

**COMMITTEE OF ADJUSTMENT
ETOBICOKE- YORK PANEL**

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

OPENING REMARKS:

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

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

Item	File Number	Property	Community (Ward)
1	A0188/17EYK	22 NORFOLK AVE	Etobicoke-Lakeshore (06)
2	A0204/17EYK	45 GARDENVALE RD	Etobicoke-Lakeshore (05)
3	A0218/17EYK	66 RINGWAY CRES	Etobicoke North (02)
4	A0237/17EYK	12 SHAVER CRT	Etobicoke Centre (03)
5	A0287/17EYK	56 SYMONS ST	Etobicoke-Lakeshore (06)
6	A0314/17EYK	36 EAGLE RD	Etobicoke-Lakeshore (05)
7	A0315/17EYK	1355 MARTIN GROVE RD	Etobicoke North (02)

8	A0316/17EYK	15 GLENN ARTHUR DR	Etobicoke-Lakeshore (05)
9	A0318/17EYK	12 CRANLEIGH CRT	Etobicoke Centre (04)
10	A0321/17EYK	56 PRINCE GEORGE DR	Etobicoke Centre (04)
11	A0325/17EYK	423 THE KINGSWAY	Etobicoke Centre (04)
12	A0328/17EYK	37 LA RUSH DR	Etobicoke North (02)
13	A0330/17EYK	1460 THE QUEENSWAY	Etobicoke-Lakeshore (05)
14	A0331/17EYK	51 ELDER AVE	Etobicoke-Lakeshore (06)
15	A0341/17EYK	58 WENDOVER RD	Etobicoke-Lakeshore (05)
16	A0342/17EYK	26 OAK HAMPTON BLVD	Etobicoke Centre (04)
17	A0343/17EYK	5 BURFORD RD	Etobicoke-Lakeshore (05)
18	A0344/17EYK	17 THAMES AVE	Etobicoke-Lakeshore (06)
19	A0345/17EYK	115 SIXTEENTH ST	Etobicoke-Lakeshore (06)
20	A0346/17EYK	14 STEPHEN DR	Etobicoke-Lakeshore (05)

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

Item	File Number	Property	Community (Ward)
21	A0158/17EYK	1635 THE QUEENSWAY	Etobicoke-Lakeshore (05)
22	A0266/17EYK	111 WESTROSE AVE	Etobicoke-Lakeshore (05)

23	A0309/17EYK	5 RIDGEVALLEY CRES	Etobicoke Centre (04)
24	A0333/17EYK	53 KIRK BRADDEN RD E	Etobicoke-Lakeshore (05)
25	A0334/17EYK	7003 STEELES AVE W	Etobicoke North (01)
26	A0355/17EYK	2860 LAKE SHORE BLVD W	Etobicoke-Lakeshore (06)
27	A0358/17EYK	50 GLENELLEN DR E	Etobicoke-Lakeshore (05)
28	A0364/17EYK	23 CHARTWELL RD	Etobicoke-Lakeshore (05)
29	A0366/17EYK	8 NORBY CRES	Etobicoke Centre (04)
30	A0383/17EYK	74 TWELFTH ST	Etobicoke-Lakeshore (06)
31	A0384/17EYK	303 LAKE PROMENADE	Etobicoke-Lakeshore (06)
32	A0369/17EYK	251 GRENVIEW BLVD S	Etobicoke-Lakeshore (05)
33A	B0013/17EYK	30 ATHOL AVE	Etobicoke-Lakeshore (05)
33B	A0128/17EYK	30 ATHOL AVE - PART 1	Etobicoke-Lakeshore (05)
33C	A0129/17EYK	30 ATHOL AVE - PART 2	Etobicoke-Lakeshore (05)
34A	B0020/17EYK	177 HAY AVE	Etobicoke-Lakeshore (06)
34B	A0244/17EYK	177 HAY AVE - PART 1	Etobicoke-Lakeshore (06)
34C	A0245/17EYK	177 HAY AVE - PART 2	Etobicoke-Lakeshore (06)

DEFERRED APPLICATIONS:

Item	File Number	Property	Community (Ward)
35	DEFERRED from Sep 1/16 A0589/16EYK	223 SIXTH ST	Etobicoke-Lakeshore (06)
36	DEFERRED from Mar 9/17 A0991/16EYK	190 CARRIER DR, 1801- 1811 & 1821 ALBION RD	Etobicoke North (01)
37	DEFERRED from Apr 6/17 A0083/17EYK	122 JUDGE RD	Etobicoke-Lakeshore (05)

DELEGATED APPLICATIONS:

Item	File Number	Property	Community (Ward)
38	B0011/17EYK	1020 ISLINGTON AVE	Etobicoke-Lakeshore (05)

OMB APPEAL AND ORDERS:

OMB Appeals: NONE

OMB Orders: NONE



City Planning Division

Susanne Pringle
Manager & Deputy Secretary Treasurer

www.toronto.ca/planning/comm_adj.htm

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

1. A0188/17EYK

File Number:	A0188/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	22 NORFOLK AVE	Community:	
Legal Description:	PLAN 3817 LOT 49		

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling.

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

- Section 10.20.40.70.(1), By-law 569-2013 and Section 320-40(C)(1)**
The minimum required front yard setback is 10.52 m.
The altered dwelling will be located 8.44 m from the front lot line.
- Section 320-18(A)**
A minimum access of 6 m shall be provided in front of a parking space.
A total of 4.27 m of access will be provided in front of the parking space.

2. A0204/17EYK

File Number:	A0204/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	45 GARDENVALE RD	Community:	
Legal Description:	PLAN 2673 W PT LOT 27 W PT LOT 28		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with a rear detached 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 (101.2 m²).
Section 10.20.30.40.(1)(A), By-law 569-2013
The new dwelling will have a lot coverage of 37.5% of the lot area (115.1 m²).
Section 320-59.C.
The new dwelling will have a lot coverage of 40% of the lot area (124.3 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 320-42.1(A)(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (138 m²).
Section 10.20.40.40.(1)(A), By-law 569-2013
The new dwelling will have a floor space index of 0.56 times the area of the lot (170.6 m²).
Section 320-42.1(A)(1)
The new dwelling will have a floor space index of 0.6 times the area of the lot (184.3 m²).
- Section 10.20.40.70.(1), By-law 569-2013 & Section 320-40(C)(1)**
The minimum required front yard setback is 7.53 m.
The new dwelling will be located 3.06 m from the front lot line.
- Section 10.5.40.60.(1)(A)(i), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5 m if it is no closer to a side lot line than the required side yard setback.
Section 320-40.(D)(2)
The maximum permitted projection for a covered porch into the required front yard setback is 1.6 m.

