

COMMITTEE OF ADJUSTMENT ETOBICOKE- YORK PANEL

Hearing Date: Thursday, June 29, 2017
Time: 1:00 p.m., 3:00 p.m. and 5:00 p.m.
Location: Council Chambers - 399 The West Mall, Etobicoke Civic Centre

OPENING REMARKS:

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

FILES TO BE CLOSED:

B0021/17EYK Lakeshore (05)	BARBARA JANE ROSCOE	103 The Kingsway	Etobicoke-
A0347/17EYK (02)	2523280 ONTARIO INC	52 AIRVIEW RD UNIT 9	Etobicoke North

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

Item	File Number	Property	Community (Ward)
1	A0322/17EYK	29 MILLBURN DR	Etobicoke Centre (03)
2	A0365/17EYK	31 FAIRFIELD AVE	Etobicoke-Lakeshore (06)
3	A0368/17EYK	76 DUNEDIN DR	Etobicoke-Lakeshore (05)
4	A0371/17EYK	82 GOVERNMENT RD	Etobicoke-Lakeshore (05)
5	A0372/17EYK	79 CRONIN DR	Etobicoke-Lakeshore (05)
6	A0379/17EYK	57 RENOWN RD	Etobicoke-Lakeshore (05)
7		25 WATERCLIFFE RD	Etobicoke North (02)

	A0382/17EYK		
8	A0385/17EYK	2 SUNNYLEA AVE E	Etobicoke-Lakeshore (05)
9	A0390/17EYK	74 ROYAL YORK RD	Etobicoke-Lakeshore (06)
10	A0391/17EYK	31 SAYBROOK AVE	Etobicoke-Lakeshore (05)
11	A0395/17EYK	324 PRINCE EDWARD DR S	Etobicoke-Lakeshore (05)
12	A0396/17EYK	3 DOWNPATRICK CRES	Etobicoke Centre (04)
13	A0397/17EYK	52 AIRVIEW RD UNIT 10	Etobicoke North (02)
14	A0399/17EYK	46 ROXALINE ST	Etobicoke North (02)
15	A0401/17EYK	30 TRUEMAN AVE	Etobicoke-Lakeshore (05)
16	A0406/17EYK	120 ASHBOURNE DR	Etobicoke-Lakeshore (05)
17	A0408/17EYK	2873 LAKE SHORE BLVD W	Etobicoke-Lakeshore (06)
18	A0413/17EYK	18 GLENADEN AVE W	Etobicoke-Lakeshore (05)
19	A0416/17EYK	18 BEARBURY DR	Etobicoke Centre (03)

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

Item	File Number	Property	Community (Ward)
20	A0381/17EYK	82 AVONHURST RD	Etobicoke-Lakeshore (05)
21	A0405/17EYK	82 LAKE SHORE DR	Etobicoke-Lakeshore (06)
22	A0409/17EYK	22 THIRTY THIRD ST-PART 2	Etobicoke-Lakeshore (06)

23	A0410/17EYK	22 THIRTY THIRD ST- PART 1	Etobicoke-Lakeshore (06)

24	A0414/17EYK	39 SUNNYLEA AVE W	Etobicoke-Lakeshore (05)
25	A0423/17EYK	25 INVERLEIGH DR	Etobicoke-Lakeshore (05)
26	A0420/17EYK	37 OLDHAM RD	Etobicoke Centre (04)
27	A0427/17EYK	43 HARLOW CRES	Etobicoke North (01)
28	A0429/17EYK	43 WESTHEAD RD	Etobicoke-Lakeshore (06)
29	A0431/17EYK	152 THE KINGSWAY	Etobicoke-Lakeshore (05)
30	A0444/17EYK	81 WIMBLETON RD	Etobicoke Centre (04)
31	A0445/17EYK	438 RIMILTON AVE	Etobicoke-Lakeshore (06)
32A	B0005/17EYK	978 KIPLING AVE	Etobicoke-Lakeshore (05)
32B	A0044/17EYK	978 KIPLING AVE---PART 1	Etobicoke-Lakeshore (05)
32C	A0045/17EYK	978 KIPLING AVE---PART 2	Etobicoke-Lakeshore (05)
33A	B0017/17EYK	25 TABER RD	Etobicoke North (02)
33B	A0216/17EYK	25 TABER RD – PARTS 1 & 4	Etobicoke North (02)
33C	A0217/17EYK	25 TABER RD – PARTS 2 & 3	Etobicoke North (02)
34A	B0018/17EYK	38 THIRTY SIXTH ST	Etobicoke-Lakeshore (06)
34B	A0233/17EYK	38 THIRTY SIXTH ST PART 1	Etobicoke-Lakeshore (06)
34C	A0234/17EYK	38 THIRTY SIXTH ST PART 2	Etobicoke-Lakeshore (06)

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35	A0255/17EYK	105 THE KINGSWAY (PART 1)	Etobicoke-Lakeshore (05)
36	A0256/17EYK	103 THE KINGSWAY (PART 2)	Etobicoke-Lakeshore (05)
37A	B0022/17EYK	75 STRUTHERS ST	Etobicoke-Lakeshore (06)
37B	A0278/17EYK	75 STRUTHERS ST PART 2	Etobicoke-Lakeshore (06)
37C	A0279/17EYK	75 STRUTHERS ST PART 1	Etobicoke-Lakeshore (06)
38A	B0024/17EYK	86 SAYBROOK AVE	Etobicoke-Lakeshore (05)
38B	A0283/17EYK	86 SAYBROOK AVE PART 1	Etobicoke-Lakeshore (05)

DEFERRED APPLICATIONS:

