

**COMMITTEE OF ADJUSTMENT
ETOBICOKE- YORK PANEL****Hearing Date:** Thursday January 26, 2017**Time:** 1:00 p.m. & 3:00 p.m.**Location:** York Council Chambers – 2700 Eglinton Ave W, York Civic Centre**OPENING REMARKS:**

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

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

Item	File Number	Property	Community (Ward)
1	A0752/16EYK	1236 DAVENPORT RD	Davenport (17)
2	A0849/16EYK	7 VICTORIA BLVD	York South-Weston (11)
3	A0851/16EYK	4 MOSSOM PL	Parkdale-High Park (13)
4	A0853/16EYK	66 WARREN CRES	Parkdale-High Park (13)
5	A0854/16EYK	68 WARREN CRES	Parkdale-High Park (13)
6	A0859/16EYK	79 MC ROBERTS AVE	Davenport (17)

7	A0861/16EYK	18 RIVERSIDE CRES	Parkdale-High Park (13)
8	A0862/16EYK	171 PACIFIC AVE	Parkdale-High Park (13)
9	A0863/16EYK	482 ARMADALE AVE	Parkdale-High Park (13)
10	A0864/16EYK	309 ST JOHN'S RD	Parkdale-High Park (13)
11	A0868/16EYK	394 ANNETTE ST	Parkdale-High Park (13)
12	A0869/16EYK	378 HARVIE AVE	Davenport (17)
13	A0872/16EYK	296 WINDERMERE AVE	Parkdale-High Park (13)
14	A0875/16EYK	220 GILBERT AVE	Davenport (17)
15	A0876/16EYK	232 HIGH PARK AVE	Parkdale-High Park (13)
16	A0878/16EYK	26 MC ROBERTS AVE	Davenport (17)
17	A0880/16EYK	1370 DAVENPORT RD	Davenport (17)
18	A0885/16EYK	58 A JASPER AVE	York South-Weston (11)
19	A0886/16EYK	196 GILBERT AVE	Davenport (17)
20	A0891/16EYK	75 PRESCOTT AVE	Davenport (17)

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

DEFERRED APPLICATIONS:

Item	File Number	Property	Community (Ward)
21	DEFERRED from Nov 17/16 A0832/16EYK	68 LOVILLA BLVD	York West (07)

22	A0899/16EYK	2233 SHEPPARD AVE W	York West (07)
23	A0892/16EYK	198 PRESCOTT AVE	Davenport (17)
24	A0897/16EYK	21 LANGMUIR CRES	Parkdale-High Park (13)
25	A0898/16EYK	8 BABY POINT TER	Parkdale-High Park (13)
26	A0902/16EYK	6 SKYLARK RD	Parkdale-High Park (13)
27	A0903/16EYK	108 EILEEN AVE	York South-Weston (11)
28	A0906/16EYK	612 HARVIE AVE	Davenport (17)
29	A0907/16EYK	104 NAIRN AVE	Davenport (17)
30	A0909/16EYK	25 GILBERT AVE	Davenport (17)
31	A0911/16EYK	46 CYNTHIA RD	York South-Weston (11)
32	A0913/16EYK	293 DURIE ST	Parkdale-High Park (13)
33	A0914/16EYK	101 JOHN ST	York South-Weston (11)
34	A0917/16EYK	24 INNISFREE CRT	Parkdale-High Park (13)
35	A0918/16EYK	350 WILLARD AVE	Parkdale-High Park (13)
36	A0925/16EYK	64 GREENBROOK DR	York South-Weston (12)
37A	B0059/16EYK	609 HARVIE AVE AND 25 THORNTON AVE	Davenport (17)
37B	A0653/16EYK	609 HARVIE AVE AND 25 THORNTON AVE	Davenport (17)

37C	A0654/16EYK	609 HARVIE AVE AND 25 THORNTON AVE	Davenport (17)
37D	A0655/16EYK	609 HARVIE AVE AND 25 THORNTON AVE	Davenport (17)
37E	A0656/16EYK	609 HARVIE AVE AND 25 THORNTON AVE	Davenport (17)
37F	A0657/16EYK	609 HARVIE AVE AND 25 THORNTON AVE	Davenport (17)
37G	A0658/16EYK	609 HARVIE AVE AND 25 THORNTON AVE	Davenport (17)

DELEGATED APPLICATIONS:

Item	File Number	Property	Community (Ward)
39	B0079/16EYK	58 JUNCTION RD & 453 KEELE ST	York South-Weston (11)

OMB APPEAL AND ORDERS:

NONE



City Planning Division

Susanne Pringle
Manager & Deputy Secretary Treasurer

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1. A0752/16EYK

File Number:	A0752/16EYK	Zoning	R & R4 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	1236 DAVENPORT RD	Community:	
Legal Description:	PLAN D1369 PT LOTS 17 & 18		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear west side addition and a second storey rear east side addition with an enclosed rear porch.

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

- Section 10.10.40.70.(1), By-law 569-2013 and Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 3.65 m.
The altered dwelling will be located 1.24 m from the front lot line.
- Section 10.10.40.70.(3)(A)(i), By-law 569-2013 and Section 6(3) Part II 3.C(II), By-law 438-86**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.62 m from the west side lot line.



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2. A0849/16EYK

File Number:	A0849/16EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	7 VICTORIA BLVD	Community:	
Legal Description:	PLAN 1716 W PT LOT 50		

PURPOSE OF THE APPLICATION:

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

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

- Section 10.80.40.40.(1)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**
The maximum permitted floor space index is 0.8 times the area of the lot.
The altered dwelling will have a floor space index of 0.87 times the area of the lot.
- Section 8.3.(a), By-law 1-83**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.51 m from the west side lot line.
- Section 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% of the rear yard shall be maintained as soft landscaping.
A total of 41.8% of the rear yard will be maintained as soft landscaping.



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3. A0851/16EYK

File Number:	A0851/16EYK	Zoning	RD & R2 (Waiver)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	4 MOSSOM PL	Community:	
Legal Description:	PLAN M356 LOT 104		

PURPOSE OF THE APPLICATION:

To construct a one-storey front addition and a new second storey rear deck.

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

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

The maximum permitted floor space index is 0.35 times the lot area (164.37 m²).
The altered dwelling will have a floor space index of 0.58 times the lot area (274.9 m²).

2. Section 10.20.40.50.(1), 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 30.28 m².

3. Section 6(3) Part II 8.D, By-law 438-86

The maximum permitted projection of an uncovered platform into the required setback is 2.5 m from the front or rear wall.
The proposed uncovered platform (rear deck) will encroach 4.57 m into the required rear yard setback.

4. Section 5.10.40.70.(6), By-law 569-2013

On lands under the jurisdiction of the Toronto and Region Conservation Authority, a building may not be closer than 10 m to a shoreline hazard limit or stable top-of-bank.
The altered dwelling will be located 0 m from that shoreline hazard limit or stable top-of-bank.