- Section 10.5.40.60.(1)(A)(i), By-law 569-2013 and Section 320-40.(D)(2)**
The proposed front covered porch will project 6.01 m into the required front yard setback.
5. **Section 10.20.40.70.(6)(B), By-law 569-2013**
The minimum required side yard setback is 3 m for a corner lot where there is an adjacent lot fronting on the street abutting the side lot line.
Section 320-41.B
The minimum required side yard setback abutting a street is 3.84 m.
Section 10.20.40.70.(6)(B), By-law 569-2013 and Section 320-41.B
The new dwelling will be located 0 m from the west side lot line abutting a street (Gardenvale Road).
6. **Section 320-41.(F)(1)**
No vehicular garage door or garage wall containing a vehicular garage door fronting on a flanking street shall be closer than 6 m to the street.
The proposed garage door will be located 1.72 m from the west side lot line abutting the flanking street (Gardenvale Road).
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 new dwelling will have a height of 10 m.
8. **Section 320-43.(G)**
On dwellings located on a corner lot, any garage or carport must be attached to the dwelling.
The new dwelling will have a detached garage.
9. **Section 320-18(A)**
A minimum of 6 m shall be provided in front of a parking space.
A total of 1.72 m will be provided in front of the parking space.

3. A0218/17EYK

File Number:	A0218/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	66 RINGWAY CRES	Community:	
Legal Description:	PLAN M946 LOT 102		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: a two-storey rear addition, a new covered front porch, a one-storey front addition and a second storey front addition. Also, to legalize the existing parking space.

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

- Section 10.5.40.70.(1)(B), By-law 569-2013 & Section 320-40.C.(3)**
The minimum required front yard setback is 12.55 m.
The altered dwelling will be located 8.65 m from the front lot line.
- Section 10.20.40.70.(2)(B), By-law 569-2013 & Section 320-42.A.**
The minimum required rear yard setback is 9.02 m.
The altered dwelling will be located 6.88 m from the rear lot line.
- Section 10.5.40.60.(1)(A)(i), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach 2.5 m into the required front yard setback.
Section 320-40.D.(2)
The maximum permitted projection of a porch into the required front yard is 1.6 m.
Section 10.5.40.60.(1)(A)(i), By-law 569-2013 & Section 320-40.D.(2)
The proposed front covered porch will encroach 2.84 m into the required front yard setback.
- Section 10.5.50.10.(1)(C), By-law 569-2013 & Section 320-24.9.C.**
A minimum of 60% of the front yard shall be maintained as landscaping.
A total of 51.2% of the front yard will be maintained as landscaping.
- Section 10.5.80.10.(4), By-law 569-2013**
Vehicles may be parked on the private portion of the driveway leading to a parking space in the front yard.
Section 320-44.A
No parking shall be permitted in any front yard, except on a driveway, provided that such driveway leads to a legal parking space. At least one parking space shall be provided either by an attached garage, carport, detached garage or rear yard parking space.
Section 10.5.80.10.(4), By-law 569-2013 & Section 320-44.A.(1)
The existing parking space is located in the front yard.

4. A0237/17EYK

File Number:	A0237/17EYK	Zoning	RD & R2 (Waiver)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	12 SHAVER CRT	Community:	
Legal Description:	PLAN 3848 LOT 184		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The proposed dwelling will have a length of 22.28 m.
- Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted dwelling depth is 19 m.
Section 320-42.1.D.(1)
The maximum permitted dwelling depth is 16.5 m.
Section 10.20.40.30.(1), By-law 569-2013 and Section 320-42.1.D.(1)
The proposed dwelling will have a depth of 26.59 m.

5. A0287/17EYK

File Number:	A0287/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	56 SYMONS ST	Community:	
Legal Description:	PLAN M134 PT LOT 172		

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013 & Section 340-30(L)**
The maximum permitted floor space index/ gross floor area is 0.6 times the lot area (160.2 m²).
The altered dwelling will have a floor space index/ gross floor area of 0.63 times the lot area (168.2 m²).
- Section 900.3.10(22)(D), By-law 569-2013 & Section 340-30(A)(4)**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.55 m from the east side lot line and 0.8 m from the west side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required setback for eaves is 0.3 m.
Section 340-16(B)
The minimum required setback for eaves is 0.4 m.
Section 10.5.40.60.(7), By-law 569-2013 & Section 340-16(B)
The eaves of the altered dwelling will be located 0.26 m from the east side lot line.
- Section 200.5.1.10.(2)(A)(ii), By-law 569-2013 & Section 340-31(A)(1)**
The minimum required length of a parking is 5.6 m.
The parking space will have a length of 3.58 m.

6. A0314/17EYK

File Number:	A0314/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	36 EAGLE RD	Community:	
Legal Description:	PLAN 3624 LOT 35		

PURPOSE OF THE APPLICATION:

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

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 (147.35 m²).
The altered dwelling will have a lot coverage of 39% of the lot area (174.3 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the lot area (200.93 m²).
The altered dwelling will have a floor space index of 0.74 times the lot area (332 m²).
- Section 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6.54 m.
The eaves of the altered dwelling will be located 5.29 m from the front lot line.
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-42.1.C.(1)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 320-42.1.C.(1)
The eaves of the altered dwelling will be located 0.87 m from the north side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for the eaves is 0.3 m.
The eaves of the altered dwelling will be located 0.26 m from the north side lot line.
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The altered dwelling will have a length of 17.4 m.

- 7. Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor is 1.2 m above established grade.
The altered dwelling will have a first floor height of 1.3 m above established grade.
- 8. 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 front exterior main walls of the altered dwelling will have a height of 7.39 m.
- 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 7.39 m.
- 10. Section 10.5.40.60.(1)(A)(i), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5 m if it is no closer to a side lot line than the required side yard setback.
The proposed front porch encroaches 2.77 m into the required front yard setback.

7. A0315/17EYK

File Number:	A0315/17EYK	Zoning:	I.C2 (Waiver)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	1355 MARTIN GROVE RD	Community:	
Legal Description:	PLAN 4630 PT LOT 78		

PURPOSE OF THE APPLICATION:

To maintain the existing building and to permit parking deficiencies for a place of worship.

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

- Section 320-24.2.H**
The minimum required rear yard setback is 7.5 m.
The building is located 5.91 m from the rear yard setback.
- Section 320-24.2.C**
A total of 42 onsite parking spaces are required.
A total of 27 onsite parking spaces will be provided.
- Section 320-24.2.D**
All parking lots shall be curbed and paved and shall maintain a 1.5 m setback from all property lines. Fencing shall be provided in accordance with Subsection 320-24.2.G.
No fencing is proposed for the parking lot.
- Section 320-24.2.E**
A 1.5 m landscaped strip shall be provided along the entire perimeter of the property except for the frontage where a 3 m wide landscaped strip shall be provided.
A 0 m landscaped strip will be provided along the east and rear lot lines and a 1.07 m landscaped strip will be provided along the west side lot line.
- Section 320-18.A.(1)(c)**
The minimum required parking space width is 2.6 m (with no obstruction) and 2.9 m (with an obstruction on one side).
The proposed parking space will have a width of 2.59 m (with no obstruction) and 2.6 m (with an obstruction on one side).
- Section 304-36.G(1)**
No parking space shall be located closer than 4.5 m from any street line abutting a street.
The proposed parking spaces abutting Martingrove Road will be located 1.07 m from the street line and the proposed parking spaces abutting Racine Road will be located 0 m from the street lot line.