Item	File Number	Property	Community (Ward)
39	DEFERRED from Mar 9/17 A0049/17EYK	163 LAKE SHORE DR	Etobicoke-Lakeshore (06)
40	DEFERRED from May 9/17 A0182/17EYK	21 CANMOTOR AVE	Etobicoke-Lakeshore (05)

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

Item	File Number	Property	Community (Ward)
41	A0443/17EYK	39 GUTHRIE AVE	Etobicoke-Lakeshore (05)
42A	B0037/17EYK	40 GLEN AGAR DR	Etobicoke Centre (03)
42B	A0388/17EYK	40 GLEN AGAR DR PART 1	Etobicoke Centre (03)
42C		40 GLEN AGAR DR PART 2	Etobicoke Centre (03)

	A0387/17EYK		
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OMB APPEAL AND ORDERS:

OMB Appeals: NONE

TLAB Appeals: B11/16EYK; A95/16EYK, A96/16EYK -- 9 Thirty Eighth St
A0297/17EYK -- 10 Robinhood Rd

OMB Orders: NONE

1. A0322/17EYK

File Number:	A0322/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	29 MILLBURN DR	Community:	
Legal Description:	PLAN 5057 LOT 13		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: a one-storey east side garage addition, a second storey addition with front and rear balconies, a partial third floor addition, a front yard porch, and a rear yard deck with a basement walk-out.

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

- Section 320-59.(C)**
The maximum permitted lot coverage is 33% of the lot area.
The altered dwelling will cover 35% of the lot area.
- 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 (250.84 m²).
Section 10.20.40.40.(1)(A), By-law 569-2013
The altered dwelling will have a floor space index of 0.63 times the area of the lot (352.75 m²).
Section 320-42.1.A.(1)
The altered dwelling will have a floor space index of 0.68 times the area of the lot.
- Section 320-42.1.B.(2)**
The maximum permitted height for a flat roofed dwelling is 6.5 m.
The altered dwelling will have flat roof height of 9.06 m.
- Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey of a detached house is 4 m².
The proposed second storey front balcony will have an area of 8.92 m² and the proposed second storey rear balcony will have an area of 13.4 m².



City Planning Division

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Manager & Deputy Secretary Treasurer
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2. A0365/17EYK

File Number:	A0365/17EYK	Zoning:	RM & RM1 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	31 FAIRFIELD AVE	Community:	
Legal Description:	PLAN 1571 PT LOT 163		

PURPOSE OF THE APPLICATION:

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

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

- Section 900.6.10(2)(D)(i), By-law 569-2013**
The maximum permitted floor space index is 0.35 times the lot area (91.85 m²).
The altered dwelling will have a floor space index of 0.63 times the lot area (166.35 m²).
- Section 900.6.10(2)(F), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.73 m from the east side lot line.



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3. A0368/17EYK

File Number:	A0368/17EYK	Zoning	RD (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	76 DUNEDIN DR	Community:	
Legal Description:	PLAN 1733 N PT LOT 44 PT BLK B		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with a detached garage in the rear yard.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 33% of the lot area (140.83 m²).
The new dwelling will cover 41.54% of the lot area (177.29 m²).
- Section 900.3.10.(35)(A), By-law 569-2013**
The maximum permitted gross floor area of a detached dwelling, including an attached or detached garage, is 150 m² plus 25% of the lot area (256.68 m²) up to a maximum floor space index of 0.5 (213.38 m²).
The new dwelling will have a gross floor area of 150 m² plus 30% of the lot area (278.98 m²) with a floor space index of 0.65 (278.98 m²).
- Section 10.5.100.1.(1)(C), By-law 569-2013**
The maximum permitted driveway width is 2.6 m.
The proposed driveway will have a width of 4.1 m at its widest point.

4. A0371/17EYK

File Number:	A0371/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	82 GOVERNMENT RD	Community:	
Legal Description:	PLAN 1326 PT BLK A		

PURPOSE OF THE APPLICATION:

To expand the existing second floor, to construct a new covered front porch and a two- storey rear addition which will include an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59(C)**
The maximum permitted lot coverage is 33% of the lot area (126.58 m²).
Section 10.20.30.40.(1)(A), By-law 569-2013
The altered dwelling will cover 36.8% of the lot area (141.08 m²).
Section 320-59(C)
The altered dwelling will cover 38.82% of the lot area (148.9 m²).
- Section 900.3.10.(35)(A), By-law 569-2013**
The maximum permitted gross floor area of a detached dwelling, including an attached or detached garage, is 150 m² plus 25% of the lot area (245.9 m²), with a floor space index of 0.5 (191.8 m²).
Section 1.a), By-law 1993-108
The maximum permitted gross floor area of a detached dwelling, including an attached or detached garage, is 150 m² plus 25% of the lot area (245.9 m²).
Section 900.3.10.(35)(A), By-law 569-2013 and Section 1.a), By-law 1993-108
The altered dwelling, including the attached garage, will have a gross floor area of 150 m² plus 28.74% of the lot area (260.25 m²), with a floor space index of 0.68 (260.85 m²).
- Section 10.5.40.70.(1)(A), By-law 569-2013 and Section 320-40.A(1)**
The minimum required front yard setback is 6.59 m.
The altered dwelling will be located 5.9 m from the front lot line.
- Section 320-40.D.(2)**
The maximum permitted projection of a porch into the required front yard is 0.91 m.
The proposed porch will project 0.95 m into the required front yard.