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4. A0853/16EYK

File Number:	A0853/16EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	66 WARREN CRES	Community:	
Legal Description:	PLAN 1915 LOT 89 LOT 90		

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.(123)(B), By-law 569-2013 and Section 8.3.(e), By-law 1-83**
The minimum required lot frontage is 9 m.
The lot frontage will be 7.62 m.
- Section 900.6.10.(123)(A), By-law 569-2013 and Section 8.3.(e), By-law 1-83**
The minimum required lot area is 275 m².
The lot area will be 232.25 m².
- Section 10.80.40.40(1)(a), By-law 569-2013 & Section 7.3(b), By-law 3623-97**
The maximum permitted floor space index is 0.6 times the lot area (139.35 m²).
Section 7.3(i), By-law 1-83
The maximum permitted floor space index is 0.4 times the lot area (92.9 m²).
Section 10.80.40.40(1)(a), By-law 569-2013, Section 7.3(i), By-law 1-83 & Section 7.3(b), By-law 3623-97
The new dwelling will have a floor space index of 0.82 times the lot area (189.2 m²).
- Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 7.3.(g), By-law 1-83**
The minimum required side yard setback is 1.2 m.
Section 7.3(a), By-law 3623-97
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other side.
Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83
The new dwelling will be located 0.47 m from the north side lot line and 0.6 m from the south side lot line.
- Section 10.80.40.10.(4), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The new dwelling will have a first floor height of 1.37 m above established grade.

6. Section 10.5.80.40.(2), By-law 569-2013

The elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centerline of the driveway at the point where it intersects a lot line abutting a street (94.1 m).

The proposed elevation of the lowest point of a vehicle entrance in a main wall of the building is 93.54.

7. Section 10.5.50.10(1)(D), By-law 569-2013 and Section 8.(3)(c)(i)5, By-law 3623-97

A minimum of 75% of the required front yard not covered by a permitted driveway shall be maintained as soft landscaping (17 m²).

A total of 43% of the required front yard will be maintained as soft landscaping (12.85 m²).

5. A0854/16EYK

File Number:	A0854/16EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	68 WARREN CRES	Community:	
Legal Description:	PLAN 1915 LOT 89 LOT 90		

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.(123)(B), By-law 569-2013 and Section 8.3.(e), By-law 1-83**
The minimum required lot frontage is 9 m.
The lot frontage will be 7.62 m.
- Section 900.6.10.(123)(A), By-law 569-2013 and Section 8.3.(e), By-law 1-83**
The minimum required lot area is 275 m².
The lot area will be 232.25 m².
- Section 10.80.40.40(1)(a), By-law 569-2013 & Section 7.3(b), By-law 3623-97**
The maximum permitted floor space index is 0.6 times the lot area (139.35 m²).
Section 7.(3)(i), By-law 1-83
The maximum permitted floor space index is 0.4 times the lot area (92.9 m²).
Section 10.80.40.40(1)(a), By-law 569-2013, Section 7.(3)(I), By-law 1-83 & Section 7.3(b), By-law 3623-97
The new dwelling will have a floor space index of 0.82 times the lot area (189.2 m²).
- Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 7.3.(g), By-law 1-83**
The minimum required side yard setback is 1.2 m.
Section 7.3(a), By-law 3623-97
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other side.
Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83
The new dwelling will be located 0.3 m from the north side lot line and 0.77 m from the south side lot line.
- Section 10.80.40.10.(4), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The new dwelling will have a first floor height of 1.37 m above established grade.

6. Section 10.5.80.40.(2), By-law 569-2013

The elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centerline of the driveway at the point where it intersects a lot line abutting a street (94.1 m).

The proposed elevation of the lowest point of a vehicle entrance in a main wall of the building is 93.54.

7. Section 10.5.50.10(1)(D), By-law 569-2013 and Section 8.(3)(c)(i)5, By-law 3623-97

A minimum of 75% of the required front yard not covered by a permitted driveway shall be maintained as soft landscaping (17 m²).

A total of 43% of the required front yard will be maintained as soft landscaping (12.85 m²).



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6. A0859/16EYK

File Number:	A0859/16EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	79 MC ROBERTS AVE	Community:	
Legal Description:	PLAN 886 BLK D PT LOT 8		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition.

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

- Section 6(3) Part VI 1(I), By-law 438-86**
The maximum permitted gross floor area is 0.69 times the area of the lot (152.3 m²).
The altered dwelling will have a gross floor area of 0.99 times the area of the lot (218.08 m²).
- Section 10.10.40.30.(1)(A), By-law 569-2013 and Section 6(3) Part V1 (V), By-law 438-86**
The maximum permitted building depth is 17 m.
The altered dwelling will have a depth of 17.9 m.
- Section 200.5.10.1.(1), By-law 569-2013 and Section 4(5)(B), By-law 438-86**
A minimum of 2 parking spaces are required.
A total of 1 parking space will be provided.



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7. **A0861/16EYK**

File Number:	A0861/16EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	18 RIVERSIDE CRES	Community:	
Legal Description:	PLAN M356 PT LOT 200		

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index/ gross floor area is 0.35 times the lot area (226.55 m²).
The altered dwelling will have a floor space index/ gross floor area of 0.36 times the lot area (236.8 m²).
- Section 10.20.40.70.(4), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
Section 6(3) Part II 3.B(II), By-law 438-86
The minimum required side yard setback is 0.9 m for that portion of the building not exceeding 17 m in depth, where the side wall contains openings.
Section 10.20.40.70.(4), By-law 569-2013 & Section 6(3) Part II 3.B(II), By-law 438-86
The altered dwelling will be located 0.65 m from the west side lot line.
- Section 10.20.40.70.(2)(B), By-law 569-2013**
The minimum required rear yard setback is 9.27 m.
Section 6(3) Part II 4, By-law 438-86
The minimum required rear yard setback is 7.5 m.
Section 10.20.40.70.(2)(B), By-law 569-2013 & Section 6(3) Part II 4, By-law 438-86
The altered dwelling will be located 5.5 m from the rear lot line.
- Section 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% of the rear yard shall be maintained as soft landscaping (105.81 m²).
A total of 44.68% of the rear yard will be maintained as soft landscaping (94.56 m²).

8. A0862/16EYK

File Number:	A0862/16EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	171 PACIFIC AVE	Community:	
Legal Description:	PLAN 587 PT LOT 5		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with a carport along the south side of the dwelling and a shed in the rear yard.

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

- 1. Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.6 times the area of the lot (208.74 m²).
The new dwelling will have a floor space index of 0.63 times the area of the lot (219.73 m²).
- 2. Section 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The new dwelling will have a side exterior main wall height of 8.85 m facing a side lot line.
- 3. Section 6(3) Part II 3(II), By-law 438-86**
The minimum required side yard setback to the portion of the side wall of an adjacent building that contains openings is 1.2 m.
The new dwelling will be located 0.78 m from an adjacent building to the south (169 Pacific Avenue).
- 4. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 7.5 m from the side lot line for that portion of the building exceeding 17 m in depth.
The new dwelling will be located 0.48 m from the north side lot line and 0.45 m from the south side lot line.
- 5. Section 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth is 17 m.
The new dwelling will have a depth of 19.93 m.
- 6. Section 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (15.64 m²).
Section 6(3) Part III 3(C), By-law 438-86

A minimum of 75% of the portion of the lot between the front lot line and the line of the main front wall of the building not covered by a permitted driveway shall be maintained as soft landscaping (31.28 m²).