8. A0316/17EYK

File Number:	A0316/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	15 GLENN ARTHUR DR	Community:	
Legal Description:	PLAN M948 LOT 16		

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 (230.72 m²).
The new dwelling will have a floor space index of 0.56 times the area of the lot (287.3 m²).
- Section 10.20.40.70.(1), By-law 569-2013 and Section 320-40.B**
The minimum required front yard setback is 7.8 m.
The new dwelling will be located 7.65 m from the front lot line.
- Section 320-42.1.C.(2)**
The minimum required side yard setback is 1.2 m, provided that the aggregate width of both side yards shall equal not less than 20% of the lot frontage (3.27 m).
The new dwelling will be located 1.35 m from the north side lot line and 1.37 m from the south side lot line and will have an aggregate side yard width of 16.6% of the lot frontage (2.72 m).

9. A0318/17EYK

File Number:	A0318/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	12 CRANLEIGH CRT	Community:	
Legal Description:	PLAN 4138 LOT 27		

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.(28)(C), By-law 569-2013 & Section 1(b).1, By-law 1992-24**
The maximum permitted gross floor area is 165 m² plus 25% of the lot area (402.64 m²), up to a maximum floor space index of 0.5 (475.27 m²).
The proposed dwelling will have a gross floor area of 165 m² plus 27.12% of the lot area (422.75 m²).
- Section 1(a).2, By-law 1992-24**
The maximum permitted soffit height is 6.5 m.
The proposed dwelling will have a soffit height of 7.01 m.
- Section 10.20.40.10.(2)(A)(ii), By-law 569-2013**
A minimum of 60% of rear exterior main walls shall have a height less than 7 m.
A total of 5.7% of the proposed rear exterior main walls will have a height less than 7 m.

10. A0321/17EYK

File Number:	A0321/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	56 PRINCE GEORGE DR	Community:	
Legal Description:	PLAN 4967 LOT 144		

PURPOSE OF THE APPLICATION:

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

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-55.C.**
The maximum permitted lot coverage is 33% of the lot area (228.3 m²).
The altered dwelling will cover 36.3% of the lot area (250.81 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (311.32 m²).
The altered dwelling will have a floor space index of 0.61 times the area of the lot (419.68 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 1.5 m, with a minimum aggregate side yard setback equal to 20% of the lot frontage (4 m).
Section 10.20.40.70.(3)(F), By-law 569-2013 and Section 320-42.1.C.(3)
The altered dwelling will be located 1.44 m from the south side lot line and 1.53 m from the north side lot line, with an aggregate side yard setback equal to 15% of the lot frontage (2.97 m).
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 320-42.1.B**
The maximum permitted building height is 9.5 m.
The altered dwelling will have a height of 9.55 m.
- Section 320-42.1.B.(2)**
The maximum permitted soffit height of the eaves is 6.5 m.
The altered dwelling will have a soffit height of 6.74 m.
- Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The altered dwelling will have a depth of 16.65 m.

11. A0325/17EYK

File Number:	A0325/17EYK	Zoning	RD & R1 (Waiver)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	423 THE KINGSWAY	Community:	
Legal Description:	PLAN 2615 PT BLK A		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage and an accessory structure (cabana) in the rear yard. A previous Committee of Adjustment application (A0806/16EYK) approved variances relating to side yard setbacks, building depth, building length, building height, soffit height and exterior main wall height.

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

- Section 900.3.10.(28)(C), By-law 569-2013 and Section 1.b(1), By-law 1992-24**
The maximum permitted gross floor area, including an attached garage, shall not exceed 165 m² plus 25% of the lot area (874.62 m²), provided that the maximum floor space index of the dwelling does not otherwise exceed 0.5 times the area of the lot (1,419.24 m²).
The new dwelling, including the attached garage, will have a gross floor area equal to 165 m² plus 31.1% of the lot area (1048.82 m²) with a floor space index of 0.37 (1048.82 m²).
- Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
A previous Committee of Adjustment application (A0806/16EYK) approved a building depth of 30.19 m.
The new dwelling will have a length of 33.82 m.
- Section 320-43.(D)**
The maximum wall height for an accessory structure is 2.5 m.
The proposed rear accessory structure (cabana) will have a wall height of 2.88 m.

12. A0328/17EYK

File Number:	A0328/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	37 LA RUSH DR	Community:	
Legal Description:	PLAN 5184 LOT 11		

PURPOSE OF THE APPLICATION:

To construct a second storey addition on the existing dwelling, a two-storey west side addition, a rear one storey addition and a rear platform on the second storey.

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

- 1. Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The altered dwelling will have a length of 17.43 m.
- 2. Section 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted height of a flat roofed dwelling is 7.2 m.
Section 320-42.1.B.(2)
The maximum permitted height for a flat roofed dwelling is 6.5 m.
Section 10.20.40.10.(4)(A), By-law 569-2013 and Section 320-42.1.B.(2)
The altered dwelling will have a flat roof height of 7.96 m.
- 3. Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached house is 4 m².
The altered dwelling will have a proposed second storey rear platform with an area of 7.24 m².
- 4. Section 150.10.40.1(1), By-law 569-2013**
A secondary suite is permitted provided the dwelling is more than 5 years old.
A secondary suite is proposed within the altered dwelling which is less than 5 years old.

13. A0330/17EYK

File Number:	A0330/17EYK	Zoning	E1 & I.C2 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	1460 THE QUEENSWAY	Community:	
Legal Description:	CON 3 PT LOT 7		

PURPOSE OF THE APPLICATION:

To convert the existing industrial warehouse to include a self-storage warehouse, retail-sales and an office with associated parking deficiencies and to construct second-storey additions above portions of the building.

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

- 1. Section 60.20.20.10.(1), By-law 569-2013**
The proposed Retail and Self-storage uses are not permitted uses in an E zone.
- 2. Section 304-34.(E)**
The maximum permitted gross floor area of a Retail Sales use for products manufactured or warehoused on-site is 700 m².
The proposed Retail Sales use will have a gross floor area of 3,279 m².
- 3. Section 60.20.40.70(2) , By-law 569-2013**
The minimum required side yard setback is 3 m.
Section 304-36.D.(6)
The minimum required side yard setback, where the side lot line abuts a railway right-of-way, is 1.5 m.
Section 60.20.40.70(2), By-law 569-2013 and Section 304-36.D.(6)
The existing building is located 1.29 m from the east side lot line abutting a railway right-of-way.
- 4. Section 304-36.D.(4)**
The minimum required side yard setback is 10% of the lot frontage, to a maximum of 4.5 m. A landscaped strip, at least 3 m wide, shall be provided along a side lot line abutting a street, except for the necessary driveway access(es).
The existing building is located 19.4 m from the west side lot line abutting Vansco Road.
- 5. Section 60.5.80.10.(1)(A), By-law 569-2013**
A parking area must be located a minimum of 3 m from the front and side lot lines abutting a street.

Section 304-36.G.(1)

A parking area shall be located a minimum of 4.5 m from a lot line abutting a street.