- 5. Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m. One-storey extensions beyond this limit may be permitted up to a maximum depth of 1.8 m, provided that the width of the extension is no more than 50% of the width of the dwelling and that it maintains the minimum required setback of 3 m.
The altered dwelling (one-storey extension) will be located 1.11 m from the east side lot line.
- 6. Section 320-41.B.**
The minimum required side yard setback from a side lot line abutting a street is 5.39 m.
Section 10.20.40.70.(6)(A), By-law 569-2013 and Section 320-41.B.
The altered dwelling will be located 3.52 m from the west side lot line along Prince Edward Drive.
- 7. Section 10.20.40.70.(2)(B), By-law 569-2013 and Section 320-42.A.**
The minimum required rear yard setback is 7.56 m.
The altered dwelling will be located 5.67 m from the rear lot line.
- 8. Section 320-42.E**
The maximum permitted projection from the required rear yard is 1.6 m.
The proposed steps will encroach 2.65 m into the required rear yard setback.
- 9. Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 320-42.1.B.(1)**
The maximum permitted building height is 9.5 m.
The altered dwelling will have a height of 9.82 m.
- 10. Section 320-42.1.B.(2)**
The maximum permitted soffit/ eaves overhang height for a peaked roof dwelling is 6.5 m.
The altered dwelling will have a soffit/eaves overhang height of 6.97 m.
- 11. Section 10.20.40.20.(2)(C), By-law 569-2013**
A detached house may extend beyond the permitted maximum building length by a maximum of 2 m if the extension is at least 3 m from each side lot line.
The proposed extension to the existing building will be located 1.11 m from the east side lot line.
- 12. Section 10.5.80.10.(3), By-law 569-2013 and Section 320-44.A.**
A parking space may not be in a front or side yard abutting a street.
The proposed parking space is located in the side yard abutting Prince Edward Drive.
- 13. Section 200.5.1.(3)(A), By-law 569-2013 and Section 320-18.A.(4)**
The minimum required access driveway width is 6 m in front of a parking space.
The proposed access driveway will have a width of 3.82 m in front of the proposed parking space.
- 14. Section 320-41.F.(1)**
A minimum of 6 m must be provided in front of a garage door/wall facing a flanking street.
The garage door/wall will be located 3.82 m from the flanking street (Prince Edward Drive).

15. Section 10.5.50.10.(2)(A), By-law 569-2013

A minimum of 60% of the side yard abutting a street shall be maintained as landscaping.
A total of 54% of the side yard abutting a street will be maintained as landscaping.



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5. A0372/17EYK

File Number:	A0372/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	79 CRONIN DR	Community:	
Legal Description:	PLAN 5614 LOT 42		

PURPOSE OF THE APPLICATION:

To convert the existing carport into an attached garage.

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

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

The maximum permitted gross floor area, including an attached or detached garage, is 135 m² plus 25% of the lot area (270.54 m²) provided that the maximum floor space index for the dwelling does not otherwise exceed 0.5 (271.08 m²).

The altered dwelling, including the attached garage, will have a gross floor area equal to 135 m² plus 30% of the lot area (300.05 m²) and will have a floor space index equal to 0.55 (300.05 m²).

6. A0379/17EYK

File Number:	A0379/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	57 RENOWN RD	Community:	
Legal Description:	PLAN 1602 LOT 117		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage and a new detached garage in the rear yard.

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

- Section 900.3.10.(37)(C), By-law 569-2013 and Section 1.(b)(1), By-law 1992-25**
The maximum permitted gross floor area, including an attached and/or detached garage is 150 m² plus 25% of the lot area (370.57 m²) with a maximum floor space index of 0.5 times the area of the lot (441.15 m²).
The proposed dwelling, including the attached and detached garage, will have a gross floor area of 150 m² plus 31% of the lot area (423.54 m²).
- Section 10.5.50.10.(1)(C), By-law 569-2013 and Section 320-42.9.C**
A minimum of 60% of the front yard shall be maintained as landscaping.
A total of 51.11% of the front yard will be maintained as landscaping.

7. A0382/17EYK

File Number:	A0382/17EYK	Zoning	RD & R1 (Waiver)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	25 WATERCLIFFE RD	Community:	
Legal Description:	PLAN M673 LOT 258		

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the area of the lot (257.01 m²)
The altered dwelling will have a floor space index of 0.46 times the area of the lot (260.69 m²)
- Section 10.20.40.70.(3)(D), By-law 569-2013**
The minimum required side yard setback is 1.5 m.
Section 320-42.1.C.(3)
The minimum required side yard setback is 1.5 m provided that the aggregate width of both side yards is 3.79 m.
Section 10.20.40.70.(3)(D), By-law 569-2013 & Section 320-42.1.C.(3)
The altered dwelling will be located 1.27 m from the east side lot line and 1.23 m from the west side lot line, and will have a total aggregate side yard width of 2.5 m.

8. A0385/17EYK

File Number:	A0385/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	2 SUNNYLEA AVE E	Community:	
Legal Description:	PLAN 1978 W PT LOT 7 W PT LOT 5		

PURPOSE OF THE APPLICATION:

To construct a two-storey east side addition, a second storey addition above the existing dwelling and a new covered rear deck.

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

- Section 900.3.10.(42)(A)(i), By-law 569-2013**
The maximum permitted floor space index, including an attached or detached garage, is 0.5 times the lot area (232.2 m²).
The altered dwelling, including the attached garage, will have a floor space index of 0.58 times the lot area (267.3 m).
- Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 320-42.1B(1)**
The maximum permitted height is 9.5 m.
The altered dwelling will have a height of 10 m.
- Section 320-42.1B(2)**
The maximum permitted soffit height is 6.5 m.
The soffit height of the proposed dwelling will be 7 m.