Section 10.5.50.10.(1)(D), By-law 569-2013 and Section 6(3) Part III 3(C), By-law 438-86

A total of 71.6% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (14.93 m²).

7. Section 10.5.80.10.(3), By-law 569-2013 and Section 6(3) Part IV 1(E), By-law 438-86

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

The proposed parking space will be located in the front yard.

8. Section 10.5.60.20.(2)(B), By-law 569-2013

The minimum required rear yard setback for an ancillary structure is 1.81 m.

The proposed ancillary building (shed) will be located 0.3 m from the rear lot line.

9. Section 6(3) Part II 7(I), By-law 438-86

The minimum required setback for an accessory structure is 3 m from all lot lines.

The proposed accessory structure (shed) will be located 0.89 m from the north side lot line and 0.3 m from the east rear lot line.



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9. A0863/16EYK

File Number:	A0863/16EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	482 ARMADALE AVE	Community:	
Legal Description:	PLAN 874 BLK A PT LOT 8		

PURPOSE OF THE APPLICATION:

To construct a one-storey front addition, a covered front porch, and a rear yard deck.

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

- Section 10.10.40.70.(1), By-law 569-2013 and Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 5.36 m.
The altered dwelling will be located 3.36 m from the front lot line.
- Section 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% of the rear yard shall be maintained as soft landscaping (78.89 m²).
A total of 30.27% of the rear yard will be maintained as soft landscaping (47.77 m²).



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10. A0864/16EYK

File Number:	A0864/16EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	309 ST JOHN'S RD	Community:	
Legal Description:	PLAN 166 E PT LOT 71		

PURPOSE OF THE APPLICATION:

To reconstruct the existing rear detached garage.

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

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

The maximum permitted coverage for an ancillary building or structure is 10% of the lot area (22.83 m²).
The proposed detached garage will cover 17% of the lot area (39.85 m²).



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11. A0868/16EYK

File Number:	A0868/16EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	394 ANNETTE ST	Community:	
Legal Description:	PLAN 783 PT LOT 1		

PURPOSE OF THE APPLICATION:

To convert the existing attached garage into habitable space to accommodate a new secondary suite.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (121.87 m²).
The altered dwelling will have a floor space index of 0.92 times the area of the lot (186.42 m²).
- Section 10.10.80.1.(1)(D), By-law 569-2013**
A parking space located inside a building may be converted to habitable space provided the required space is in a semi-detached house and the driveway leading to the vehicle entrance in the building is removed and the front yard depression will not be filled to established grade.
The proposed driveway will not be removed and the front yard depression will not be filled to established grade.
- Section 6(3) Part I 3, By-law 438-86**
A parking space located inside a building may be converted to habitable space provided the required space is in a semi-detached house and the driveway leading to the vehicle entrance in the building is equal to the existing ground level on each side.
The proposed driveway is below the existing ground level on each side.
- Section 150.10.40.1.(3)(A), By-law 569-2013**
A secondary suite is a permitted use provided that an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof that faces a street.
Section 6(2)1.(iii)(A), By-law 438-86
A converted house is permitted provided there is no exterior alteration or addition to the house
Section 150.10.40.1.(3)(A), By-law 569-2013 and Section 6(2)1.(iii)(A), By-law 438-86
The proposed addition will alter a front wall that faces a street (Annette Street).

12. A0869/16EYK

File Number:	A0869/16EYK	Zoning:	RM & R2 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	378 HARVIE AVE	Community:	
Legal Description:	PLAN 1530 LOT 74		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the existing shed attached to the existing garage in the rear yard.

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

- Section 10.5.60.70(1), By-law 569-2013**
The maximum permitted lot coverage for an ancillary structure is 10% of the lot area.
The existing rear shed and garage have a lot coverage of 19.7% of the lot area.
- Section 10.5.60.50.(2)(B), By-law 569-2013**
The total floor area permitted for an ancillary structure is 40 m².
Section 3.4.11.(b), By-law 1-83
The total floor area permitted for an ancillary structure is 46 m².
Section 10.5.60.50.(2)(B), By-law 569-2013 & Section 3.4.11.(b), By-law 1-83
The total floor area of the existing rear shed and garage is 66.09 m².
- Section 10.5.60.20.(3)(C)(iii), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure in the rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.
The existing rear shed and garage is located 0.23 m from the north side lot line and 0.11 m from the south side lot line.
- Section 10.5.60.20.(2)(C), By-law 569-2013**
The minimum required rear yard setback for an ancillary building or structure is 0.3 m.
The existing rear shed and garage is located 0.06 m from the rear lot line.



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13. A0872/16EYK

File Number:	A0872/16EYK	Zoning:	R & R1S (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	296 WINDERMERE AVE	Community:	
Legal Description:	PLAN 1728 PT LOT 44		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.6 times the area of the lot (183.94 m²).
The new dwelling will have a floor space index of 0.85 times the area of the lot (260.59 m²).
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 0.9 m for that portion of the building not exceeding 17 m in depth.
The new dwelling will be located 0.61 m from the north side lot line and 0.62 m from the south side lot line.
- Section 10.10.40.10.(1)(A), By-law 569-2013 & Section 4(2) (A), By-law 438-86**
The maximum permitted height is 9 m.
Section 10.10.40.10.(1)(A), By-law 569-2013
The new dwelling will have a height of 9.5 m.
Section 4(2) (A), By-law 438-86
The new dwelling will have a height of 9.4 m.
- Section 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.
The new dwelling will have a side exterior main wall height of 9.04 m facing a side lot line.
- Section 200.5.1.10.(2)(A)(i), By-law 569-2013**
The minimum required width of a parking space is 3.2 m.
The proposed parking space will have a width of 2.97 m.
- Section 6(3) Part IV 3(II), By-law 438-86**
An integral garage is not permitted in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line.
The proposed integral garage will be located below grade.



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14. A0875/16EYK

File Number:	A0875/16EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	220 GILBERT AVE	Community:	
Legal Description:	PLAN 1726 N PT LOT 36		

PURPOSE OF THE APPLICATION:

To construct a rear basement walk-out, a second and third floor addition, and a rear yard deck.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**
The maximum permitted floor space index is 0.8 times the area of the lot.
The altered dwelling will have a floor space index of 1.16 times the area of the lot.
- Section 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 4.52 m.
Section 8.3.(b), By-law 1-83
The minimum required front yard setback is 3.52 m.
Section 10.5.40.70.(1)(B), By-law 569-2013 and Section 8.3.(b), By-law 1-83
The altered dwelling will be located 2.78 m from the front lot line.
- Section 10.5.40.71.(4)(A), By-law 569-2013**
The minimum required south side yard setback is 0.79 m and the minimum required north side yard setback is 0.27 m.
Section 8.3.(a), By-law 1-83
The minimum required side yard setback is 1.2 m on one side and 0.5 m on the other side.
Section 10.5.40.71.(4)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83
The altered dwelling will be located 0.49 m from the south side lot line and 0.15 m from the north side lot line.
- Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.
The altered dwelling will have a side exterior main wall height of 9.98 m facing a side lot line.
- 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 third storey rear balcony will have an area of 6.97 m².