Section 60.5.80.10.(1)(A), By-law 569-2013 and Section 304-36.G.(1)

The proposed parking spaces will be located 0.33 m from west lot line abutting Vansco Road.

6. Section 60.20.80.20.(1), By-law 569-2013

The minimum required setback for a parking space from any lot line is 0.5 m.

The proposed parking spaces will be located 0 m from the north side lot line.

7. Section 60.5.100.1.(1)(B), By-law 569-2013

A driveway must have a maximum width of 11 m for a minimum depth of 3 m measured from the lot line abutting a street.

The proposed driveway will have a width of 19.43 m for a depth greater than the minimum required 3 m abutting Vansco Road.

8. Section 304-36.G.(2)

The maximum permitted driveway access width is 10.5 m, excluding corner radii. No two such means of access on any said properties shall be less than 5 m apart.

The proposed driveway access width on the Vansco Road frontage will be 19.43 m.

9. Section 200.15.1.(1), By-law 569-2013

The minimum required width for an accessible parking space is 3.9 m.

The proposed accessible parking spaces will have a width of 3.4 m.

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

A maximum of 39 parking spaces are permitted in the front yard or the side yard that abuts a street.

A total of 110 parking spaces will be located along the west side lot line abutting Vansco Road.

11. Section 320-18(C)(3)(f)(1), Section 320-18(F)(2) and Section 320-18(F)(3)(f)

A total of 426 parking spaces are required.

A total of 277 parking spaces will be provided.

14. A0331/17EYK

File Number:	A0331/17EYK	Zoning	RM & RM1 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	51 ELDER AVE	Community:	
Legal Description:	PLAN 1571 W PT LOT 207 E PT LOT 208		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013 and Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the area of the lot (142.28 m²).
Section 10.80.40.40.(1)(A), By-law 569-2013
The new dwelling will have a floor space index of 0.99 times the area of the lot (400.72 m²).
Section 330-23.A.(9)
The new dwelling will have a floor space index of 0.96 times the area of the lot (391.03 m²).
- Section 900.6.10.(2)(C)(i), 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 9.93 m.
- Section 10.80.40.10.(2)(A), By-law 569-2013**
The maximum permitted height of the exterior portion of the main walls is 7 m.
The exterior portion of the main walls of the new dwelling will have a height of 8.41 m.
- Section 10.80.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed second storey rear balcony will have an area of 17.21 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 front main wall.
A total of 10 m² of the first floor will be located within 6.63 m of the front main wall.
- Section 10.5.50.10.(1)(B), By-law 569-2013 and Section 330-20.5.B**
A minimum of 50% of the front yard shall be maintained as landscaping.
A total of 34.98% of the front yard will be maintained as landscaping.

15. A0341/17EYK

File Number:	A0341/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	58 WENDOVER RD	Community:	
Legal Description:	PLAN 1685 LOT 204		

PURPOSE OF THE APPLICATION:

To construct a new detached garage in the rear yard.

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

- Section 900.3.10.(35)(A), By-law 569-2013 & Section (1)(a), By-law 1993-108**
The maximum permitted gross floor area, including an attached or detached garage, is 150 m² plus 25% of the lot area (295.2 m²), upto a maximum floor space index of 0.5 (290.3 m²).
The altered dwelling, including the detached garage, will have a gross floor area of 150 m² plus 26% of the lot area (302 m²), with a floor space index of 0.52 (302 m²).
- Section 320-43(D)**
The maximum permitted wall height of a ancillary structure is 2.5 m.
The proposed detached garage will have a wall height of 2.92 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 (130 m²).
A total of 22% of the rear yard will be maintained as soft landscaping (57.8 m²).
- Section 10.5.60.40.(2)(B), By-law 569-2013**
The maximum permitted height of an ancillary building or structure is 4 m.
The proposed detached garage will have a height of 4.37 m.

16. A0342/17EYK

File Number:	A0342/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	26 OAK HAMPTON BLVD	Community:	
Legal Description:	PLAN 3297 PT LOTS 7 AND 8		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (146.1 m²).
The new dwelling will cover 34.7% of the lot area (153.5 m²).
- Section 900.3.10.(38)(A), By-law 569-2013**
The maximum permitted gross floor area, including an attached or detached garage, shall be 125 m² plus 25% of the lot area (235.69 m²) up to a maximum floor space index of 0.5 (221.4 m²).
The new dwelling, including the attached garage, will have a gross floor area of 125 m² plus 56% of the lot area (374.9 m²) with a floor space index of 0.85 (374.9 m²).
- 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.(1)
The minimum required side yard setback is 0.9 m, providing the aggregate is not 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 0.45 m from the east side lot line and will have a total aggregate side yard width of 1.69 m.
- Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwelling will have a depth of 16.69 m.
- Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The new dwelling will have a first floor height of 1.44 m above established grade.
- Section 320-42.1.B.(2)**

The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 6.79 m.

7. 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 new dwelling will be located 0.2 m from the east side lot line.

8. Section 320-41.C.

The minimum required distance for windows on the first storey to the side lot line is 1.2 m.

The windows of the new dwelling on the first storey will be located 0.65 m from the east side lot line.

9. Section 200.5.1.10.(2)(A)(iv), By-law 569-2013 and Section 320-18.A.(1)

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

The proposed parking space, within the proposed attached garage, will have a width of 2.72 m.

10. Section 320-43.N.(3)

The minimum required side yard setback for an air conditioning unit is 1.5 m.

The proposed air conditioning unit will be located 0.7 m from the west side lot line.



City Planning Division

Susanne Pringle
Manager & Deputy Secretary Treasurer

www.toronto.ca/planning/comm_adj.htm

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

17. A0343/17EYK

File Number:	A0343/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	5 BURFORD RD	Community:	
Legal Description:	PLAN 4320 LOT 55		

PURPOSE OF THE APPLICATION:

To construct a two-storey south side addition and a second 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

The maximum permitted floor space index is 0.45 times the lot area (240.37 m²).

The altered dwelling will have a floor space index of 0.55 times the lot area (294.97 m²).

18. A0344/17EYK

File Number:	A0344/17EYK	Zoning	RD & R2 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	17 THAMES AVE	Community:	
Legal Description:	PLAN 3817 LOT 57		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition, a second storey addition that will cantilever along the front and rear of the dwelling, and a rear yard deck. The existing detached garage in the rear yard will be demolished.

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 (208.99 m²).
The altered dwelling will have a floor space index of 0.49 times the area of the lot (225.72 m²).
- Section 10.5.40.70.(1)(B), By-law 569-2013 and Section 320-40.C.(1)**
The minimum required front yard setback is 10.02 m.
The altered dwelling will be located 9.1 m from the front lot line.
- Section 200.5.10.1.(1), By-law 569-2013**
A minimum of 1 on-site parking space is required.
Section 320-18.B.(1)
A minimum of 1 on-site parking space is required. The parking space shall be provided by either an attached garage, carport, detached garage or rear yard parking space.
Section 200.5.10.1.(1), By-law 569-2013 and Section 320-18.B.(1)
No on-site parking spaces will be provided.

