a)**

The minimum required length of a parking space is 5.6 m.

The proposed parking space, within the existing attached garage, will have a length of 5.34 m.

27. A0105/17EYK

File Number:	A0105/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	106 BALLACAINE DR	Community:	
Legal Description:	PLAN 4004 LOT 35		

PURPOSE OF THE APPLICATION:

To construct a second story addition above the existing dwelling.

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

- Section 900.3.10(42)(A)(i), By-law 569-2013 and Section 1(a), By-law 1993-109**
The maximum permitted gross floor area (including attached or detached garages) shall be 118 m² plus 25% of the lot area (239.1 m²) up to a maximum floor space index of 0.5 (233.61 m²).
The altered dwelling will have a gross floor area of 118 m² plus 29% of the lot area (254.4 m²) with a floor space index of 0.54 (254.4 m²).
- Section 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 9.57 m.
The altered dwelling will be located 7.92 m from the front lot line.
- Section 900.3.10(42)(A)(ii), By-law 569-2013 and Section 1(b), By-law 1993-109**
The minimum aggregate side yard is 2.1 m.
The altered dwelling will have an aggregate side yard setback of 1.98 m.

28. A0116/17EYK

File Number:	A0116/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	1 GREAT OAK DR	Community:	
Legal Description:	PLAN 3377 LOT 27		

PURPOSE OF THE APPLICATION:

To alter the dwelling by: expanding the second storey above the existing dwelling, constructing a two-storey east side addition (which will include a garage extension from the existing garage), constructing a new two-storey front enclosed lobby and a new rear deck.

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

- 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 garage, shall be 150 m² plus 25% of the lot area (316.75 m²).
The altered dwelling, including the attached garage, will have a gross floor area of 150 m² plus 27.51% of the lot area (333.5 m²).
- Section 900.3.10(37)(D)(iii), By-law 569-2013 and Section 1.c)(3), By-law 1992-25**
The minimum required side yard setback is 1.5 m, provided that the aggregate of the side yards shall equal not less than 3.64 m (20% of the lot frontage).
The altered dwelling will be located 0.9 m from the east side lot line and 2.05 m from the west side lot line and will have an aggregate of side yard setback of 2.95 m (16.2% of the lot frontage).



City Planning Division

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29. A0117/17EYK

File Number:	A0117/17EYK	Zoning	RD & RM1 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	20 DAISY AVE	Community:	
Legal Description:	PLAN 1571 E PT LOT 105 R-P 64 R-3869 PARTS 2&3		

PURPOSE OF THE APPLICATION:

To construct a two-storey front addition, a second storey addition above the existing garage, and a new front porch.

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

Section 900.6.10.(2)(D), 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 (121.93 m²).

The altered dwelling will have a floor space index of 0.55 times the area of the lot (190.92 m²).

30. A0130/17EYK

File Number:	A0130/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	4 QUEEN MARYS DR	Community:	
Legal Description:	PLAN 1686 E PT LOT 41		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage, a rear detached cabana and hot tub.

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

- Section 900.3.10(35)(A), By-law 569-2013**
The maximum permitted gross floor area, including the attached garage, is 150 m² plus 25% of the lot area (376.45 m²), up to a maximum floor space index of 0.5 (452.9 m²).
Section 1(a), By-law 1993-108
The maximum permitted gross floor area, including the attached garage, is 150 m² plus 25% of the lot area (376.45 m²).
Section 900.3.10(35)(A), By-law 569-2013 and Section 1(a), By-law 1993-108
The new dwelling will have a gross floor area of 150 m² plus 49.5% of the lot area (598.11 m²), with a floor space index of 0.66 (598.11 m²).
- Section 10.20.40.70.(1), By-law 569-2013 and Section 320-40(A)**
The minimum required front yard setback is 7.56 m.
The new dwelling will be located 6.02 m from the front lot line.
- Section 320-43.(M)**
The minimum required side yard setback for a swimming pool or structure containing water is 1.5 m.
The proposed side yard setback for the hot tub is 1.22 m.
- 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 12.05 m.
- Section 10.20.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.
The new dwelling will have a side exterior main wall height of 7.31 m facing a side lot line.
- Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 7.31 m.

- 7. Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The new dwelling will have a length of 24.49 m.
- 8. 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 26.03 m.
- 9. Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed rear yard platform at or above the second storey will have an area of 5.5 m².
- 10. Section 10.5.60.1.(3), By-law 569-2013**
An ancillary building used for any purpose other than an indoor amenity space may not have both food preparation facilities and sanitary facilities.
The proposed ancillary building will contain both food preparation facilities and sanitary facilities.

31. A0135/17EYK

File Number:	A0135/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	68 TWYFORD RD	Community:	
Legal Description:	PLAN 4871 LOT 1 RP 64R1458 PARTS 23 & 24		

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling, a south side two-storey (front) addition and a west side one-storey addition with a basement walk-out and deck.

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

- Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the lot area (380.29 m²).
The altered dwelling will have a floor space index of 0.49 times the lot area (411.75 m²).
- Section 10.20.40.70.(3)(F), By-law 569-2013**
The minimum required side yard setback is 2.4 m.
Section 320-42.1.C.(3)
The minimum required side yard setback is 1.53 m.
The altered dwelling will be located 1.46 m from the north side lot line.
- Section 10.20.40.70.(5)(A), By-law 569-2013**
The minimum required side yard setback is 7.5 m, where the depth of the building is greater than 17 m.
The altered dwelling will be located 1.46 m from the north side lot line, where the depth of the building is greater than 17 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 6.9 m.