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15. A0876/16EYK

File Number:	A0876/16EYK	Zoning	R & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	232 HIGH PARK AVE	Community:	
Legal Description:	PLAN 553 BLK 15 LOT 10 PT LOT 11		

PURPOSE OF THE APPLICATION:

To construct a one-storey rear and north side addition to the proposed detached garage. A building permit has been issued for the proposed detached garage.

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

- 1. Section 6(3) Part II &(I), By-law 438-86**
The minimum required lot line setback for an accessory structure is 3 m.
The altered garage will be located 0.43 m from the south side lot line.
- 2. Section 10.5.60.40.(2)(B), By-law 569-2013 & Section 4(2) (d), By-law 438-86**
The maximum permitted height for an ancillary structure/ accessory building is 4 m.
Section 10.5.60.40.(2)(B), By-law 569-2013
The altered garage will have a height of 4.87 m.
Section 4(2) (d), By-law 438-86
The altered garage will have a height of 4.97 m.
- 3. Section 200.5.1.10.(3)(D)(ii), By-law 569-2013**
The maximum permitted width of parking space is 3.2 m.
The proposed parking space will have a width of 3.53 m.
- 4. Section 2(1), By-law 438-86**
A private garage has a maximum capacity of 3 motor vehicles.
A total capacity of 4 motor vehicles is being proposed.



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16. A0878/16EYK

File Number:	A0878/16EYK	Zoning	R & R2 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	26 MC ROBERTS AVE	Community:	
Legal Description:	PLAN 886 BLK C PT LOT 17		

PURPOSE OF THE APPLICATION:

To maintain the secondary suite on the second floor and the as built rear exterior stairs.

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

- Section 6(3) Part II 3.E(I), By-law 438-86**
The minimum required side yard setback is 0.45 m, where an attached structure is without walls.
The altered dwelling will be located 0.08 m from the north side lot line.
- Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted building depth is 17 m.
The altered dwelling will have a depth of 22.43 m.
- Section 10.5.50.10.(3)(B), By-law 569-2013**
A minimum of 25% of the required rear yard landscaping must be maintained as soft landscaping (26.45 m²).
A total of 7.12% of the required rear yard landscaping will be maintained as soft landscaping (7.53 m²).



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17. A0880/16EYK

File Number:	A0880/16EYK	Zoning:	R & R2 Z1.0 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	1370 DAVENPORT RD	Community:	
Legal Description:	PLAN D1364 PT LOTS 145 & 146		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the existing front porch with cold storage below.

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

- 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 existing front porch encroaches 5.4 m into the required front yard setback.
- Section 6(3) Part II 8 H, By-law 438-86**
A cold storage cellar may project into the required setbacks provided it is under a verandah or platform and projects not more than 2.5 m from the wall to which the cellar is attached.
The existing cold storage projects 5.4 m from the wall.
- Section 6(3) Part II 8. (D)(I), By-law 438-86**
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m.
The existing front porch has a height of 2.48 m above grade.
- Section 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (40.56 m²).
A total of 10.11% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (5.47 m²).
- Section 6(3) Part III 3(B), By-law 438-86**
A minimum of 30% of the required front yard open space shall be maintained as soft landscaping (8.11 m²).
A total of 20.23% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (5.47 m²).



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18. A0885/16EYK

File Number:	A0885/16EYK	Zoning	RT & R3 (Waiver)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	58 A JASPER AVE	Community:	
Legal Description:	PLAN 4204 PT LOT 1		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the as-built carport.

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

Section 10.60.40.70.(3), By-law 569-2013

The minimum required side yard setback is 0.9 m.

Section 9(3), By-law 1-83

The minimum required side yard setback is 1.2 m.

Section 10.60.40.70.(3), By-law 569-2013 & Section 9(3), By-law 1-83

The as-built car port is located 0.23 m from the east side lot line.



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19. A0886/16EYK

File Number:	A0886/16EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	196 GILBERT AVE	Community:	
Legal Description:	PLAN 1726 N PT LOT 42		

PURPOSE OF THE APPLICATION:

To construct a second storey rear addition above the existing one-storey portion of the dwelling and to re-construct a new detached rear garage.

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

- Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 8.3.(a), By-law 1-83
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other side.
Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83
The altered dwelling will be located 0.29 m from the north side lot line and 1.45 m from the south side lot line.
- Section 10.5.60.70.(1), By-law 569-2013**
The maximum permitted coverage for all ancillary buildings or structures on a lot is 10% of the lot area (18.39 m²).
The proposed rear yard ancillary building will cover 19.75% of the lot area (36.32 m²).
- Section 3.1.4, By-law 1-83**
The minimum required rear yard setback for an accessory structure, where it adjoins a public lane or other established right-of-way (other than street), is 1.5 m on each side in which vehicle access doors are located.
The proposed rear yard setback for the accessory building and the rear wall in which the vehicle access doors are located will be 0.57 m from the rear lot line (to an existing public lane).
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
The eaves of the altered dwelling will be located 0 m from the north side lot line.



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20.

A0891/16EYK

File Number:	A0891/16EYK	Zoning	R2 Z0.6 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	75 PRESCOTT AVE	Community:	
Legal Description:	PLAN 886 BLK A PT LOT 78		

PURPOSE OF THE APPLICATION:

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

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

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

A converted house is a permitted use provided only one addition is erected at the time of conversion thereafter. The proposed rear second floor addition is the second addition since the time of conversion.



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21. A0832/16EYK

File Number:	A0832/16EYK	Zoning	RD & R5 (Waiver)
Owner(s):		Ward:	York West (07)
Agent:		Heritage:	Not Applicable
Property Address:	68 LOVILLA BLVD	Community:	
Legal Description:	PLAN 3803 LOT 129		

PURPOSE OF THE APPLICATION:

To construct a one-storey side and rear addition, a detached garage in the rear yard and to create a secondary suite in the basement.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 13.2.4, By-law 7625**
The maximum permitted lot coverage is 30% of the lot area (167.23 m²).
The altered dwelling will cover 35% of the lot area (195 m²).
- Section 900.3.10.(5)(A), By-law 569-2013 and Section 14.2.3.(b), By-law 7625**
The minimum required side yard setback is 1.8 m.
The altered dwelling will be located 1.2 m from the east side lot line.
- Section 150.10.40.1.(4), By-law 569-2013 and Section 6(2)(1)(iii), By-law 7625**
A secondary suite is a permitted use provided that if a building in the Residential Zone category is not subject to a maximum floor space index, a secondary suite may not be divided vertically from the dwelling unit.
The proposed secondary suite is divided vertically from the dwelling unit.