19. A0345/17EYK

File Number:	A0345/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	115 SIXTEENTH ST	Community:	
Legal Description:	PLAN M362 PT LOT 138		

PURPOSE OF THE APPLICATION:

To legalize and maintain a detached dwelling with an integral garage which is currently under construction. A previous Committee of Adjustment Decision (File Number: A446/14EYK) approved a new detached dwelling with an integral garage.

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

- 1. Section 900.6.10(23)(C), By-law 569-2013 and Section 350-31(A)(8)**
The maximum permitted height is 9.5 m.
The altered dwelling will have a height of 9.66 m.
- 2. 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.
A previous Committee of Adjustment Decision (File Number: A446/14EYK) approved a front exterior main wall height of 8.18 m.
The altered dwelling will have a front exterior main wall height of 8.58 m.
- 3. 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.
A previous Committee of Adjustment Decision (File Number: A446/14EYK) approved a height of 2.79 m above established grade.
The new dwelling will have a height of 3.02 m above established grade.

20. A0346/17EYK

File Number:	A0346/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	14 STEPHEN DR	Community:	
Legal Description:	PLAN 2308 LOT 104		

PURPOSE OF THE APPLICATION:

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

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

- Section 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted coverage is 33% of the lot area (112.4 m²).
The altered dwelling will cover 45% of the lot area (153.3 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 320-42.1(A)(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (153.3 m²).
The altered dwelling will have a floor space index equal to 0.59 times the area of the lot (202.7 m²).
- Section 320-41(B)**
The minimum required side yard setback flanking a street is 3 m.
The altered dwelling will be located 2.14 m from the north side lot line, flanking Ringley Avenue.
- 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.



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Susanne Pringle
Manager & Deputy Secretary Treasurer

www.toronto.ca/planning/comm_adj.htm

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

21. A0158/17EYK

File Number:	A0158/17EYK	Zoning	IC1(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 111 parking spaces will be provided, of which 77 parking spaces will be offsite.

22. A0266/17EYK

File Number:	A0266/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	111 WESTROSE AVE	Community:	
Legal Description:	PLAN 5307 LOT 15		

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.(38)(A), By-law 569-2013**
The maximum permitted gross floor area, including an attached or detached garage, shall be 125 m² plus 25% of the lot area (254.8 m²) up to a maximum floor space index of 0.5 (259.7 m²).
Section 1.a), By-law 1993-107
The maximum permitted gross floor area, including an attached or detached garage, shall be 125 m² plus 25% of the lot area (254.8 m²).
Section 900.3.10.(38)(A), By-law 569-2013 and Section 1.a), By-law 1993-107
The new dwelling, including the attached garage, will have a gross floor area of 125 m² plus 35% of the lot area (306 m²) with a floor space index of 0.59 (306 m²).
- Section 10.20.40.70.(1), By-law 569-2013 and Section 320-40.(C)(1)**
The minimum required front yard setback is 7.74 m.
The new dwelling will be located 7.27 m from the front lot line.
- Section 320-42.1.(C)(3)**
The minimum required side yard setback is 1.5 m.
The new dwelling will be located 1.22 m from the south side lot line.
- Section 320-41.(B)**
The minimum required side yard setback flanking a street is 4.6 m.
The new dwelling will be located 3.72 m from the north side lot line, flanking Westrose Avenue.
- Section 320-42.1.(B)(2)**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 6.68 m.

23. A0309/17EYK

File Number:	A0309/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	5 RIDGEVALLEY CRES	Community:	
Legal Description:	PLAN 3515 LOT 38		

PURPOSE OF THE APPLICATION:

To construct a detached ancillary building (pool house) in the rear yard. A previous Committee of Adjustment application (A768/15EYK) approved a new detached dwelling with an attached garage, which is currently under construction.

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

- Section 320-43.(E)(1)**
The maximum permitted coverage for an accessory structure is 2% of the lot area (25.8 m²).
The proposed rear ancillary building (pool house) will cover 3.3% of the lot area (42.7 m²).
- Section 10.5.60.40.(2)(B), By-Law 569-2013**
The maximum permitted height for an ancillary building or structure is 4 m.
The proposed rear ancillary building (pool house) will have a height of 4.1 m.
- Section 320-43.(D)**
The maximum wall height for an accessory structure is 2.5 m.
The proposed rear ancillary building (pool house) will have a wall height of 2.9 m.

24. A0333/17EYK

File Number:	A0333/17EYK	Zoning	RD & R2 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	53 KIRK BRADDEN RD E	Community:	
Legal Description:	PLAN 4109 LOT 34		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: a one-storey rear addition, a two-storey front addition and 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, including an attached or detached garage, is 118 m² plus 25% of the lot area (262.56 m²), up to a maximum floor space index of 0.5 (289.13 m²).
The altered dwelling, including the attached garage, will have a gross floor area of 118 m² plus 40% of the lot area (349.42 m²), with a floor space index of 0.6 (349.42 m²).
- Section 320-42.1.C.(2)**
The minimum required side yard setback is 1.2 m, provided the aggregate side yard setback is not less than 3.1m.
The altered dwelling will have an aggregate side yard setback of 2.52 m.
- 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 9.83 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 6.8 m.

25. A0334/17EYK

File Number:	A0334/17EYK	Zoning	E & IC1 (ZR)
Owner(s):		Ward:	Etobicoke North (01)
Agent:		Heritage:	Not Applicable
Property Address:	7003 STEELES AVE W	Community:	
Legal Description:	SEE SURVEY		

PURPOSE OF THE APPLICATION:

To convert a portion of the existing building (Units 1, 2, 3) into a Retail Store.

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

- 1. Section 60.20.20.100.(4)(A), By-law 569-2013**
A Retail Store is a permitted use provided it is associated with a permitted manufacturing use.
The proposed Retail Store (Unit 3 only) is not associated with a permitted manufacturing use.
- 2. Section 60.20.20.100.(4)(C), By-law 569-2013**
A Retail Store is a permitted use provided the interior floor area of the retail store does not exceed 20% of the interior floor area of the manufacturing use on the lot (44.58 m²).
The proposed Retail Store (Unit 3 only), which will have an interior floor area equal to 25.64% of the interior floor area of the manufacturing use on the lot (57.13 m²), is not a permitted use.
- 3. Section 304-33.F**
Retail sales are permitted as an ancillary use associated with the manufacturing and/or warehousing of products, provided the retail area does not exceed 25% of the gross floor area of the building to a maximum retail floor area on-site of 700 m².
The proposed Retail Store (Units 1, 2 & 3) will have a combined gross floor area of 45.7% of the gross floor area of the manufacturing use of the building (352 m²).
- 4. Section 320-18.F.(3)(f)**
A total of 15 parking spaces are required for the Retail Store.
A total of 13 parking spaces will be provided.