32. A0138/17EYK

File Number:	A0138/17EYK	Zoning	RD & RS (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Listed
Property Address:	23 THIRTY FIFTH ST	Community:	
Legal Description:	PLAN M9 BLK N LOT 5 LOT 6		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 330-23.(A)(9)**
The maximum permitted floor space index is 0.35 times the area of the lot (167.5 m²).
The altered dwelling will have a floor space index of 0.52 times the area of the lot (250.9 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 18.36 m.

33. A0139/17EYK

File Number:	A0139/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	53 RENOWN RD	Community:	
Legal Description:	PLAN 1602 PT LOT 115 RP 66R20042 PART 8		

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.(37)(C), By-law 569-2013 & Section 1(b)(1), By-law 1992-25**
The maximum permitted gross floor area, including an attached garage, is 150 m² plus 25% of the lot area (276.87 m²), up to a maximum floor space index of 0.5 (253.73 m²).
The proposed dwelling, including the attached garage, will have a floor space index of 0.54 times the lot area (276 m²).
- Section 320-42.E**
The maximum permitted encroachment for a platform into the required rear yard setback is 1.6 m.
The proposed platform will encroach 2.43 m into the required rear yard setback.

34. A0141/17EYK

File Number:	A0141/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	23 ANTIOCH DR	Community:	
Legal Description:	PLAN 5057 LOT 102		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing: one-storey additions along the east and north sides, a new west side porch and to construct a second storey addition above the existing dwelling.

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

- Section 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 8.42 m.
The altered dwelling will be located 7.79 m from the front lot line.
- Section 320-42(A)**
The minimum required rear yard setback is 8.38 m.
The altered dwelling will be located 6.38 m from the rear lot line.
- Section 320-42.1(B)(2)**
The maximum permitted dwelling height for a flat roof is 6.5 m.
The altered dwelling will have a height of 6.98 m.

35. A0142/17EYK

File Number:	A0142/17EYK	Zoning	C-1 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	3418 LAKE SHORE BLVD W	Community:	
Legal Description:	PLAN 1572 LOTS 48 & 49 RP 66R17638 PARTS 3 8		

PURPOSE OF THE APPLICATION:

To construct a five-storey residential apartment building that will contain 32 residential units and parking stalls located at-grade and below-grade.

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

- 1. Section 3.f), By-law 1997-77**
The minimum required gross floor area for each apartment dwelling is 60 m².
A total of 8 units are deficient in size. Four of the proposed units will have a gross floor area of 53 m² and another four of the proposed units will have a gross floor area of 54 m².
- 2. Section 3.b), By-law 1997-77**
The maximum permitted floor space index is 3 times the area of the lot (2976.27 m²).
The new building will have a floor space index of 3.18 times the area of the lot (3152.68 m²).
- 3. Section 3.e), By-law 1997-77**
A total of 32 parking spaces are required.
A total of 29 parking spaces will be provided.



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36. A0144/17EYK

File Number:	A0144/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	5 WHEATFIELD RD	Community:	
Legal Description:	PLAN M134 PT LOT 246		

PURPOSE OF THE APPLICATION:

To enclose the existing front porch.

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

Section 10.80.40.70.(1), By-law 569-2013 & Section 340-30.N

The minimum required front yard setback is 7.9 m.

The altered dwelling will be located 2.81 m from the front lot line.

37. A0145/17EYK

File Number:	A0145/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (01)
Agent:		Heritage:	Not Applicable
Property Address:	68 HARLOW CRES	Community:	
Legal Description:	PLAN 3763 S PT LOT 55		

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.(1299)(A), By-law 569-2013 and Section 1.(c), By-law 1981-360**
The maximum permitted floor space index, including an attached garage, is 38% of the lot area (264.83 m²).
The new dwelling, including the attached garage, will have a floor space index equal to 46.99% of the lot area (327.46 m²).
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new dwelling will have a length of 21.24 m.
- Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
Section 320-42.1.D.(1)
The maximum permitted building depth is 16.5 m.
Section 10.20.40.30.(1), By-law 569-2013 and Section 320-42.1.D.(1)
The new dwelling will have a depth of 21.27 m.

38. A0147/17EYK

File Number:	A0147/17EYK	Zoning:	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	44 RANGOON RD	Community:	
Legal Description:	PLAN M752 LOT 164		

PURPOSE OF THE APPLICATION:

To construct a two-storey north side addition which will include an attached garage.

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

- Section 10.5.40.70.(1)(B), By-law 569-2013 and Section 320-40.C.(3)**
The minimum required front yard setback is 8.54 m.
The altered dwelling will be located 8.33 m from the front lot line.
- Section 10.20.40.70.(4), By-law 569-2013 and Section 320-42.1.C.(1)**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.77 m from the north side lot line.
- Section 10.5.40.60.(7)(B), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 320-41.D
The minimum required side yard setback for eaves is 0.4 m.
Section 10.5.40.60.(7)(B), By-law 569-2013 and Section 320-41.D
The eaves/roof projection of the altered dwelling will be located 0.21 m to the property line from the north side.
- Section 200.5.1.10.(2)(A)(iv), By-law 569-2013 and Section 320-18.(1)(c)**
The minimum required parking space width is 2.6 m and must be increase by 0.3 for each side of the parking space.
The proposed parking space, within the proposed attached garage, will have a width of 2.75 m.



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39. A0149/17EYK

File Number:	A0149/17EYK	Zoning	E & IC2 (ZR)
Owner(s):		Ward:	Etobicoke North (01)
Agent:		Heritage:	Not Applicable
Property Address:	11 GOODMARK PL UNIT 5	Community:	
Legal Description:	TORONTO CONDO PLAN 1469 LEVEL 1 UNIT 5		

PURPOSE OF THE APPLICATION:

To convert a portion of the existing building (Unit 5) into a vehicle related use (truck and trailer repair).

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

Section 304-32

A vehicle related use (truck and trailer repair) is not permitted in a multiple-occupancy building.