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22. A0899/16EYK

File Number:	A0899/16EYK	Zoning	M2 (Waiver)
Owner(s):		Ward:	York West (07)
Agent:		Heritage:	Not Applicable
Property Address:	2233 SHEPPARD AVE W	Community:	
Legal Description:	CON 5 WYS PT LOTS 14 AND 15 RP 66R21819 PARTS 71 TO 77 79 AND 80		

PURPOSE OF THE APPLICATION:

To permit a parking deficiency for Phase 1 and Phase 2 of the proposed commercial/ industrial development.

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

Section 2.(b), By-law 682-2003

A minimum of 1441 on site parking spaces are required.

A total of 736 on site parking spaces will be provided at Phase 1.

A total of 759 on site parking spaces will be provided at Phase 2.



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23. A0892/16EYK

File Number:	A0892/16EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	198 PRESCOTT AVE	Community:	
Legal Description:	PLAN 1626 PT LOTS 188 & 189		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition.

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

- Section 10.10.40.40.(2)(A), By-law 569-2013 & Section 6(3) Part VI 1(I), By-law 438-86**
The maximum permitted floor space index is 0.69 times the lot area (123.7 m²).
The altered dwelling will have a floor space index of 0.81 times the lot area (144.7 m²).
- Section 10.10.40.30.(1)(A), By-law 569-2013 & Section 6(3) Part VI 1(V), By-law 438-86**
The maximum permitted dwelling depth is 17 m.
The altered dwelling will have a depth of 18.07 m.



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24. A0897/16EYK

File Number:	A0897/16EYK	Zoning	RD (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	21 LANGMUIR CRES	Community:	
Legal Description:	PLAN 1582 E PT LOT 154		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage. A previous Committee of Adjustment decision (File Number: A582/15EYK) approved variances related to floor space index, dwelling length and driveway width.

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.
A previous Committee of Adjustment Decision (File Number: A582/15EYK) approved a dwelling length of 17.41 m.
The new dwelling will have a length of 19.68 m.
- Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted dwelling depth is 19 m.
The new dwelling will have a depth of 19.68 m.



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25. A0898/16EYK

File Number:	A0898/16EYK	Zoning	RD & R1 (Waiver)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	8 BABY POINT TER	Community:	
Legal Description:	PLAN 1582 LOT 219		

PURPOSE OF THE APPLICATION:

To construct a one-storey front and rear addition, a second storey addition above the existing attached garage, a new front porch and a canopy at the rear.

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 (259.75 m²).

The altered dwelling will have a gross floor area of 0.63 times the lot area (411.46 m²).



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26. A0902/16EYK

File Number:	A0902/16EYK	Zoning	RS & R2 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	6 SKYLARK RD	Community:	
Legal Description:	PLAN 4657 S PT LOT 19		

PURPOSE OF THE APPLICATION:

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

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

- Section 10.40.40.40.(1)(A), By-law 569-2013 & Section 8.(3).(i), By-law 3623-97**
The maximum permitted floor space index is 0.6 times the lot area.
The altered dwelling will have a floor space index of 0.69 times the lot area.
- Section 10.40.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.5 m.
The altered dwelling will be located 1.25 m from the east side yard.
- 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 may encroach a maximum of 2.5 m into the required rear yard setback.
The proposed deck will project 2.67 m into the required rear yard setback.
- Section 3.4.7(a)(1), By-law 1-83 & By-law 3623-97**
The maximum permitted projection of a deck into the required front and rear yards setback is 2.4 m.
The proposed deck will project 2.55 m into the required rear yard setback.

27. A0903/16EYK

File Number:	A0903/16EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	108 EILEEN AVE	Community:	
Legal Description:	PLAN 1719 LOT 8		

PURPOSE OF THE APPLICATION:

To construct a detached garage in the rear yard.

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

- Section 10.5.60.70.(1), By-law 569-2013**
The maximum permitted coverage for all ancillary buildings or structures on a lot is 10% of the lot area (25.52 m²).
The proposed detached garage in the rear yard will cover 18% of the lot area (45.92 m²).
- Section 3.4.11.(c), By-law 1-83**
The maximum permitted height is 3.1 m for flat-roofed buildings and 3.7 m for pitched-roof buildings.
The proposed detached garage will have a height of 4 m.
- Section 10.5.100.1.(1)(A), By-law 569-2013**
The minimum required driveway width is 2 m.
Section 3.2.1.F.(b).A.(c)(iii), By-law 1-83
The minimum required driveway width is 2.6 m in the rear yard.
Section 10.5.100.1.(1)(A), By-law 569-2013 and Section 3.2.1.F.(b).A.(c)(iii), By-law 1-83
The existing driveway has a width of 1.73 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 (62 m²).
A total of 30.8% of the rear yard will be maintained as soft landscaping (38 m²).



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28. A0906/16EYK

File Number:	A0906/16EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	612 HARVIE AVE	Community:	
Legal Description:	PLAN 1530 LOT 390		

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition.

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

- Section 8.3.(a), By-law 1-83**
The minimum required side yard setback is 0.5 m on one side and 1.2 m for the other side.
The altered dwelling will be located 0.19 m from the north side lot line.
- Section 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% of the rear yard shall be maintained as soft landscaping.
A total of 31.5% of the rear yard will be maintained as soft landscaping.

29. A0907/16EYK

File Number:	A0907/16EYK	Zoning	R & R2 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	104 NAIRN AVE	Community:	
Legal Description:	PLAN 918 BLK J N PT LOT 9		

PURPOSE OF THE APPLICATION:

To construct a new two-storey rear addition (the existing two-storey rear addition will be demolished), and a partial third storey addition.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.6 times the area of the lot (135.52 m²).
Section 10.10.40.40.(1)(A), By-law 569-2013
The altered dwelling will have a floor space index of 0.83 times the area of the lot (188.02 m²).
Section 6(3) Part I 1, By-law 438-86
The altered dwelling will have a floor space index of 0.84 times the area of the lot (190.83 m²).
- Section 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.41 m from the north side lot line and 0.23 m from the south side lot line.
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 0.9 m, for the portion of the building not exceeding 17 m in depth, where the side wall contains openings.
The portion of the altered dwelling not exceeding 17 m in depth where the side wall contains openings will be located 0.41 m from the north side lot line and 0.23 m from the south side lot line.
- Section 6(3) Part II 3(II), By-law 438-86**
The minimum required distance between buildings where the side wall contains openings is 1.2 m.
The altered dwelling will be located 0.96 m from the adjacent building to the north (106 Nairn Avenue) and 0.75 m from the adjacent building to the south (102 Nairn Avenue).
- Section 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The altered dwelling will have a side exterior main wall height of 9.54 m facing a side lot line.