9. A0390/17EYK

File Number:	A0390/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	74 ROYAL YORK RD	Community:	
Legal Description:	PLAN M76 LOT 333		

PURPOSE OF THE APPLICATION:

To convert the existing electronic retail store to a daycare/nursery school and to construct a second storey addition above part of the one-storey portion of the existing building.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013 and Section 340-30(L)**
The maximum permitted floor space index is 0.6 times the area of the lot (348.3 m²).
Section 10.80.40.40.(1)(A), By-law 569-2013
The altered building will have a floor space index of 0.62 times the area of the lot (361.2 m²).
Section 340-30(L)
The altered building will have a floor space index of 0.77 times the area of the lot (445 m²).
- Section 340-30(G)(3)**
The minimum required front yard setback is 6 m.
The altered building will be located 1.67 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 340-30(G)(4)
The minimum required side yard setback is 0.9 m.
Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 340-30(G)(4)
The altered building will be located 0.58 m from the north side lot line.
- Section 340-30(G)(5)**
The minimum required rear yard setback is 7.5 m.
The altered building will be located 7.47 m from the rear lot line.
- Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered building will have a length of 17.93 m (for the second floor only).
- Section 340-34**
The minimum required number of parking spaces is 19.
The altered building will have a total of 4 legally accessible parking spaces.

7. **Section 340-31(A). as amended by By-law 497-2007**
A minimum of 6 m of access be provided in front of all parking spaces.
A total of 0 m will be provided in front of the legal parking spaces.

10. A0391/17EYK

File Number:	A0391/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	31 SAYBROOK AVE	Community:	
Legal Description:	PLAN 4469 LOT 30		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59.C**
The maximum permitted lot coverage is 33% of the lot area (203.03 m²).
Section 10.20.30.40.(1)(A), By-law 569-2013
The new dwelling will cover 36.02% of the lot area (221.58 m²).
Section 320-59.C
The new dwelling will cover 38.7% of the lot area (238.09 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 (276.85 m²).
Section 10.20.40.40.(1)(A), By-law 569-2013
The new dwelling will have a floor space index of 0.65 times the area of the lot (401.75 m²).
Section 320-42.1.A.(1)
The new dwelling will have a floor space index of 0.65 times the area of the lot (401.28 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 0.91 m from the east and west side lot lines and will have a total aggregate side yard width of 1.82 m.
- Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwelling will have a depth of 17.72 m.

5. **Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 7.24 m.
6. **Section 10.20.40.10.(2)(A), By-law 569-2013**
The maximum permitted height of the exterior portion of the main walls is 7 m.
The exterior portion of the main walls of the new dwelling will have a height of 7.24 m.
7. **Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey of a detached house is 4 m².
The proposed second storey front balcony will have an area of 4.22 m² and the proposed second storey rear balcony will have an area of 13.4 m².
8. **Section 10.5.50.10.(1)(C), By-law 569-2013 and Section 320-24.9.C.**
A minimum of 60% of the front yard shall be maintained as landscaping.
A total of 56.58% of the front yard will be maintained as landscaping.
9. **Section 320-41.C**
The minimum required distance for windows on the first storey to the side lot line is 1.2 m.
The proposed living room and kitchen/breakfast/dining (habitable rooms) have windows where the side yard for both sides will be located 0.91 m from the lot line.

11. A0395/17EYK

File Number:	A0395/17EYK	Zoning	CL (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	324 PRINCE EDWARD DR S	Community:	
Legal Description:	PLAN 2318 LOTS 1 & 2		

PURPOSE OF THE APPLICATION:

To make interior alterations to the existing mixed-use building to permit medical use on the first floor and to expand the existing dental use on the third floor. A previous Committee of Adjustment application approved the conversion from office use to medical use on the second floor and a parking deficiency was approved.

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

- Section 900.10.10.(181)(A), By-law 569-2013 and Section 1, By-law 12933 and Section 1, By-law 13582**
The proposed expansion of medical offices is not listed as a permitted use in a CL zone.
- Section 200.5.10.1, By-law 569-2013**
A total of 21 on-site parking spaces are required.
Section 320-18.C.(3)(f)(1) and (2)
A total of 42 on-site parking spaces are required.
Section 200.5.10.1, By-law 569-2013 and Section 320-18.C.(3)(f)(1) and (2)
A total of 17 on-site parking spaces will be provided.

12. A0396/17EYK

File Number:	A0396/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	3 DOWNPATRICK CRES	Community:	
Legal Description:	PLAN 5852 LOT 93		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 33% of the lot area (168.6 m²).
The proposed dwelling will have a lot coverage of 37.2% of the lot area (189.9 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 (229.9 m²).
The proposed dwelling will have a floor space index of 0.59 times the lot area (300.3 m²).
- Section 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 7.95 m.
The proposed dwelling will be located 6 m from the front lot line.



City Planning Division

Susanne Pringle
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13. A0397/17EYK

File Number:	A0397/17EYK	Zoning	E & I.C2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	52 AIRVIEW RD 10	Community:	
Legal Description:	METRO TORONTO CONDO PLAN 786 LEVEL 1 UNIT 10		

PURPOSE OF THE APPLICATION:

To maintain a vehicle-related use in a multiple occupancy building. A previous Committee of Adjustment application (A497/11EYK) approved a vehicle related use in a multiple-occupancy building for a period of five years, expiring November 10, 2016.

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

Section 304-32.

The existing vehicle related use (public garage with automotive sales) is not permitted in a multiple occupancy building.

14. A0399/17EYK

File Number:	A0399/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	46 ROXALINE ST	Community:	
Legal Description:	PLAN M441 LOT 93		

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling including a two-storey addition on the rear and north side of the dwelling and a rear deck.

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

- 1. Section 10.20.30.40.(1), By-law 569-2013**
The maximum permitted coverage is 33% of the lot area (103.1 m²).
The altered dwelling will cover 37% of the lot area (114.62 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 (140.59 m²).
The altered dwelling will have a floor space index equal to 0.95 times the area of the lot (297 m²).
- 3. Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 302-42.1.(C)(1)
The minimum required side yard setback is 0.9 m and a minimum aggregate side yard setback of 2.1 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 302-42.1.(C)(1)
The altered dwelling will be located 0.82 m from the north side lot line and 0.96 m from the south side lot line, with an aggregate side yard setback of 1.78 m.
- 4. Section 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted height is 7.2 m.
The altered dwelling will have a height of 7.6 m
Section 320-42.1.B.(2)
The maximum permitted height of a flat roofed dwelling is 6.5 m.
The altered flat roofed dwelling will have a height of 8 m.