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Susanne Pringle
Manager & Deputy Secretary Treasurer

www.toronto.ca/planning/comm_adj.htm

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

26. A0355/17EYK

File Number:	A0355/17EYK	Zoning	CR 3 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	2860 LAKE SHORE BLVD W	Community:	
Legal Description:	PLAN 1043 PT LOTS 331 & 332		

PURPOSE OF THE APPLICATION:

To maintain a deficiency in parking as a result of a change of use to a dental office.

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

Section 350-26.B.(8)

A minimum of 9 onsite parking spaces are required.
No onsite parking spaces are proposed.

27. A0358/17EYK

File Number:	A0358/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	50 GLENELLEN DR E	Community:	
Legal Description:	PLAN 4109 LOT 3 NRS PT		

PURPOSE OF THE APPLICATION:

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

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

- Section 900.3.10.(42)(A)(i), By-law 569-2013**
The maximum permitted gross floor area, including an attached garage, is 118 m² plus 25% of the lot area (259.75 m²), up to a maximum floor space index of 0.5 (283.5 m²).
The altered dwelling, including the attached garage, will have a gross floor area of 118 m² plus 32% of the lot area (297.12 m²), with a floor space index of 0.52 (297.12 m²).
- 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 height of 8.4 m.

28. A0364/17EYK

File Number:	A0364/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	23 CHARTWELL RD	Community:	
Legal Description:	PLAN M616 LOT 32		

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 (168.7 m²).
The proposed dwelling will cover 34.4% of the lot area (175.7 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the area of the lot (230 m²).
The proposed dwelling will have a floor space index equal to 0.65 times the area of the lot (330.9 m²).
- Section 320-42.1(A)(1)**
The maximum permitted gross floor area is 0.45 times the area of the lot (230 m²).
The proposed dwelling will have a gross floor area equal to 0.65 times the area of the lot (330.9 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The proposed dwelling will be located 0.9 m from the north side lot line.
- Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted exterior front main wall height is 7 m.
The proposed dwelling will have an exterior front main wall height of 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 7.64 m.
- Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed platform at the front of the house on the second storey will be 4.6 m² and the platform at the rear of the house on the second storey will be 4.4 m².

29. A0366/17EYK

File Number:	A0366/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	8 NORBY CRES	Community:	
Legal Description:	PLAN 5658 LOT 163		

PURPOSE OF THE APPLICATION:

To construct a second storey addition above a portion of the existing dwelling, a second storey front balcony and a one-storey east side addition. A previous Committee of Adjustment application A361/15EYK approved variances related to the floor space index, exterior main wall height and eaves height.

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 (169.46 m²).
The altered dwelling will cover 36% of the lot area (184.6 m²).
- 2. Section 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the area of the lot (231.08 m²).
A previous Committee of Adjustment application (A361/15EYK) approved a floor space index of 0.45 times the lot area (232.7 m²).
The altered dwelling will have a floor space index equal to 0.54 times the area of the lot (276.25 m²).
- 3. Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed second storey platform will have an area of 5 m².

30. A0383/17EYK

File Number:	A0383/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	74 TWELFTH ST	Community:	
Legal Description:	PLAN 2216 S PT LOT 20		

PURPOSE OF THE APPLICATION:

To construct a two-storey north side and rear addition, a second storey addition above the one-storey portion of the dwelling, a rear yard deck, a new front porch and an attached garage at the front of the dwelling. The existing detached garage in the rear yard will be demolished.

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 is 0.6 times the area of the lot (159.3 m²).
The altered dwelling will have a floor space index of 1.09 times the area of the lot (290.7 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 0.33 m from the north side lot line and 0.1 m from the south side lot line.
- Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered dwelling will have a length of 17.52 m.
- Section 900.6.10.(23)(C), By-law 569-2013 and Section 350-31.(A)(8)**
The maximum permitted dwelling height is 9.5 m.
The altered dwelling will have a height of 9.58 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 altered dwelling will have a front exterior main wall height of 7.62 m.
- 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 m from the north and south side lot lines.



City Planning Division

Susanne Pringle
Manager & Deputy Secretary Treasurer

www.toronto.ca/planning/comm_adj.htm

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

31. A0384/17EYK

File Number:	A0384/17EYK	Zoning	RD & RS (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	303 LAKE PROMENADE	Community:	
Legal Description:	PLAN 2180 LOT 40 & ACCRETION RP 64R9537 PARTS 1 & 2		

PURPOSE OF THE APPLICATION:

To permit an enclosed platform on the existing flat roof.

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

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

The maximum permitted area of each platform at or above the second storey of a detached house is 4 m².
The altered dwelling will have a platform on the second storey with a proposed area of 96.8 m².

32. A0369/17EYK

File Number:	A0369/17EYK	Zoning	RD & R2 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	251 GRENVIEW BLVD S	Community:	
Legal Description:	PLAN 2406 LOT 30		

PURPOSE OF THE APPLICATION:

To construct a second storey addition and to enlarge the existing 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.
The proposed lot coverage will be 34.9% of the lot area.
- Section 10.20.40.20(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The proposed dwelling will have a length of 22.5 m.
- Section 10.20.40.30, By-law 569-2013**
The maximum permitted dwelling depth measured from the front yard setback is 19 m.
Section 320-42.1 D
The maximum permitted dwelling depth is 16.5 m.
Section 10.20.40.30, By-law 569-2013 and Section 320-42.1 D
The proposed dwelling will have a depth of 22.5 m.

33A.**B0013/17EYK**

File Number:	B0013/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	30 ATHOL AVE	Community:	
Legal Description:	PLAN M488 LOT 11		

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 7.61 m and the lot area is 257.26 m². The existing dwelling will be demolished and the property will be redeveloped as the site of the a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0128/17EYK.

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

The lot frontage is 7.61 m and the lot area is 257.26 m². The existing dwelling will be demolished and the property will be redeveloped as the site of the a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0129/17EYK.

File numbers B0013/17EYK, A0128/17EYK and A0129/17EYK will be considered jointly.

33B. A0128/17EYK

File Number:	A0128/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	30 ATHOL AVE - PART 1	Community:	
Legal Description:	PLAN M488 LOT 11		

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 320-59.A.(1)**
The minimum required lot frontage is 13.5 m.
The lot frontage will be 7.61 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 320-59.B.(1)**
The minimum required lot area is 510 m².
The lot area will be 257.24 m².
- 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 (84.88 m²).
Section 10.20.30.40.(1)(A), By-law 569-2013
The proposed dwelling will have a lot coverage of 42.57% of the lot area (109.51 m²).
Section 320-59.C.
The proposed dwelling will have a lot coverage of 43.66% of the lot area (112.32 m²).
- 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 (115.76 m²).
Section 10.20.40.40.(1)(A), By-law 569-2013
The proposed dwelling will have a floor space index of 1.18 times the lot area (304.74 m²).
Section 320-42.1.A.(1)
The proposed dwelling will have a gross floor area of 0.85 times the lot area (217.74 m²).
- 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.(1)
The minimum required side yard setback is 0.9, provided 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.(1)
The proposed dwelling will be located 0.6 m from the east side lot line and 0.91 m from the west side lot line, providing an aggregate side yard setback of 1.51 m.