30. A0909/16EYK

File Number:	A0909/16EYK	Zoning:	R2 &R2 Z0.6 (ZR)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	25 GILBERT AVE	Community:	
Legal Description:	PLAN 886 BLK G PT LOT 40		

PURPOSE OF THE APPLICATION:

To construct a second floor addition above the existing detached garage in the rear yard.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.6 times the area of the lot (139.35 m²).
The existing dwelling and the altered detached garage will have a floor space index of 0.83 times the area of the lot (193.69 m²).
- Section 10.10.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered detached garage will be located 0 m from the side lot line.
- Section 6(3) Part II 3.B.(II), By-law 438-86**
The minimum required side yard setback is 0.9 m for that portion of the building not exceeding 17 m in depth, where the side wall contains openings.
The altered detached garage will be located 0 m from the side lot line.
- Section 10.10.40.70.(2), By-law 569-2013 and Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered detached garage will be located 2.13 m from the rear lot line.
- Section 6 Part II(7)(i), By-law 438-86**
The minimum required side and rear yard setback for an accessory structure is 3 m.
The altered detached garage will be located 0.25 m and 0.2 m from the north side lot line and 0.91 and 0.95 m from the south side lot line and 2.13 m from the rear lot line.
- Section 10.5.60.40.(2), By-law 569-2013 and Section 4(2)(a)(iii)(d), By-law 438-86**
The maximum permitted height for ancillary building or structure is 4 m.
The altered detached garage will have a height of 7 m.
- Section 10.5.60.40.(3), By-law 569-2013**
An ancillary building or structure may not have more than one storey.
The altered detached garage will have a total of 2 storeys.
- Section 10.10.40.1.(2), By-law 569-2013**
The maximum permitted number of residential buildings on a lot in an R zone is 1.
The proposed number of residential buildings on the lot is 2.

9. **Section 6(3) Part IX 1(B), By-law 438-86**
The By-law allows only one building to be erected on a lot that is capable of being conveyed in accordance with the provisions of the Planning Act.
More than one building is proposed to be erected on the lot.

31. A0911/16EYK

File Number:	A0911/16EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	46 CYNTHIA RD	Community:	
Legal Description:	PLAN 4283 LOT 32		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 7.(3)(i), By-law 1-83**
The maximum permitted floor space index is 0.4 times the area of the lot.
1. Section 10.20.40.40.(1)(A), By-law 569-2013
The proposed dwelling will have a floor space index of 0.68 times the lot area.
Section 7.(3)(i), By-law 1-83
The proposed dwelling will have a floor space index of 0.62 times the lot area.
- Section 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted height of a flat roof is 7.2 m.
The proposed dwelling will have a height of 10.58 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 second storey rear platform will have an area of 16.75 m².
- 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.



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32. A0913/16EYK

File Number:	A0913/16EYK	Zoning	R & R2 (Waiver)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	293 DURIE ST	Community:	
Legal Description:	PLAN 714 PT LOT 19		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with a front yard parking pad and a new accessory structure (shed) in the rear yard. A previous Committee of Adjustment application (A520/16EYK) approved a variance relating to floor space index, side yard setback, parking space location, front, rear and side main exterior wall heights.

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

- 1. Section 6(3) Part II 3.(I), By-law 438-86**
The minimum required side yard setback is 0.9 m from an adjacent building containing no openings. The proposed dwelling will be located 0.4 m from north side lot line and a portion of the second floor will be located 0.23 m from the south side lot line.
- 2. Section 6(3) Part IV 1.(e), By-law 438-86**
A motor vehicle parking space that is located between the front wall of the building and the front lot line is not permitted.
The proposed parking space will be located between the front wall of the building and the front lot line.
- 3. Section 6(3) Part III 3.(d)(i) D, By-law 438-86**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (49.9 m²).
A total of 52.6% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (35 m²).
- 4. Section 6(3) Part II 7(i), By-law 438-86**
The minimum required setback for an accessory structure from all lot lines is 3 m.
The proposed shed will be located 1.75 m from the east side lot line and 0.8 m from the north and south side lot lines.



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33. A0914/16EYK

File Number:	A0914/16EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	York South-Weston (11)
Agent:		Heritage:	Not Applicable
Property Address:	101 JOHN ST	Community:	
Legal Description:	PLAN 182 PT LOT 46		

PURPOSE OF THE APPLICATION:

To convert the existing attic into habitable space.

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

Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 7.(3)(i), By-law 1-83

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

The altered dwelling will have a floor space index of 0.49 times the lot area.

34. A0917/16EYK

File Number:	A0917/16EYK	Zoning:	RD & R1 Z0.6 (Waiver)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	24 INNISFREE CRT	Community:	
Legal Description:	PLAN M1240 LOT 41		

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 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.6 times the area of the lot (164.1 m²).
The new dwelling will have a floor space index of 0.86 times the area of the lot (235.11 m²).
- Section 10.20.40.70.(1), By-law 569-2013 and Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 6.12 m.
The new dwelling will be located 5.47 m from the front lot line.
- Section 10.20.40.70.(2)(A), By-law 569-2013 and Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The new dwelling will be located 7.02 m from the rear lot line.
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 4(2)(A), By-law 438-86**
The maximum permitted building height is 9 m.
Section 10.20.40.10.(1)(A), By-law 569-2013
The new dwelling will have a height of 9.28 m.
Section 4(2)(A), By-law 438-86
The new dwelling will have a height of 9.3 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 7.44 m facing a side lot line.
- Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above a second storey is 4 m².
The proposed second storey rear platform will have an area of 18.89 m² and the proposed second storey front platform will have an area of 5 m².

- 7. Section 900.3.10.(1249)(B), By-law 569-2013**
A platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback.
The proposed rear yard deck will encroach into the required rear yard.
- 8. Section 6(3) Part II.8.D, By-law 438-86**
The maximum permitted projection of an uncovered platform into the required setback is a maximum of 2.5 m from the front or rear wall.
The proposed uncovered platform will project 3.66 m from the rear wall.
- 9. Section 6(3) Part II 8 D(I), By-law 438-86**
The maximum permitted height of an uncovered platform which projects into the required setbacks a maximum of 1.2 m above grade.
The proposed deck will have a height of 2.11 m above grade.
- 10. 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 (44.43 m²).
A total of 28.29% of the rear yard will be maintained as soft landscaping (25.14 m²).
- 11. Section 6(3) Part III 3(B), By-law 438-86**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (34.84 m²).
A total of 65.26 of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (30.32 m²).
- 12. Section 10.5.100.1.(1)(C), By-law 569-2013 and Section 6(3) Part IV 4(I), By-law 438-86**
The maximum permitted driveway width is 3.23 m.
The proposed driveway will have a width of 5.22 m.
- 13. Section 10.5.80.40.(2), By-law 569-2013**
The elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street (80.39).
The proposed elevation of the lowest point of a vehicle entrance in a main wall of the building is 79.54.
- 14. Section 6(3) Part IV 3(II), By-law 438-86**
An integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line is not permitted.
The proposed integral garage is below grade



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35. A0918/16EYK

File Number:	A0918/16EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):		Ward:	Parkdale-High Park (13)
Agent:		Heritage:	Not Applicable
Property Address:	350 WILLARD AVE	Community:	
Legal Description:	PLAN 1508 PT LOT 31 PT LOT 32		

PURPOSE OF THE APPLICATION:

To construct a second storey addition and a new front porch.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 & Section 6(3) Part I(1), By-law 438-86**
The maximum permitted floor space index/ gross floor area is 0.6 times the lot area (136.09 m²).
The altered dwelling will have a floor space index/ gross floor area of 0.76 times the lot area (174.29 m²).
- 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 1 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 1.21 m into the required front yard setback.
- Section 6(3) Part II 8 F(IV), By-law 438-86**
A roof over a first floor platform or terrace is permitted to project into the required setbacks provided the top of the roof is not used or designed to be used as a deck or terrace.
The proposed roof of the front porch will be deck.