5. **Section 10.20.40.10.(4)(C), By-law 569-2013**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
6. **Section 10.20.40.10.(5), By-law 569-2013**
The maximum permitted height of a parapet is 0.3 m.
The altered dwelling height of the parapet will be 0.4 m.
7. **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 is 3.2 m.
The altered parking space will have a width of 2.83 m.
8. **Section 320-18.B.(1)**
The required parking shall be provided by a rear yard parking space.
The altered parking will be provided by a side yard parking space.
9. **Section 320-18.A.(4)**
A minimum access driveway width of 6 m shall be provided in front of all parking spaces.
The access in front of the altered side yard parking space will be 4.72 m.

15. A0401/17EYK

File Number:	A0401/17EYK	Zoning	RD & R2 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	30 TRUEMAN AVE	Community:	
Legal Description:	PLAN 2032 S PT LOT 137 N PT LOT 138		

PURPOSE OF THE APPLICATION:

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

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

- Section 10.20.40.40.(1), 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 (209.5 m²).
The altered dwelling will have a floor space index of 0.47 times the lot area (216.5 m²).
- Section 10.20.40.70.(3), 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, provided the aggregate side yard setback is not less than 2.1 m.
Section 10.20.40.70.(3), By-law 569-2013 & Section 320-42.1(C)(1)
The altered dwelling will be located 0.77 m from the south side lot line and will have an aggregate side yard setback of 1.98 m.
- Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor is 1.2 m above established grade.
The altered dwelling will have a first floor height of 1.29 m above established grade.
- 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 m.

16. A0406/17EYK

File Number:	A0406/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	120 ASHBOURNE DR	Community:	
Legal Description:	PLAN 3273 LOT 26		

PURPOSE OF THE APPLICATION:

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

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

- Section 900.3.10.(21)(C), By-law 569-2013**
The maximum permitted gross floor area, including an attached or detached garage, is 135 m² plus 25% of the lot area (356.3 m²) provided that the maximum floor space index for the dwelling does not otherwise exceed 0.5 (442.61 m²).
The altered dwelling, including the attached garage, will have a gross floor area equal to 135 m² plus 48% of the lot area (565.02 m²) and will have a floor space index equal to 0.64 (565.02 m²).
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered dwelling will have a length of 18.5 m.
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 1.a)(1), By-law 1992-23**
The maximum permitted building height is 9.5 m.
The altered dwelling will have a height of 10.2 m.
- Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The altered dwelling will have a front exterior main wall height of 7.43 m.
- Section 1.a)(2), By-law 1992-23**
The maximum permitted soffit height is 6.5 m.
The altered dwelling will have a soffit height of 7.43 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 of a detached house is 4 m².
The proposed second storey front platform will have an area of 14.54 m² and the proposed second storey rear platform will have an area of 39.69 m².



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17. A0408/17EYK

File Number:	A0408/17EYK	Zoning	CR & C (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	2873 LAKE SHORE BLVD W	Community:	
Legal Description:	PLAN 1592 LOT 391		

PURPOSE OF THE APPLICATION:

To construct a fitness centre on the ground floor of the existing commercial building.

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

Section 40.10.20.20(1)(A), By-law 569-2013

A Fitness Centre (Recreation Use) is a permitted use on a lot within 6.1 m of a residential lot if the maximum interior floor area is 400 m².

The proposed Fitness Centre (Recreation Use) is within 6.1 m of a residential lot with an interior floor area of 572.15 m².

Section 350-38 A

A Fitness Centre is not a permitted use.

18. A0413/17EYK

File Number:	A0413/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	18 GLENADEN AVE W	Community:	
Legal Description:	PLAN 3143 W PT LOT 29 E PT LOT 30		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (114.44 m²).
Section 10.20.30.40.(1)(A), By-law 569-2013
The new dwelling will cover 37.92% of the lot area (131.49 m²).
Section 320-59.C.
The new dwelling will cover 44.75% of the lot area (155.19 m²).
- Section 900.3.10.(42)(A)(i), By-law 569-2013 and Section 1.a), By-law 1993-109**
The maximum permitted gross floor area, including an attached garage, is 118 m² plus 25% of the lot area (204.7 m²), up to a maximum floor space index of 0.5 (173.4 m²).
The new dwelling, including the attached garage, will have a gross floor area of 118 m² plus 39.47% of the lot area (254.89 m²), with a floor space index of 0.74 (254.89 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The new dwelling will be located 0.91 m from the west side lot line.
- Section 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted dwelling height is 7.2 m.
Section 320-42.1.B.(2)
The maximum permitted flat roofed dwelling height is 6.5 m.
Section 10.20.40.10.(4)(A), By-law 569-2013 and Section 320-42.1.B.(2)
The new dwelling will have a flat roof height of 7.39 m.
- Section 10.5.60.20.(10)(B)(i), By-law 569-2013**
The minimum required side yard setback for an air conditioning unit is 0.9 m.
Section 320-43.N
The minimum required side yard setback for an air conditioning unit is 1.5 m.
Section 10.5.60.20.(10)(B)(i), By-law 569-2013 and Section 320-43.N
The proposed air conditioning unit will be located 0.3 m from the west side lot line.
- Section 320-42.E**
The maximum permitted encroachment for a platform into the required rear yard setback is 1.6 m.
The proposed rear porch will project 3.3 m into the rear yard.