- 6. Section 320-41.D.**
The minimum required side yard setback for eaves is 0.4 m.
The eaves of the proposed dwelling will be located 0.14 m from the east side lot line.
- 7. Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The proposed dwelling will have a length of 18.24 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 18.24 m.
- 9. 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 front main wall.
A total of 7.63 m² of the first floor will be located within 4 m of the front main wall.
- 10. Section 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted flat roof height is 7.2 m.
Section 320-42.1.B.(2)
The maximum permitted flat roof height is 6.5 m.
Section 10.20.40.10.(4)(A), By-law 569-2013 & Section 320-42.1.B.(2)
The proposed dwelling will have a flat roof height of 9.01 m.
- 11. Section 10.20.40.10.(4)(C), By-law 569-2013**
The maximum permitted number of storeys is 2.
The proposed dwelling will have 3 storeys.
- 12. Section 10.5.40.60.(2)(B), By-law 569-2013**
A canopy, awning or similar structure not covering a platform may encroach a maximum of 1.5 m in to a side yard, if it is no closer to than 0.3 m to the side lot line.
The proposed overhang of the rear deck is located 0.14 m from the east side lot line.
- 13. Section 320-42.E.**
The maximum projection for a deck into the required rear yard setback is 2.55 m.
The proposed deck will project 3.51 m into the required rear yard setback.
- 14. Section 10.5.40.60.(1)(A)(i), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach 2.5 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback.
The proposed front porch will encroach 0.53 m into the required front yard setback and will be located 0.29 m closer to the west side lot line than the required setback.
- 15. Section 10.5.40.60.(1)(C), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade, may encroach into the required rear yard setback 2.5 m, if it is no closer than 2.75 m to a side lot line.
The proposed rear deck will encroach 2.56 m into the required rear yard setback and will be located 0.6 m from the east side lot line and 0.91 m from the west side lot line.
- 16. 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 second storey rear deck will have an area of 16.69 m².

17. 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 (18.79 m²).

A total of 72.26% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (18.1 m²).

18. Section 10.5.50.10.(1)(B), By-law 569-2013 & Section 320-24.9(B)

A minimum of 50% of the front yard shall be maintained as landscaping (23.41 m²).

A total of 46.18% of the front yard will be maintained as landscaping (21.48 m²).

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

The maximum permitted driveway width is 3.51 m.

The proposed driveway will have a width of 3.82 m.

File numbers B0013/17EYK, A0128/17EYK and A0129/17EYK will be considered jointly.

33C. A0129/17EYK

File Number:	A0129/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	30 ATHOL AVE - PART 2	Community:	
Legal Description:	PLAN M488 LOT 11		

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 320-59.A.(1)**
The minimum required lot frontage is 13.5 m.
The lot frontage will be 7.61 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 320-59.B.(1)**
The minimum required lot area is 510 m².
The lot area will be 257.24 m².
- 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 (84.88 m²).
Section 10.20.30.40.(1)(A), By-law 569-2013
The proposed dwelling will have a lot coverage of 42.57% of the lot area (109.51 m²).
Section 320-59.C.
The proposed dwelling will have a lot coverage of 43.66% of the lot area (112.32 m²).
- 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 (115.76 m²).
Section 10.20.40.40.(1)(A), By-law 569-2013
The proposed dwelling will have a floor space index of 1.18 times the lot area (304.74 m²).
Section 320-42.1.A.(1)
The proposed dwelling will have a gross floor area of 0.85 times the lot area (217.74 m²).
- 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.(1)
The minimum required side yard setback is 0.9, provided 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.(1)
The proposed dwelling will be located 0.6 m from the west side lot line and 0.91 m from the east side lot line, providing an aggregate side yard setback of 1.51 m.

- 6. Section 320-41.D.**
The minimum required side yard setback for eaves is 0.4 m.
The eaves of the proposed dwelling will be located 0.14 m from the west side lot line.
- 7. Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The proposed dwelling will have a length of 18.24 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 18.24 m.
- 9. 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 front main wall.
A total of 7.63 m² of the first floor will be located within 4 m of the front main wall.
- 10. Section 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted flat roof height is 7.2 m.
Section 320-42.1.B.(2)
The maximum permitted flat roof height is 6.5 m.
Section 10.20.40.10.(4)(A), By-law 569-2013 & Section 320-42.1.B.(2)
The proposed dwelling will have a flat roof height of 9.01 m.
- 11. Section 10.20.40.10.(4)(C), By-law 569-2013**
The maximum permitted number of storeys is 2.
The proposed dwelling will have 3 storeys.
- 12. Section 10.5.40.60.(2)(B), By-law 569-2013**
A canopy, awning or similar structure not covering a platform may encroach a maximum of 1.5 m in to a side yard, if it is no closer to than 0.3 m to the side lot line.
The proposed overhang of the rear deck is located 0.14 m from the west side lot line.
- 13. Section 320-42.E.**
The maximum projection for a deck into the required rear yard setback is 2.55 m.
The proposed deck will project 3.51 m into the required rear yard setback.
- 14. Section 10.5.40.60.(1)(A)(i), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach 2.5 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback.
The proposed front porch will encroach 0.53 m into the required front yard setback and will be located 0.29 m closer to the east side lot line than the required setback.
- 15. Section 10.5.40.60.(1)(C), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade, may encroach into the required rear yard setback 2.5 m, if it is no closer than 2.75 m to a side lot line.
The proposed rear deck will encroach 2.56 m into the required rear yard setback and will be located 0.6 m from the west side lot line and 0.91 m from the east side lot line.
- 16. 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 second storey rear deck will have an area of 16.69 m².

17. 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 (18.79 m²).

A total of 70.7% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (17.71 m²).

18. Section 10.5.50.10.(1)(B), By-law 569-2013 & Section 320-24.9(B)

A minimum of 50% of the front yard shall be maintained as landscaping (23.13 m²).

A total of 45.27% of the front yard will be maintained as landscaping (20.94 m²).

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

The maximum permitted driveway width is 3.51 m.

The proposed driveway will have a width of 3.86 m.

File numbers B0013/17EYK, A0128/17EYK and A0129/17EYK will be considered jointly.



City Planning Division

Susanne Pringle
Manager & Deputy Secretary Treasurer

www.toronto.ca/planning/comm_adj.htm

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

34A.

B0020/17EYK

File Number:	B0020/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	177 HAY AVE	Community:	
Legal Description:	PLAN 831 LOT 51		

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 276 m². The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0245/17EYK.

Conveyed - Part 1

Address to be assigned

The lot frontage is 7.62 m and the lot area is 276 m². The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0244/17EYK.

File Numbers B0020/17EYK, A0244/17EYK and A0245/17EYK will be considered jointly.