40. A0150/17EYK

File Number:	A0150/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	22 SIXTEENTH ST	Community:	
Legal Description:	PLAN 1712 PT LOT 183		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition, a new second storey addition above the existing dwelling, a new integral garage 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 350-31(F)(2)**
The maximum permitted floor space index/ gross floor area is 0.6 times the lot area (140.2 m²).
The altered dwelling will have a floor space index/ gross floor area of 0.99 times the lot area (230.6 m²).
- 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 south side lot line.
- Section 10.80.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The front exterior main wall height of the altered dwelling will be 8 m.
- Section 10.80.40.10.(4), By-law 569-2013**
The maximum permitted first floor height is 1.2 m above established grade.
The altered dwelling will have a first floor height of 2.44 m above established grade.
- 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 17.8 m.
- Section 350-26(A)(4)**
A minimum of 6 m of access is required in front of a parking space.
A total of 2.64 m of access will be provided in front of the parking space.
- Section 10.5.50.10.(1)(D), By-law 569-2013 and Section 350-30.9(A), as amended by By-law 973-2006**
A minimum of 75% of the required front yard landscaping must be maintained as soft landscaping (9.9 m²).
A total of 64.7% of the required front yard landscaping will be maintained as soft landscaping (8.5 m²).



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41. A0152/17EYK

File Number:	A0152/17EYK	Zoning	RD (WAIVER)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	34 SWAN AVE	Community:	
Legal Description:	PLAN 4455 LOT 2		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached gargage.

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

Section 900.3.10.(21)(C), By-law 569-2013 & Section 1(b)(1), By-law 1992-23

The maximum permitted gross floor area is 135 m² plus 25% of the lot area (234 m²).

The proposed dwelling will have a gross floor area of 135 m² plus 35% of the lot area (300 m²).



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42. A0158/17EYK

File Number:	A0158/17EYK	Zoning	I.C1(ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	1635 THE QUEENSWAY	Community:	
Legal Description:	CON 3 CST PT LOT 10 RP 66R9059 PARTS 1 TO 5		

PURPOSE OF THE APPLICATION:

To permit a parking deficiency for the proposed car dealership.

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

Section 320-18F(3)(e)

A total of 183 parking spaces are required for the site.

A total of 106 parking spaces will be provided.

43. A0165/17EYK

File Number:	A0165/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	4 SAVALON CRT	Community:	
Legal Description:	PLAN 7168 LOT 4		

PURPOSE OF THE APPLICATION:

To construct a one storey rear addition.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**Section 10.20.40.70.(2), By-Law 569-2013 and 320-42**

The minimum required rear yard setback is 8.39 m.

The altered dwelling will be located 6.47 m from the rear yard lot line.

44. A0179/17EYK

File Number:	A0179/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	31 FOURTH ST	Community:	
Legal Description:	PLAN 1478 N PT LOT 61		

PURPOSE OF THE APPLICATION:

To construct a second and third storey addition above the existing dwelling and to construct a new front porch

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

- Section 10.80.40.(1)(A), By-law 569-2013 & Section 350-31.F.(2)**
The maximum permitted floor space index is 0.6 times the lot area (133.78 m²).
The altered dwelling will have a floor space index is 0.84 times the lot area (186.57 m²).
- Section 900.3.10.(23)(D)(i), By-law 569-2013 & Section 350-31.A.(4)**
The minimum required side yard setback is 0.6 m.
The altered dwelling will be located 0.44 m from the north side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 350-13.B
The minimum required side yard setback for eaves is 0.3 m.
Section 10.5.40.60.(7), By-law 569-2013 & Section 350-13.B
The eaves of the alerted dwelling will be located 0.04 m from the north side lot line.
- Section 350-13.A**
The maximum permitted front yard projection is 1.6 m.
The altered covered front porch will project 1.91 m into the required front yard.

45. A0639/15EYK

File Number:	A639/15EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	47 EIGHTH ST	Community:	
Legal Description:	PLAN 1592 N PT LOT 252		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- 1. Section 10.80.40.40.(1)(A), By-law & Section 350-31(F)(2)**
The maximum permitted floor space index is 0.6 times the lot area (174.2 m²).
The new dwelling will have a floor space index of 0.75 times the lot area (218.2 m²).
- 2. Section 900.6.10.(23)(D)(i), By-law 569-2013 & Section 350-31(A)(4)**
The minimum required side yard setback is 0.6 m.
The new dwelling will be located 0.47 m from the north side lot line.
- 3. Section 900.6.10.(23)(C), By-law 569-2013 & Section 350-31(A)(8)**
The maximum permitted height is 9.5 m.
The new dwelling will have a height of 9.66 m.
- 4. 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 new dwelling will have a front exterior main wall height of 8.29 m.
- 5. Section 10.80.40.10.(4), By-law 569-2013**
The maximum permitted first floor height is 1.2 m above established grade.
The new dwelling will have a first floor height of 2.56 m above established grade.
- 6. Section 350-13(B)**
The minimum required setback for eaves is 0.5 m from all side lot lines.
The eaves of the new dwelling will be located 0.32 m from the north side lot line.
- 7. Section 350-26(A)(4)**
A minimum of 6 m of access is required in front of a parking space.
A total of 4.55 m of access will be provided in front of the parking space.

46. A0711/16EYK

File Number:	A0711/16EYK	Zoning	RM & RM1 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	62 THIRTIETH ST	Community:	
Legal Description:	PLAN 2130 PT LOT 17		

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.(2)(D)(i), By-law 569-2013 and Section 330-23(A)(9)**
The maximum permitted gross floor area is 0.35 times the area of the lot (146.3 m²).
The proposed dwelling will have a gross floor area equal to 0.85 times the area of the lot (357.1 m²).
- Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The proposed dwelling will have a length of 17.53 m.
- Section 10.80.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The proposed dwelling will have a front exterior main wall height of 8.38 m.
- Section 10.80.40.10.(4), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The proposed dwelling will have a first floor height of 2.85 m above established grade.