19. A0416/17EYK

File Number:	A0416/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	18 BEARBURY DR	Community:	
Legal Description:	PLAN M854 E PT LOT 106 W PT LOT 107 RP R683 PART 2		

PURPOSE OF THE APPLICATION:

To construct a front one-storey garage addition.

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 11.97 m.
The altered dwelling will be located 9.38 m from the front 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 19.18 m.

20. A0381/17EYK

File Number:	A0381/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	82 AVONHURST RD	Community:	
Legal Description:	PLAN 2312 LOT 134		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with a attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-59C**
The maximum permitted lot coverage is 33% of the lot area (183.7 m²).
Section 10.20.30.40.(1)(A), By-law 569-2013
The proposed dwelling will have a lot coverage of 35.3% of the lot area (196.2 m²).
Section 320-59C
The proposed dwelling will have a lot coverage of 35.8% of the lot area (199 m²).
- Section 900.3.10(37)(c), By-law 569-2013 & Section 1(b)(1), By-law 1992-25**
The maximum permitted floor space index, including the attached or detached garage, is 0.5 times the lot area (278.3 m²).
Section 900.3.10(37)(c), By-law 569-2013
The proposed dwelling, including the attached garage, will have a floor space index of 0.67 times the lot area (370.7 m²).
Section 1(b)(1), By-law 1992-25
The proposed dwelling, including the attached garage, will have a floor space index of 0.75 times the lot area (416.8 m²).
- Section 900.3.10(37)(D)(ii), By-law 569-2013**
The minimum required aggregate side yard setback is 3.05 m.
The proposed dwelling will have an aggregate side yard setback of 2.44 m.

21. A0405/17EYK

File Number:	A0405/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	82 LAKE SHORE DR	Community:	
Legal Description:	PLAN 1592 PT LOT 312 PT LOT 313		

PURPOSE OF THE APPLICATION:

To construct second and third storey additions above the existing dwelling, a one-storey rear addition and a new 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 (121.27 m²).
The altered dwelling will have a floor space index of 0.95 times the area of the lot (286.64 m²).
Section 350-31.F(1)
The maximum permitted gross floor area is 0.4 times the area of the lot (121.27 m²).
The altered dwelling will have a gross floor area of 0.95 times the area of the lot (286.64 m²).
- Section 10.5.40.70.(1)(B), By-law 569-2013 and Section 350-31.K**
The minimum required front yard setback is 5.73 m.
The altered dwelling will be located 3.89 m from the front lot line.
- Section 350-31.A(4)**
The minimum required side yard setback is 0.6 m.
The altered dwelling will be located 0.37 m from the west side lot line.
- Section 350-14.B.(1)**
The minimum required rear or side yard setback for an ancillary building is 0.5 m.
The proposed ancillary building (detached garage) will be located 0.3 m from both the rear and east side lot lines.

5. **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 0.22 m from the west side lot line.
6. **Section 10.5.60.60.(1), By-law 569-2013 & Section 350-14.A.(2)**
The minimum required building setback for eaves or overhang of an ancillary structure is 0.15 m.
The eaves of the ancillary structure (detached garage) will be located 0.1 m from the rear lot line.
7. **Section 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted height of a flat or shallow roofed building is 7.2 m.
Section 350-31.(A)(8)
The maximum permitted height is 9.5 m.
Section 10.20.40.10.(4)(A), By-law 569-2013 & Section 350-31.(A)(8)
The proposed dwelling will have a height of 10.75 m.
8. **Section 350-14.D**
The maximum height for an accessory building is 2.5 m.
The proposed accessory building (detached garage) will have a height of 3.81 m.
9. **Section 10.20.40.10.(4)(C), By-law 569-2013**
The maximum permitted number of storeys is 2.
The altered dwelling will have a total of 3 storeys.
10. **Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered dwelling will have a length of 20.38 m.
11. **Section 10.20.40.50.(1)(A), By-law 569-2013**
The maximum permitted number of platforms at or above the second storey, located on the front, side or rear walls is 1.
The altered dwelling will have 2 front platforms.
12. **Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey is 4 m².
The proposed second storey front balcony will have an area of 13.6 m² and the proposed third storey rear terrace will have an area of 38.75 m².
13. **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 22.21% of the rear yard will be maintained as soft landscaping.
14. **Section 350-31.(7)**
The minimum required landscaped open space is 40% of the lot area.
The altered dwelling will have a landscaped open space of 29.31% of the lot area.

22. A0409/17EYK

File Number:	A0409/17EYK	Zoning	RM & RM1 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	22 THIRTY THIRD ST - PART	Community:	
	2		
Legal Description:	PLAN M9 LOT 3 BLK G		

PURPOSE OF THE APPLICATION:

To construct a new semi-detached dwelling with an attached garage. A previous Committee of Adjustment application for a consent to sever the lot (B0057/16EYK) was refused and has been appealed to the Ontario Municipal Board (PL170413).

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

- Section 900.6.10.(2)(B)(ii), By-law 569-2013 & Section 330-26.B.(4)**
The minimum required lot frontage is 10.5 m.
The lot frontage will be 7.7 m.
- Section 900.6.10.(2)(D)(ii), By-law 569-2013 & Section 330-26.B.(8)**
The maximum permitted floor space index is 0.6 times the lot area (206.06 m²).
Section 900.6.10.(2)(D)(ii), By-law 569-2013
The proposed dwelling will have a floor space index of 0.68 times the lot area (232.7 m²).
Section 330-26.B.(8)
The proposed dwelling will have a floor space index of 0.7 times the lot area (239.63 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 5.96 m² of the first floor will be located within 4 m of the front main wall.
- Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The proposed dwelling will have a length of 18.15 m.
- Section 10.80.40.10.(4), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The proposed dwelling will have a first floor height of 1.85 m above established grade.
- Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.
The proposed dwelling will have a side exterior main wall height of 8.73 m facing a side lot line.