36. A0925/16EYK

File Number:	A0925/16EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	York South-Weston (12)
Agent:		Heritage:	Not Applicable
Property Address:	64 GREENBROOK DR	Community:	
Legal Description:	PLAN 3960 W PT LOT H AT RIGHT ANGLE		

PURPOSE OF THE APPLICATION:

To construct a second storey addition above of the existing one-storey portion of the dwelling and to extend the existing detached garage.

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 0.4 times the area of the lot.
The altered dwelling will have a floor space index of 0.75 times the lot area.
- Section 10.5.40.70.(1)(B), By-law 569-2013 and Section 7.(3)(f), By-law 1-83**
The minimum required front yard setback is 18.95 m.
Section 7.(3)(a), By-law 3623-97
The minimum required front yard setback is 17.95 m.
Section 10.5.40.70.(1)(B), By-law 569-2013, Section 7.(3)(f), By-law 1-83 and Section 7.(3)(a), By-law 3623-97
The altered dwelling will be located 4.43 m from the front lot line.
- Section 10.20.40.70.(3)(E), By-law 569-2013**
The minimum required side yard setback is 1.8 m.
The altered dwelling will be located 1.45 m from the east side lot line and 1.67 m from the west side lot line.
- Section 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing access to a building or structure may encroach into a required minimum building setback provided that they are not closer to a lot line than 0.6 m.
The proposed stairs will be located 0.25 m from the east side lot line.
- Section 10.5.60.10.(1), By-law 569-2013, Section 3.4.11.(a), By-law 1-83 and By-law 3623-97**
An ancillary building or structure may not be located in the front yard.
The altered ancillary building (detached garage) is located in the front yard.
- Section 3.4.11.(b), By-law 1-83**
The maximum permitted gross floor area for an accessory building is 46 m².
The altered ancillary building (detached garage) will have a gross floor area of 54.29 m².

37A.**B0059/16EYK**

File Number:	B0059/16EYK	Zoning:	RM & R2 (Waiver)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	609 HARVIE AVE & 25 THORNTON AVE	Community:	
Legal Description:	PLAN 1530 LOTS 306 AND 307 AND RP 66R22139 PART 1		

THE CONSENT REQUESTED:

To obtain consent to sever the lot into six residential lots and to create various reciprocal easements/right-of-ways.

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

The lot frontage along Harvie Avenue will be 6.7 m and the lot area will be 154.1 m². The property will be developed as the site of a detached dwelling with an attached garage and will require variances to the Zoning By-law, as outlined in Application A0653/16EYK.

Conveyed - Parts 2 & 3**Address to be assigned**

Parts 2 & 3 will have a combined lot frontage along Harvie Avenue of 6.2 m and a combined lot area of 142.4 m². The property will be developed as the site of a detached dwelling with an attached garage and will require variances to the Zoning By-law, as outlined in Application A0654/16EYK.

Part 3 has a lot area of 10.3 m² and will be subject to a reciprocal easement/right-of-way for the purpose of pedestrian access in favour of Parts 4 & 5.

Conveyed - Parts 4 & 5**Address to be assigned**

Parts 4 & 5 will have a combined lot frontage along Harvie Avenue of 6.2 m and a combined lot area of 142.2 m². The property will be developed as the site of a detached dwelling with an attached garage and will require variances to the Zoning By-law, as outlined in Application A0655/16EYK.

Part 4 has a lot area of 10.3 m² and will be subject to a reciprocal easement/right-of-way for the purpose of pedestrian access in favour of Parts 2 & 3.

Conveyed - Parts 6 & 7**Address to be assigned**

Parts 6 & 7 will have a combined lot frontage along Harvie Avenue of 6.2 m and a combined lot area of 142 m². The property will be developed as the site of a detached dwelling with an attached garage and will require variances to the Zoning By-law, as outlined in Application A0656/16EYK.

Part 7 has a lot area of 10.3 m² and will be subject to a reciprocal easement/right-of-way for the purpose of pedestrian access in favour of Parts 8 & 9.

Conveyed - Parts 8 & 9**Address to be assigned**

Parts 8 & 9 will have a combined lot frontage along Harvie Avenue of 6.2 m and a combined lot area of 141.9 m². The property will be developed as the site of a detached dwelling with an attached garage and will require variances to the Zoning By-law, as outlined in Application A0657/16EYK.

Part 8 has a lot area of 10.3 m² and will be subject to a reciprocal easement/right-of-way for the purpose of pedestrian access in favour of Parts 6 & 7.

Conveyed - Part 10

Address to be assigned

The lot frontage along Harvie Avenue will be 6.56 m and the lot area will be 152 m². The property will be developed as the site of a detached dwelling with an attached garage and will require variances to the Zoning By-law, as outlined in Application A0658/16EYK.

File Numbers B0059/16EYK, A0653/16EYK, A0654/16EYK, A0655/16EYK, A0656/16EYK, A0657/16EYK & A0658/16EYK will be considered jointly.



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37B. A0653/16EYK

File Number:	A0653/16EYK	Zoning:	RM & R2 (Waiver)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	609 HARVIE AVE & 25 THORNTON AVE - PART 1	Community:	
Legal Description:	PLAN 1530 LOTS 306 AND 307 AND RP 66R22139 PART 1		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Section 900.6.10.(252)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**
The minimum required lot frontage is 8 m.
The new lot frontage will be 6.7 m.
- 2. Section 10.80.40.40.(1)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**
The maximum permitted floor space index is 0.8 times the area of the lot (121.52 m²).
The new dwelling will have a floor space index of 1.08 times the area of the lot (166.6 m²).
- 3. Section 8.3.(a), By-law 1-83**
The minimum required rear yard setback is 7.5 m.
The new dwelling will be located 6.9 m from the rear lot line.
- 4. Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 8.3.(a), By-law 1-83
The minimum required side yard setback is 1.2 m on one side and 0.5 m on the other side.
Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83
The new dwelling will be located 0.88 m from the south side lot line and 0.6 from the north side lot line.

File Numbers B0059/16EYK, A0653/16EYK, A0654/16EYK, A0655/16EYK, A0656/16EYK, A0657/16EYK & A0658/16EYK will be considered jointly.