47. A0151/17EYK

File Number:	A0151/17EYK	Zoning	E & IC2 (Waiver)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	25 KELFIELD ST	Community:	
Legal Description:	PLAN 5118 PT LOTS 8-10		

PURPOSE OF THE APPLICATION:

To permit a body rub parlour within the existing industrial/employment building.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**1. Section 60.20.20.100.(32)(A)(B)(C), By-law 569-2013**

A lot that has a body rub service must be:

(A) at least 100 m from a lot in the Residential Zone category or Residential Apartment Zone category,

(B) at least 500 m from a lot with a public school, private school, or place of worship, or a lot in a IS zone or IPW zone,

(C) at least 500 m from a lot that has adult entertainment use or 100 m from a lot that has a body rub service.

The proposed body rub service will be located 360 m from a private school located at 1 City Centre Drive.

2. Section 304-34

The proposed body rub parlour is not a permitted use in an IC2 zone.

48. A0159/17EYK

File Number:	A0159/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	56 FORDWICH CRES	Community:	
Legal Description:	PLAN M664 LOT 84		

PURPOSE OF THE APPLICATION:

To construct a new Detached Dwelling with an attached garage.

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

- 1. 320-59.C**
The maximum permitted coverage is 33% of the lot area (162.55 m²).
The proposed dwelling will cover 34% of the lot area (165.83 m²).
- 2. Section 10.20.40.40.(1), by-Law 569-2013 and 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (221.66 m²).
The proposed dwelling will have a floor space index equal to 0.55 times the area of the lot (272.16 m²).

49. A0166/17EYK

File Number:	A0166/17EYK	Zoning	RM & RM1 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	16 FORTY FIRST ST	Community:	
Legal Description:	PLAN 2172 N40FT L 280		

PURPOSE OF THE APPLICATION:

To construct a second storey addition on the existing dwelling with an existing attached garage.

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

- 1. Section 900.6.10(2)(D)(i), By-Law 569-2013 and 330-23(A)(9)**
The maximum permitted gross floor area is 0.35 times the area of the lot (155.5 m²).
The proposed dwelling will have a gross floor area equal to 0.61 times the area of the lot (271.7 m²).
- 2. 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 17.1 m.
- 3. 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 7.31 m.

50. A0168/17EYK

File Number:	A0168/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	52 KING GEORGES RD	Community:	
Legal Description:	PLAN 1685 PT LOTS 184 TO 186		

PURPOSE OF THE APPLICATION:

To construct a new detached garage in the rear yard.

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

- Section 10.5.60.40.(2), By-Law 569-2013**
The maximum permitted height for ancillary building or structure is 4 m.
The proposed detached garage will have a height of 5.2 m.
- Section 320-43.(D)**
The maximum permitted height of an accessory structure with a pitched roof is 3.7 m, provided that no part of the walls exceed 2.5 m in height.
The proposed detached garage will have a height of 4.2 m (measured to the midpoint of the roof) and will have a wall height of 3.2 m.

51. A0173/17EYK

File Number:	A0173/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	4 RIDGEVALLEY CRES	Community:	
Legal Description:	PLAN 3515 LOT 1		

PURPOSE OF THE APPLICATION:

To a 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 320-55C**
The maximum permitted coverage is 33% of the lot area (241.2 m²).
The proposed dwelling will cover 40.5% of the lot area (296 m²).
- Section 900.3.10(46)(C), By-Law 569-2013 and Section 1(C)(1), By-Law 1992-26**
The maximum permitted floor space index, including an attached or detached garage, is 0.45 times the area of the lot (329 m²).
Section 900.3.10(46)(C), By-Law 569-2013
The proposed dwelling, including the attached garage, will have a floor space index equal to 0.73 times the area of the lot including the garage (535.8 m²).
Section 1(C)(1), By-Law 1992-26
The proposed dwelling, including the attached garage will have a floor space index equal to 0.77 times the area of the lot including the garage and a part of the finished basement (563.8 m²).
- Section 10.20.40.70(1), By-Law 569-2013 and Section 320-40C(1)**
The minimum required front yard setback is 13.78 m.
The proposed dwelling will be located 11.47 m from the front lot line.
- Section 5.10.40.80(1), By-Law 569-2013**
The minimum required yard setback to a stable top-of-bank is 10 m.
The proposed dwelling will be located 0 m from the stable top-of-bank, measured to the rear concrete deck.
- Section 10.20.40.10(1), By-Law 569-2013 and Section 1(b)(1), By-Law 1992-26**
The maximum permitted height is 9.5 m.
The proposed dwelling will have a height of 10.95 m.

52. A0177/17EYK

File Number:	A0177/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	15 PENHALE DR	Community:	
Legal Description:	PLAN 3919 N PT LOT 9		

PURPOSE OF THE APPLICATION:

To construct a two storey front addition and a one storey side addition with an attached garage.

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

- Section 10.5.40.70 (1) (B), By-Law 569-2013 and 320-40 C(3)**
The minimum required front yard setback is 13.76 m.
The altered dwelling will be located 11.64 m.
- 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 20.61 m.

320-42.1 D (1)
The maximum permitted dwelling length is 16.5 m.
The altered dwelling will have a length of 17.56 m.
- Section 10.5.100.1.(1), By-law 569-2013 and 320-44 A (1) (c)**
The maximum permitted driveway width is 6 m.
The proposed driveway will have a width of 7.1 m.