23. A0410/17EYK

File Number:	A0410/17EYK	Zoning	RM & RM1 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	22 THIRTY THIRD ST - PART	Community:	
	1		
Legal Description:	PLAN M9 LOT 3 BLK G		

PURPOSE OF THE APPLICATION:

To construct a new semi-detached dwelling with an attached garage. A previous Committee of Adjustment application for a consent to sever the lot (B0057/16EYK) was refused and has been appealed to the Ontario Municipal Board (PL170413).

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

- 1. Section 900.6.10.(2)(B)(ii), By-law 569-2013 & Section 330-26.B.(4)**
The minimum required lot frontage is 10.5 m.
The lot frontage will be 7.7 m.
- 2. Section 900.6.10.(2)(D)(ii), By-law 569-2013 & Section 330-26.B.(8)**
The maximum permitted floor space index is 0.6 times the lot area (206.06 m²).
Section 900.6.10.(2)(D)(ii), By-law 569-2013
The proposed dwelling will have a floor space index of 0.68 times the lot area (232.7 m²).
Section 330-26.B.(8)
The proposed dwelling will have a floor space index of 0.7 times the lot area (239.63 m²).
- 3. Section 10.5.40.10.(5), By-law 569-2013**
A minimum of 10 m² of the first floor must be within 4 m of the front main wall.
A total of 5.96 m² of the first floor will be located within 4 m of the front main wall.
- 4. Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The proposed dwelling will have a length of 18.15 m.
- 5. Section 10.80.40.10.(4), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The proposed dwelling will have a first floor height of 1.85 m above established grade.
- 6. Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.
The proposed dwelling will have a side exterior main wall height of 8.73 m facing a side lot line.

24. A0414/17EYK

File Number:	A0414/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	39 SUNNYLEA AVE W	Community:	
Legal Description:	PLAN 3038 LOT 1		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 33% of the lot area (136.63 m²).
The proposed dwelling will have a lot coverage of 34.62% of the lot area (143.35 m²).
- Section 900.3.10.(42)(A)(i), By-law 569-2013 & Section 1.a, By-law 1993-109**
The maximum permitted gross floor area is 118 m² plus 25% of the lot area (221.51 m²), up to a maximum floor space index of 0.5 (207.02 m²).
The proposed dwelling will have a gross floor area of 118 m² plus 39.36% of the lot area (280.97 m²), with a floor space index of 0.68 (280.97 m²).
- Section 10.20.40.70.(1)(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 west side lot line.
- Section 320-42.1.B.(2)**
The maximum permitted flat roof height is 6.5 m.
The proposed dwelling will have a flat roof height of 6.92 m.

25. A0423/17EYK

File Number:	A0423/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	25 INVERLEIGH DR	Community:	
Legal Description:	PLAN M101 S PT LOT 170 N PT LOT 171		

PURPOSE OF THE APPLICATION:

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

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 (189.07 m²).
The altered dwelling will have a lot coverage of 33.75% of the lot area (193.35 m²).
- 2. Section 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the lot area (257.83 m²).
The altered dwelling will have a floor space index of 0.51 times the lot area (291.62 m²).
- 3. Section 10.5.40.70.(1)(B), By-law 569-2013 & Section 320-40.C.(1)**
The minimum required front yard setback is 6.11 m.
The altered dwelling will be located 5.75 m from the front lot line.
- 4. Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered dwelling will have a length of 18.89 m.
- 5. Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The altered dwelling will have a soffit height of 6.55 m.
- 6. Section 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the front yard, not covered by the permitted driveway, shall be maintained as soft landscaping (29.54 m²)
A total of 72.89% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (28.71 m²).
- 7. Section 10.5.100.1.(1)(C), By-law 569-2013**
The maximum permitted driveway width is 2.41 m.
The proposed driveway will have a width of 5.22 m.
- 8. Section 200.5.1.10.(2)(A)(ii), By-law 569-2013 & Section 320-18.A.(1)**
The minimum required parking space dimensions are 5.6 m in length and 3.2 m in width.
The proposed parking space within the garage will have a length of 5.52 m and a width of 2.41 m.

26. A0420/17EYK

File Number:	A0420/17EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	37 OLDHAM RD	Community:	
Legal Description:	PLAN 5116 LOT 147 WDS PT		

PURPOSE OF THE APPLICATION:

To construct a front garage extension.

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

- Section 10.5.40.70.(1)(B), By-law 569-2013 and Section 320-40.C.(3)**
The minimum required front yard setback is 8.43 m.
The altered dwelling will be located 6.7 m from the front lot line.
- Section 10.20.40.70.(3)(F), By-law 569-2013**
The minimum required side yard setback is 2.4 m.
Section 320-41.A
The minimum required side yard setback is 1.2 m.
Section 10.20.40.70.(3)(F), By-law 569-2013 and Section 320-41.A.
The altered dwelling will be located 0.99 m from the west side lot line.
- Section 10.5.40.60.(7)(B), By-law 569-2013**
The eaves of a roof may encroach into a required minimum building setback a maximum of 0.9 m.
The eaves of the altered attached garage will project 1.91 m into the required west side setback.

27. A0427/17EYK

File Number:	A0427/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (01)
Agent:		Heritage:	Not Applicable
Property Address:	43 HARLOW CRES	Community:	
Legal Description:	PLAN 4022 N PT LOT 21		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 900.3.10.(1299)(A), By-law 569-2013 and Section 1.(c), By-law 1981-360**
The maximum permitted floor space index, including an attached garage, is 38% of the lot area (273.63 m²).
The new dwelling, including the attached garage, will have a floor space index equal to 47% of the lot area (337.89 m²).
- Section 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 18.87 m.
The new dwelling will be located 10.61 m from the front lot line.
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new dwelling will have a length of 18.9 m.
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 320-42.1.B.(1)**
The maximum permitted dwelling height is 9.5 m.
The new dwelling will have a height of 9.7 m.