34B. A0244/17EYK

File Number:	A0244/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	177 HAY AVE - PART 1	Community:	
Legal Description:	PLAN 831 LOT 51		

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 276 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 (91.1 m²).
The lot coverage will be 37.1% of the lot area (102.4 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 (124.2 m²).
Section 10.20.40.40(1)(A), By-law 569-2013
The proposed dwelling will have a floor space index (including the basement area) of 1 times the lot area (280.1 m²)
Section 320-42.1.A.(2)
The proposed dwelling will have a floor space index of 0.74 times the lot area (204.4 m²).
- 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.(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 0.61 m from the east side lot line and 0.91 m from the west side lot line and will a total aggregate side yard width of 1.52 m.

- 6. Section 320-41.D**
The minimum required side yard setback for eaves is 0.4 m.
The eaves/roof projection of the proposed dwelling will be located 0.31 m from the east side lot line.
- 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 2.84 m.
- 8. Section 10.20.40.10(2)(A), By-law 569-2013**
The maximum permitted height of a specified pair of main walls is 7 m.
The walls of the proposed dwelling will be 8.84 m in height.
- 9. Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The proposed dwelling will have a soffit height of 8.23 m.
- 10. Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The proposed dwelling will have a depth of 16.99 m.

File Numbers B0020/17EYK, A0244/17EYK and A0245/17EYK will be considered jointly.

34C. A0245/17EYK

File Number:	A0245/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	177 HAY AVE - PART 2	Community:	
Legal Description:	PLAN 831 LOT 51		

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 276 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 (91.1 m²).
The lot coverage will be 37.4% of the lot area (103.2 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 (124.2 m²).
Section 10.20.40.40(1)(A), By-law 569-2013
The proposed dwelling will have a floor space index (including the basement area) of 1 times the lot area (281.3 m²)
Section 320-42.1.A.(2)
The proposed dwelling will have a floor space index of 0.74 times the lot area (205.6 m²).
- 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.(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 0.61 m from the west side lot line and 0.91 m from the east side lot line and will a total aggregate side yard width of 1.52 m.

- 6. Section 320-41.D**
The minimum required side yard setback for eaves is 0.4 m.
The eaves/roof projection of the proposed dwelling will be located 0.31 m from the west side lot line.
- 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 2.84 m.
- 8. Section 10.20.40.10(2)(A), By-law 569-2013**
The maximum permitted height of a specified pair of main walls is 7 m.
The walls of the proposed dwelling will be 8.84 m in height.
- 9. Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The proposed dwelling will have a soffit height of 8.23 m.
- 10. Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The proposed dwelling will have a depth of 16.99 m.

File Numbers B0020/17EYK, A0244/17EYK and A0245/17EYK will be considered jointly.

35. A0589/16EYK

File Number:	A0589/16EYK	Zoning	RD & R1 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	223 SIXTH ST	Community:	
Legal Description:	PLAN 1043 S PT LOT 478		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear detached garage.

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

- Section 10.5.60.70.(1), By-law 569-2013 & Section 350-14(E)(1)**
The maximum permitted lot coverage for an ancillary structure/ garage is 10% of the lot area (27.4 m²).
The proposed detached garage will have a lot coverage of 14.6% of the lot area (39.9 m²).
- Section 10.5.60.40.(2)(B), By-law 569-2013**
The maximum permitted height for an ancillary structure is 4 m.
The proposed detached garage will have a height of 6.4 m.
Section 350-14(D)
The maximum permitted height for an accessory structure is 3.7 m, provided no part of the walls exceeds 2.5 m.
Section 10.5.60.40.(2)(B), By-law 569-2013 & Section 350-14(D)
The proposed detached garage will have a wall height of 6.15 m and will have an overall height of 5.18 m measured to the midpoint of the roof.
- Section 10.5.60.40.(3), By-law 569-2013**
A maximum of one-storey is permitted for an ancillary structure.
The proposed detached garage will be two-storeys.
- Section 350-26(A)**
A minimum of 6 m shall be provided in front of a parking space.
A total of 3 m will be provided in front of the proposed garage.
- Section 350-14(B)(2)**
The minimum required distance between a private garage and the opposite boundary of the lane is 7.5 m.
The proposed private garage will be located 6.2 m from the opposite side of the lane.

36. A0991/16EYK

File Number:	A0991/16EYK	Zoning	E 1.0 (Waiver)
Owner(s):		Ward:	Etobicoke North (01)
Agent:		Heritage:	Not Applicable
Property Address:	190 CARRIER DR & 1801-1821	Community:	
	ALBION RD		
Legal Description:	CON 3 FTH PT LOT 38 RP 66R5293 PARTS 3 & 4 RP 66R6169 PART 2 RP 66R6571 PART 2		

PURPOSE OF THE APPLICATION:

To permit a self-storage warehouse within the existing building municipally known as 190 Carrier Drive.

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

- Section 60.20.20.10., By-law 569-2013**
A self-storage warehouse is not a permitted use in an E 1.0 zone.
- Section 320-18(F)(2)**
A minimum of 363 parking spaces are required.
A total of 309 parking spaces are being provided.

37. A0991/16EYK

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 15 parking spaces are required.
Section 320-18.C.(2)(f)
A minimum of 34 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.
- Section 60.20.50.10.(1), By-law 569-2013**
A minimum of 3 m wide strip of soft landscaping is required along the entire length of the lot line.
Section 304-36.B.(1)
A minimum 4.5 m landscaped strip is required along the entirety of the front lot line.
Section 60.20.50.10.(1), By-law 569-2013 and Section 304-36.B.(1)
No landscaping is proposed along the any front or side lot lines abutting a street.
- Section 304-36.D.(4)**
A landscaped strip, at least 3 m wide, shall be provided along a side lot line abutting a street.
No landscaping is proposed along the any lot line abutting a street.
- Section 60.5.80.10.(A) & (B), By-law 569-2013**
A parking area must be located a minimum of 3 m from a front and side lot line abutting a street, and must be at a right angle to the driveway that provides vehicle access.
Section 304-36.G.(1)
A parking area shall be located a minimum of 4.5 m from a lot line abutting a street.
Section 60.5.80.10.(1)(A), By-law 569-2013 and Section 304-36.G.(1)
A total of 6 parking spaces will be located 0 m from the front or side lot lines abutting a street and will not be at a right angle to a driveway providing vehicle access.
- Section 60.20.80.20.(1), By-law 569-2013**
The minimum required setback for a parking space from any lot line is 0.5 m.
A total of 6 parking spaces will be located 0 m from the front or side lot lines.
- Section 320-18.A.**
A minimum of 6 m of access shall be provided in front of all parking spaces.
A total of 3.4 m of access will be provided in front of two rear parking spaces.

38. B0011/17EYK

File Number:	B0011/17EYK	Zoning	CPL (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	1020 ISLINGTON AVE	Community:	
Legal Description:	RC PLAN 9875 PT LOT 140 RP 64R5804 PART 2		

THE CONSENT REQUESTED:

To obtain consent to create an easement/right-of-way for access purposes.

Easement - Part 1 on Plan 66R-28989

Part 1 on Plan 66R-28989 has a lot area of 402.6 m² and will be subject to an easement/right-of-way in favour of the north abutting lands municipally known as 1030 and 1040 Islington Avenue for the purposes of repairs, replacement and maintenance of the townhouses.