53. A0178/17EYK

File Number:	A0178/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	32 RENOWN RD	Community:	
Legal Description:	PLAN 1602 PT LOTS 86 & 87		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition, a second storey rear balcony, a rear covered deck, and a swimming pool in the rear yard.

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 33% of the lot area (202.87 m²).
The altered dwelling will cover 36.15% of the lot area (222.26 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 (303.69 m²) with a maximum floor space index of 0.5 times the area of the lot (307.38 m²).
The altered dwelling, including the attached garage, will have a gross floor area of 150 m² plus 29.14% of the lot area (329.11 m²) and will have a floor space index of 0.54 times the area of the lot (329.11 m²).
- Section 1.(a)(2), By-law 1992-25**
The maximum permitted soffit height is 6.5 m.
The altered dwelling will have a soffit height of 6.87 m.
- Section 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% of the rear yard shall be maintained as soft landscaping (164.27 m²).
A total of 46.13% of the rear yard will be maintained as soft landscaping (151.55 m²).
- 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 platform will have an area of 7.76 m².

54. A0181/17EYK

File Number:	A0181/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	48 FOURTH ST	Community:	
Legal Description:	PLAN 1478 N PT LOT 29		

PURPOSE OF THE APPLICATION:

To demolish an existing one storey rear addition and construct a new two storey rear addition.

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

- 1. Section 900.6.10(23)(B)(ii), By-Law 569-2013 and 350-31(C)(2)**
The minimum required lot frontage is 15 m.
The proposed lot will have a frontage of 12.5.
- 2. Section 900.6.10(23)(A)(iii), By-Law 569-2013 and 350-31(C)(1)**
The minimum required lot area is 557 m².
The proposed lot will have an area of 468.7 m².
- 3. Section 900.6.10(23)(D)(i) and 350-31(C)(4)**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.5 m from the north side lot line.
- 4. 350-31(C)(6)**
The minimum required rear yard setback is 9.37 m.
The altered dwelling will be located 3 m from the rear yard lot line.
- 5. 350-26(A)(4)**
The minimum required access space in front of a parking space is 6 m.
The proposed garage will have 5.5 m of access space.

55A.**B0089/16EYK**

File Number:	B0089/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	369 MELROSE ST	Community:	
Legal Description:	PLAN 1007 LOT 36		

THE CONSENT REQUESTED:

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

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

The lot frontage is 7.62 m and the lot area is 290.3 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0986/16EYK.

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

The lot frontage is 7.62 m and the lot area is 290.3 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0985/16EYK.

File Numbers B0089/16EYK, A0985/16EYK AND A0986/16EYK will be considered jointly.

55B. A0985/16EYK

File Number:	A0985/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	369 MELROSE ST - PART 1	Community:	
Legal Description:	PLAN 1007 LOT 36		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.20(1)(A), By-law 569-2013 and Section 320-59.A.(1)**
The minimum required lot frontage is 13.5 m.
The proposed lot frontage is 7.62 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013 and Section 320-59.B.(1)**
The minimum required lot area is 510 m².
The new lot area will be 290.3 m².
- 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 (95.8 m²).
Section 10.20.30.40(1)(A), By-law 569-2013
The lot coverage will be 41.25% of the lot area (119.74 m²).
Section 320-59.C.
The lot coverage will be 36.82% of the lot area (106.89 m²).
- Section 10.20.40.40(1)(A), By-law 569-2013 and Section 320-42.1.A.(2)**
The maximum permitted floor space index is 0.45 times the lot area (130.64 m²).
The proposed dwelling will have a floor space index of 0.72 times the lot area (207.49 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 3.1 m² of the first floor is within 2.04 m of the main front wall.

- 6. Section 10.20.40.70(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2m.
Section 320-42.1.C.(1)
The minimum required side yard setback is 0.9 m and the aggregate width of both side yards shall not equal less than 2.1 m.
Section 10.20.40.70(3)(C), By-law 569-2013 and Section 320-42.1.C.(1)
The new dwelling will be located 0.6 m from the east side lot line and 0.9 m from the west side lot line and will a total aggregate side yard width of 1.5 m.
- 7. Section 10.20.40.10(6), By-law 569-2013**
The maximum permitted finished first floor height is 1.2 m.
The proposed finished first floor height is 1.49 m.
- 8. Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The proposed dwelling will have a depth of 16.91 m.
- 9. Section 10.20.40.10(2)(A), By-law 569-2013**
The maximum permitted height of the exterior portion of the main walls is 7 m.
The exterior main walls of the proposed dwelling will be 8.06 m in height.
- 10. Section 10.5.40.60(7)(B), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 320-41.D
The minimum required side yard setback for eaves is 0.4 m.
Section 10.5.40.60.(7)(B), By-law 569-2013 and Section 320-41.D
The eaves/roof projection of the proposed dwelling will be located 0.2 m to the property line from the east side.
- 11. Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The proposed dwelling will have a soffit height of 8.06 m.

File Numbers B0089/16EYK, A0985/16EYK AND A0986/16EYK will be considered jointly.

55C. A0986/16EYK

File Number:	A0986/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	369 MELROSE ST - PART 2	Community:	
Legal Description:	PLAN 1007 LOT 36		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.20(1)(A), By-law 569-2013 and Section 320-59.A.(1)**
The minimum required lot frontage is 13.5 m.
The proposed lot frontage is 7.62 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013 and Section 320-59.B.(1)**
The minimum required lot area is 510 m².
The new lot area will be 290.3 m².
- 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 (95.8 m²).
Section 10.20.30.40(1)(A), By-law 569-2013
The lot coverage will be 41.25% of the lot area (119.74 m²).
Section 320-59.C.
The lot coverage will be 36.82% of the lot area (106.89 m²).
- Section 10.20.40.40(1)(A), By-law 569-2013 and Section 320-42.1.A.(2)**
The maximum permitted floor space index is 0.45 times the lot area (130.64 m²).
The proposed dwelling will have a floor space index of 0.71 times the lot area (206.44 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 3.1 m² of the first floor is within 2.04 m of the main front wall.