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37C. A0654/16EYK

File Number:	A0654/16EYK	Zoning:	RM & R2 (Waiver)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	609 HARVIE AVE & 25 THORNTON AVE - PARTS 2 & 3	Community:	
Legal Description:	PLAN 1530 LOTS 306 AND 307 AND RP 66R22139 PART 1		

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.(252)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**
The minimum required lot frontage is 8 m.
The new lot frontage will be 6.2 m.
- Section 10.80.40.40.(1)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**
The maximum permitted floor space index is 0.8 times the area of the lot (113.36 m²).
The new dwelling will have a floor space index of 1.09 times the area of the lot (155.1 m²).
- Section 10.80.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6 m.
The new dwelling will be located 3.1 m from the front lot line
- Section 8.3.(a), By-law 1-83**
The minimum required rear yard setback is 7.5 m.
The new dwelling will be located 7.2 m from the rear lot line.
- Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 8.3.(a), By-law 1-83
The minimum required side yard setback is 1.2 m on one side and 0.5 m on the other side.
Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83
The new dwelling will be located 0.5 m from the south side lot line and 0.6 from the north side lot line.

File Numbers B0059/16EYK, A0653/16EYK, A0654/16EYK, A0655/16EYK, A0656/16EYK, A0657/16EYK & A0658/16EYK will be considered jointly.



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37D. A0655/16EYK

File Number:	A0655/16EYK	Zoning:	RM & R2 (Waiver)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	609 HARVIE AVE & 25 THORNTON AVE - PARTS 4 & 5	Community:	
Legal Description:	PLAN 1530 LOTS 306 AND 307 AND RP 66R22139 PART 1		

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.(252)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**
The minimum required lot frontage is 8 m.
The new lot frontage will be 6.2 m.
- Section 10.80.40.40.(1)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**
The maximum permitted floor space index is 0.8 times the area of the lot (113.36 m²).
The new dwelling will have a floor space index of 1.09 times the area of the lot (155.1 m²).
- Section 10.80.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6 m.
The new dwelling will be located 3.1 m from the front lot line
- Section 8.3.(a), By-law 1-83**
The minimum required rear yard setback is 7.5 m.
The new dwelling will be located 7.2 m from the rear lot line.
- Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 8.3.(a), By-law 1-83
The minimum required side yard setback is 1.2 m on one side and 0.5 m on the other side.
Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83
The new dwelling will be located 0.6 m from the south side lot line and 0.5 from the north side lot line.

File Numbers B0059/16EYK, A0653/16EYK, A0654/16EYK, A0655/16EYK, A0656/16EYK, A0657/16EYK & A0658/16EYK will be considered jointly.



City Planning Division

Susanne Pringle
Manager & Deputy Secretary Treasurer

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Etobicoke York Panel
2 Civic Centre Crt, 4th
Toronto ON M9C 5A3
Tel: 416-394-8060
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37E. A0656/16EYK

File Number:	A0656/16EYK	Zoning:	RM & R2 (Waiver)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	609 HARVIE AVE & 25 THORNTON AVE - PARTS 6 & 7	Community:	
Legal Description:	PLAN 1530 LOTS 306 AND 307 AND RP 66R22139 PART 1		

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.(252)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**
The minimum required lot frontage is 8 m.
The new lot frontage will be 6.2 m.
- Section 10.80.40.40.(1)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**
The maximum permitted floor space index is 0.8 times the area of the lot (113.36 m²).
The new dwelling will have a floor space index of 1.09 times the area of the lot (155.1 m²).
- Section 10.80.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6 m.
The new dwelling will be located 3.1 m from the front lot line.
- Section 8.3.(a), By-law 1-83**
The minimum required rear yard setback is 7.5 m.
The new dwelling will be located 7.2 m from the rear lot line.
- Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 8.3.(a), By-law 1-83
The minimum required side yard setback is 1.2 m on one side and 0.5 m on the other side.
Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83
The new dwelling will be located 0.5 m from the south side lot line and 0.6 from the north side lot line.

File Numbers B0059/16EYK, A0653/16EYK, A0654/16EYK, A0655/16EYK, A0656/16EYK, A0657/16EYK & A0658/16EYK will be considered jointly.



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37F. A0657/16EYK

File Number:	A0657/16EYK	Zoning:	RM & R2 (Waiver)
Owner(s):		Ward:	Davenport (17)
Agent:		Heritage:	Not Applicable
Property Address:	609 HARVIE AVE & 25 THORNTON AVE - PARTS 8 & 9	Community:	
Legal Description:	PLAN 1530 LOTS 306 AND 307 AND RP 66R22139 PART 1		

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.(252)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**
The minimum required lot frontage is 8 m.
The new lot frontage will be 6.2 m.
- Section 10.80.40.40.(1)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**
The maximum permitted floor space index is 0.8 times the area of the lot (113.36 m²).
The new dwelling will have a floor space index of 1.09 times the area of the lot (155.1 m²).
- Section 10.80.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6 m.
The new dwelling will be located 3.1 m from the front lot line.
- Section 8.3.(a), By-law 1-83**
The minimum required rear yard setback is 7.5 m.
The new dwelling will be located 7.2 m from the rear lot line.
- Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 8.3.(a), By-law 1-83
The minimum required side yard setback is 1.2 m on one side and 0.5 m on the other side.
Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83
The new dwelling will be located 0.6 m from the south side lot line and 0.5 m from the north side lot line.

File Numbers B0059/16EYK, A0653/16EYK, A0654/16EYK, A0655/16EYK, A0656/16EYK, A0657/16EYK & A0658/16EYK will be considered jointly.



City Planning Division

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37G. A0658/16EYK

File Number: A0658/16EYK Zoning: RM & R2 (Waiver)
Owner(s): Ward: Davenport (17)
Agent: Heritage: Not Applicable
Property Address: **609 HARVIE AVE & 25 THORNTON AVE - PART 10** Community:
Legal Description: PLAN 1530 LOTS 306 AND 307 AND RP 66R22139 PART 1

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.(252)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**
The minimum required lot frontage is 8 m.
The new lot frontage will be 6.56 m.
- Section 10.80.40.40.(1)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**
The maximum permitted floor space index is 0.8 times the area of the lot (121.28 m²).
The new dwelling will have a floor space index of 1.09 times the area of the lot (165.6 m²).
- Section 10.80.40.70.(1), By-law 569-2013 and Section 8.3.(b), By-law 1-83**
The minimum required front yard setback is 6 m.
Section 10.80.40.70.(1), By-law 569-2013
The new dwelling will be located 3.1 m from the front lot line
Section 8.3.(b), By-law 1-83
The new dwelling will be located 2.35 m from the front lot line
- Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 8.3.(a), By-law 1-83
The minimum required side yard setback is 1.2 m on one side and 0.5 m on the other side.
Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83
The new dwelling will be located 0.6 m from the south side lot line and 0.65 from the north side lot line.
- Section 8.3.(a), By-law 1-83**
The minimum required rear yard setback is 7.5 m.
The new dwelling will be located 6.75 m from the rear lot line.

File Numbers B0059/16EYK, A0653/16EYK, A0654/16EYK, A0655/16EYK, A0656/16EYK, A0657/16EYK & A0658/16EYK will be considered jointly.