6. **Section 10.20.40.70(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2m.
Section 320-42.1.C.(1)
The minimum required side yard setback is 0.9 m and the aggregate width of both side yards shall not equal less than 2.1 m.
Section 10.20.40.70(3)(C), By-law 569-2013 and Section 320-42.1.C.(1)
The new dwelling will be located 0.9 m from the east side lot line and 0.6 m from the west side lot line and will a total aggregate side yard width of 1.5 m.
7. **Section 10.20.40.10(6), By-law 569-2013**
The maximum permitted finished first floor height is 1.2 m.
The proposed finished first floor height is 1.49 m.
8. **Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The proposed dwelling will have a depth of 16.91 m.
9. **Section 10.20.40.10(2)(A), By-law 569-2013**
The maximum permitted height of the exterior portion of the main walls is 7 m.
The exterior main walls of the proposed dwelling will be 8.06 m in height.
10. **Section 10.5.40.60(7)(B), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 320-41.D
The minimum required side yard setback for eaves is 0.4 m.
Section 10.5.40.60.(7)(B), By-law 569-2013 and Section 320-41.D
The eaves/roof projection of the proposed dwelling will be located 0.2 m to the property line from the west side.
11. **Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The proposed dwelling will have a soffit height of 8.06 m.

File Numbers B0089/16EYK, A0985/16EYK AND A0986/16EYK will be considered jointly.



City Planning Division

Susanne Pringle
Manager & Deputy Secretary Treasurer

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56A.

B0090/16EYK

File Number:	B0090/16EYK	Zoning	RD & RS (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	32 THIRTY SIXTH ST	Community:	
Legal Description:	PLAN 2180 LOT 127 RP 66R18962 PARTS 1 & 2		

THE CONSENT REQUESTED:

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

Retained - Part 2 & 3

Address to be assigned

The lot frontage is 7.62 m and the lot area is 306.5 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A988/16EYK.

Any existing easements will be maintained.

Conveyed - Part 1

Address to be assigned

The lot frontage is 7.62 m and the lot area is 306.5 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0987/16EYK.

File numbers B0090/16EYK, A0987/16EYK and A0988/16EYK will be considered jointly.

56B. A0987/16EYK

File Number:	A0987/16EYK	Zoning	RD & RS (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	32 THIRTY SIXTH ST - PART 1	Community:	
Legal Description:	PLAN 2180 LOT 127 RP 66R18962 PARTS 1 & 2		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013 & Section 330-23.A.(2)**
The minimum required lot frontage is 12 m.
The lot frontage will be 7.62 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 370 m².
Section 330-23.A.(1)
The minimum required lot area is 371 m².
Section 10.20.30.20.(1)(A), By-law 569-2013 & Section 330-23.A.(2)
The lot area will be 306.5 m².
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the lot area (107.3 m²).
The proposed dwelling will have a gross floor area of 0.91 times the lot area (278.8 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 330-23.A.(7)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 330-23.A.(7)
The proposed dwelling will be located 0.61 m from the north side lot line.
- Section 10.5.40.60.(7)(B), 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)(B), By-law 569-2013 & Section 330-13.A.(2)
The eaves of the proposed dwelling will be located 0.05 m from the north side lot line.

- 6. Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The proposed dwelling will have a length of 18 m.
- 7. Section 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted dwelling height is 9.5 m.
The proposed dwelling will have a height of 10.19 m.
- 8. Section 10.20.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls abutting a street is 7 m.
The side exterior main walls of the proposed dwelling will have a height of 8.42 m, facing a side lot line.
- 9. 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 (22.7 m²).
A total of 72% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (21.7 m²).
- 10. Section 10.5.50.10.(B), By-law 569-2013 & Section 330-20.5(B)**
A minimum of 50% of the front yard shall be maintained as landscaping (25.2 m²).
A total of 44% of the front yard will be maintained as landscaping (22.1 m²).

File numbers B0090/16EYK, A0987/16EYK and A0988/16EYK will be considered jointly.

56C. A0988/16EYK

File Number:	A0988/16EYK	Zoning	RD & RS (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	32 THIRTY SIXTH ST - PART 2	Community:	
Legal Description:	PLAN 2180 LOT 127 RP 66R18962 PARTS 1 & 2		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013 & Section 330-23.A.(2)**
The minimum required lot frontage is 12 m.
The lot frontage will be 7.62 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 370 m².
Section 330-23.A.(1)
The minimum required lot area is 371 m².
Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 330-23.A.(1)
The lot area will be 306.5 m².
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the lot area (107.3 m²).
The proposed dwelling will have a gross floor area of 0.81 times the lot area (248.2 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 330-23.A.(7)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 330-23.A.(7)
The proposed dwelling will be located 0.61 m from the south side lot line.
- Section 10.5.40.60.(7)(B), 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)(B), By-law 569-2013 & Section 330-13.A.(2)
The eaves of the proposed dwelling will be located 0.05 m from the south side lot line.

6. **Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The proposed dwelling will have a length of 18 m.
7. **Section 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted dwelling height is 9.5 m.
The proposed dwelling will have a height of 10.19 m.
8. **Section 10.20.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls abutting a street is 7 m.
The side exterior main walls of the proposed dwelling will have a height of 8.42 m, facing a side lot line.
9. **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 (22.7 m²).
A total of 72% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (21.7 m²).
10. **Section 10.5.50.10.(B), By-law 569-2013 & Section 330-20.5(B)**
A minimum of 50% of the front yard shall be maintained as landscaping (25.2 m²).
A total of 44% of the front yard will be maintained as landscaping (22.1 m²).
11. **Section 200.5.1.10.(2)(C), By-law 569-2013 & Section 330-9.A.(1)**
The minimum required width of a parking space is 3.2 m.
The proposed parking space width is 2.62 m.

File numbers B0090/16EYK, A0987/16EYK and A0988/16EYK will be considered jointly.



City Planning Division

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57A.

B0003/17EYK

File Number:	B0003/17EYK	Zoning	RD & RS (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	50 LABURNHAM AVE	Community:	
Legal Description:	PLAN 1571 LOT 235		

THE CONSENT REQUESTED:

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

Retained - Part 1

Address to be assigned

The lot frontage is 7.62 m and the lot area is 290.3 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0013/17EYK.

Conveyed - Part 2

Address to be assigned

The lot frontage is 7.62 m and the lot area is 290.3 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0014/17EYK.

File numbers B0003/17EYK, A0013/17EYK and A0014/17EYK will be considered jointly.

57B. A0013/17EYK

File Number:	A0013/17EYK	Zoning	RD & RS (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	50 LABURNHAM AVE - PART	Community:	
Legal Description:	1 PLAN 1571 LOT 235		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013 & Section 330-23.A.(2)**
The minimum, required lot frontage is 12 m.
The lot frontage will be 7.62 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 370 m².
Section 330-23.A.(1)
The minimum required lot area is 371 m².
Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 330-23.A.(1)
The lot area will be 290.3 m².
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the lot area (101.6 m²).
The proposed dwelling will have a floor space index of 0.63 times the lot area (182.6 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 330-23.A.(7)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 330-23.A.(7)
The proposed dwelling will be located 0.62 m from the west side lot line.
- Section 330-13.A.(2)**
The minimum required eaves side yard setback is 0.5 m.
The eaves of the proposed dwelling will be located 0.3 m from the west side lot line.
- Section 10.20.40.20.(1), By-law 569-2013**
The minimum required building length is 17 m.
The proposed dwelling will have a length of 18.1 m.
- Section 200.5.1.10(2)(C), By-law 569-2013 & Section 330-9.A.(1)**
The minimum required parking space width is 3.2 m.
The proposed parking space, within the proposed garage will have a width of 3.05 m.

File numbers B0003/17EYK, A0013/17EYK and A0014/17EYK will be considered jointly.

57C. A0014/17EYK

File Number:	A0014/17EYK	Zoning	RD & RS (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	50 LABURNHAM AVE - PART	Community:	
	2		
Legal Description:	PLAN 1571 LOT 235		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013 & Section 330-23.A.(2)**
The minimum, required lot frontage is 12 m.
The lot frontage will be 7.62 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 370 m².
Section 330-23.A.(1)
The minimum required lot area is 371 m².
Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 330-23.A.(1)
The lot area will be 290.3 m².
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the lot area (101.6 m²).
The proposed dwelling will have a floor space index of 0.63 times the lot area (183.2 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 330-23.A.(7)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 330-23.A.(7)
The proposed dwelling will be located 0.62 m from the east side lot line.
- Section 330-13.A.(2)**
The minimum required eaves side yard setback is 0.5 m.
The eaves of the proposed dwelling will be located 0.3 m from the east side lot line.
- Section 10.20.40.20.(1), By-law 569-2013**
The minimum required building length is 17 m.
The proposed dwelling will have a length of 18.1 m.
- Section 200.5.1.10(2)(C), By-law 569-2013 & Section 330-9.A.(1)**
The minimum required parking space width is 3.2 m.
The proposed parking space, within the proposed garage will have a width of 3.05 m.

File numbers B0003/17EYK, A0013/17EYK and A0014/17EYK will be considered jointly.

58. A0535/16EYK

File Number:	A535/16EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	90 TENTH ST	Community:	
Legal Description:	PLAN 1592 PT LOT 66		

PURPOSE OF THE APPLICATION:

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

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 350-31.F(1)**
The maximum permitted floor space index/gross floor area is 0.4 times the area of the lot (105.25 m²).
The altered dwelling will have a floor space index/gross floor area equal to 0.93 times the area of the lot (245.76 m²).
- Section 10.5.40.70.(1)(B), By-law 569-2013 and Section 350-31.K**
The minimum required front yard setback is 6.09 m.
The altered dwelling will be located 3.37 m from the front lot line.
- Section 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
Section 350-31.A(4)
The minimum required side yard setback is 0.6 m.
Section 10.20.40.70.(3)(B), By-law 569-2013 and Section 350-31.A(4)
The altered dwelling will be located 0.48 m from the north side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 350-13.B
The minimum required side yard setback for eaves is 0.5 m.
Section 10.5.40.60.(7), By-law 569-2013 and Section 350-13.B
The eaves of the altered dwelling will be located 0.07 m from the north side lot line.
- Section 10.20.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.
The altered dwelling will have a side exterior main wall height of 8.56 m facing a side lot line.
- Section 350-30.9.(A)**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping.
A total of 66% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (13.3 m²).

59. A0565/16EYK

File Number:	A0565/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	3 TENBY ST	Community:	
Legal Description:	PLAN M141 PT LOT 62		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition.

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 33% of the lot area (127.4 m²).
The altered dwelling will have a lot coverage of 38% of the lot area (146.6 m²).
- 2. Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1(A)(1)**
The maximum permitted floor space index/ gross floor area is 0.45 times the lot area (173.7 m²).
The altered dwelling will have a floor space index/ gross floor area of 0.52 times the lot area (199.3 m²).
- 3. Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered dwelling will have a length of 17.22 m.
- 4. Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
Section 320-42.1(D)(1)
The maximum permitted building depth is 16.5 m.
Section 10.20.40.30.(1), By-law 569-2013 & Section 320-42.1(D)(1)
The altered dwelling will have a depth of 19.94 m.



City Planning Division

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60A.

B0060/16EYK

File Number:	B0060/16EYK	Zoning	RM & R2A (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	66 VICTOR AVE	Community:	
Legal Description:	PLAN M77 LOT 229		

THE CONSENT REQUESTED:

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

Retained - Part 1

Address to be assigned

The lot frontage is 7.62 m and the lot area is 307.3 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0688/16EYK.

Conveyed - Part 2

Address to be assigned

The lot frontage is 7.62 m and the lot area is 307.3 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0689/16EYK.

File numbers B0060/16EYK, A0688/16EYK and A0689/16EYK will be considered jointly.

60B. A0688/16EYK

File Number:	A0688/16EYK	Zoning	RM & R2A (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	66 VICTOR AVE - PART 1	Community:	
Legal Description:	PLAN M77 LOT 229		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 900.6.10 (479)(B)(i), By-law 569-2013 & Section 340-30.A.(2)**
The minimum required lot frontage is 10.5 m.
The lot frontage will be 7.62 m.
- Section 900.6.10 (479)(A)(i), By-law 569-2013 & Section 340-30.A.(1)**
The minimum required lot area is 325 m².
The lot area will be 307.3 m².
- Section 10.80.40.40.(1), By-law 569-2013 & Section 340-30.L.**
The maximum permitted floor space index is 0.6 times the lot area (184.35 m²).
The proposed dwelling will have a floor space index of 0.78 times the lot area (240.2 m²).
- Section 900.6.10 (479)(D), By-law 569-2013 & Section 340-30.A.(4)**
The minimum required side yard setback is 0.9 m.
The proposed dwelling will be located 0.6 m from the north and south side lot lines.
- Section 10.80.40.50.(1), By-law 569-2016**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed platform at or above the second storey will be 13.5 m².

File numbers B0060/16EYK, A0688/16EYK and A0689/16EYK will be considered jointly.

60C. A0689/16EYK

File Number:	A0689/16EYK	Zoning	RM & R2A (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	66 VICTOR AVE	Community:	
Legal Description:	PLAN M77 LOT 229		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 900.6.10 (479)(B)(i), By-law 569-2013 & Section 340-30.A.(2)**
The minimum required lot frontage is 10.5 m.
The lot frontage will be 7.62 m.
- Section 900.6.10 (479)(A)(i), By-law 569-2013 & Section 340-30.A.(1)**
The minimum required lot area is 325 m².
The lot area will be 307.3 m².
- Section 10.80.40.40.(1), By-law 569-2013 & Section 340-30.L.**
The maximum permitted floor space index is 0.6 times the lot area (184.35 m²).
The proposed dwelling will have a floor space index of 0.78 times the lot area (240.2 m²).
- Section 900.6.10 (479)(D), By-law 569-2013 & Section 340-30.A.(4)**
The minimum required side yard setback is 0.9 m.
The proposed dwelling will be located 0.6 m from the north and south side lot lines.
- Section 10.80.40.50.(1), By-law 569-2016**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed platform at or above the second storey will be 13.5 m².

File numbers B0060/16EYK, A0688/16EYK and A0689/16EYK will be considered jointly.

61. A0879/16EYK

File Number:	A0879/16EYK	Zoning	CR & RA, C & R4 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	2409-2411 LAKE SHORE BLVD W	Community:	
Legal Description:	PLAN M224 PT LOT 7		

PURPOSE OF THE APPLICATION:

To construct a six-storey mixed-use building containing a restaurant/cafe, a dance/music studio and office spaces.

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

- Section 340-37.A**
The proposed dance studio/commercial school located on the second and third floor is not a permitted use.
- Section 40.10.20.100.(21)(A), By-law 569-2013 and Section 340-20.M**
An outdoor patio must be combined with an eating establishment/restaurant use.
The proposed outdoor (roof top/garden area) patio is in conjunction with a dance studio.
- Section 40.10.40.70.(2)(C), By-law 569-2013**
The minimum required setback for the main wall of a building that has windows or openings is 5.5 m from a side lot line that is not adjacent to a street or lane.
The proposed main wall will be located 0 m from the east side lot line and 2.39 m from the west side lot line.
- Section 40.10.20.100.(21)(E), By-law 569-2013**
The minimum required setback for outdoor patios located above the first floor is 40 m from a lot in the Residential Zone category.
The altered building will be located 0 m from a lot in a Residential Zone.
- Section 40.10.20.100.(21)(B)(i), By-law 569-2013**
The maximum permitted area of an outdoor patio is 30 m².
The proposed outdoor patio will have an area of 187 m².
- Section 40.10.20.100.(21)(F), By-law 569-2013**
An outdoor patio is permitted if it is located in the rear yard, abuts a lot in the Residential Zone category and has a fence installed along the portion of the outdoor patio parallel to the rear lot line.
The proposed rear outdoor patio will not have a fence installed along the portion of the patio parallel to the rear lot line.

7. Section 340-20.A.(1)

A total of 48 parking spaces are required for the restaurant and retail occupancies.

A total of 3 parking spaces will be maintained.

62. A0088/17EYK

File Number:	A0088/17EYK	Zoning	RD & RS (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	39 TWENTY SEVENTH ST	Community:	
Legal Description:	PLAN 1545 LOT 61		

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 lot area (302.55 m²).
The new dwelling will have a floor space index of 0.39 times the lot area (337.65 m²).
- Section 330-13(A)(2)**
The minimum required side yard setback for eaves is 0.5 m.
The eaves of the garage attached to the proposed dwelling will be located 0.3 m from the north side lot line.
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 330-23(A)(10)(a)**
The maximum permitted building height is 9.5 m.
The new dwelling will have a height of 9.8 m.