28. A0429/17EYK

File Number:	A0429/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	43 WESTHEAD RD	Community:	
Legal Description:	PLAN 4079 LOT 76		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the area of the lot (219.10 m²).
The proposed dwelling will have a floor space index equal to 0.54 times the area of the lot (262.35 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 9.13 m.
The proposed dwelling will be located 8.45 m from the front lot line.
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The proposed dwelling will be located 1 m from the north side lot line.
- Section 320-42.1 B (2)**
The maximum permitted soffit height of the eaves is 6.5 m.
The proposed dwelling will have a soffit height of 6.91 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 of a detached house is 4 m².
The proposed second storey platform will have an area of 7.67 m².
- Section 10.5.40.60.(2)(A), By-law 569-2013**
A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering.
The proposed front canopy will encroach 0.3 m beyond the platform it is covering on the south side.

29. A0431/17EYK

File Number:	A0431/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	152 THE KINGSWAY	Community:	
Legal Description:	PLAN 1727 PT LOT 34		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- 1. Section 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 33% of the lot area (160.04 m²).
The proposed dwelling will cover 38.86% of the lot (188.47 m²).
- 2. Section 900.3.10(35)(A), By-law 569-2013**
The maximum permitted gross floor area, including an attached or detached garage, is 150 m² plus 25% of the lot area (271.25 m²), upto a maximum floor space index of 0.5 (242.49 m²).
The proposed dwelling, including the attached garage, will have a gross floor area of 150 m² plus 34% of the lot area (315.05m²), with a floor space index of 0.65 (315.05 m²).
- 3. 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 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 proposed dwelling will be located 0.91 m from the north and south side lot lines with an aggregate side yard setback of 1.82 m.
- 4. Section 10.5.40.50(2) to 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback of a deck is 1.2 m.
The proposed rear deck will be located 0.91 m from the south side lot line.

- 5. 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 18.52 m.
- 6. Section 10.5.40.60.(5)(B)(i), By-law 569-2013**
A chimney breast may encroach a maximum of 0.6 m into the building setback if it is no wider than 2 m.
The proposed chimney will be 2.44 m wide.
- 7. Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The proposed dwelling will have a soffit height of 7 m.
- 8. Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey of a detached house is 4 m².
The proposed second storey front balcony will have an area of 11.62 m².
- 9. Section 10.5.100.1.(1)(C), By-law 569-2013**
The maximum permitted driveway width is 5.79 m.
The proposed driveway will have a width of 6 m.

30. A0444/17EYK

File Number:	A0444/17EYK	Zoning	RD & R1 (Waiver)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	81 WIMBLETON RD	Community:	
Legal Description:	PLAN 3692 LOT 150		

PURPOSE OF THE APPLICATION:

To enlarge the existing second storey.

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 (227.44 m²).
The altered dwelling will cover 38.6% of the lot area (266 m²).
- Section 10.20.40.10.(1), By-law 569-2013 and Section 1(a)(1), By-law 1992-24**
The maximum permitted height is 9.5 m.
The altered dwelling will have a height of 10.17 m.
- 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 is 165 m² plus 25% of the lot area (337.3 m²) to a maximum of 50% of the lot area (344.6 m²).
The altered dwelling will have a gross floor area equal to 165 m² plus 35.5% of the lot area (409.66 m²) with a floor space index of 0.59 (409.7 m²).
- Section 900.3.10(28)(D), By-law 569-2013 and Section 1(c)(1), By-law 1992-24**
The minimum required aggregate side yard setback for a second floor addition shall not equal less than 20% of the lot frontage (3.66 m).
The altered dwelling with the second floor addition will be located 1.23 m from the east side lot line, 1.21 m from the west side lot line with an aggregate side yard setback of 2.44 m (13.34%).
- Section 10.5.100.1(1)(c)(i), By-law 569-2013**
The maximum permitted driveway width is 6 m.
The proposed driveway will have a width of 7.23 m.

31. A0445/17EYK

File Number:	A0445/17EYK	Zoning	RM & R3 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	438 RIMILTON AVE	Community:	
Legal Description:	PLAN 2195 E PT LOT 256 WPT 257		

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling and a partial cantilevered front addition.

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 (147 m²).
The altered dwelling will have a gross floor area of 0.41 times the lot area (151.9 m²).
- Section 320-42.1(C)(1)**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.44 m from the east 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 0.15 m from the east side lot line.



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32A. B0005/17EYK

File Number:	B0005/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	978 KIPLING AVE	Community:	
Legal Description:	PLAN 1893 LOT 29		

THE CONSENT REQUESTED:

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

Conveyed - Part 1

Address to be assigned

The lot frontage is 7.62 m and the lot area is 311 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0044/17EYK.

Retained - Part 2

Address to be assigned

The lot frontage is 7.62 m and the lot area is 311 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0043/17EYK.

Dedication - Parts 3 & 4

Parts 3 & 4 will have a combined lot area of 42 m² and will be conveyed to the City of Toronto for the purpose of a road dedication.

File numbers B0005/17EYK, A0044/17EYK & A0043/17EYK are considered jointly.



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32B. A0043/17EYK

File Number:	A0043/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	978 KIPLING AVE - PART 2	Community:	
Legal Description:	PLAN 1893 LOT 29		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013 and Section 320-59.A.(1)**
The minimum required lot frontage is 13.5 m.
The new lot frontage will be 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 311.12 m².
- Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (102.67 m²).
The new dwelling will cover 33.93% of the lot area (105.55 m²).
- Section 900.3.10.(21)(C), By-law 569-2013 and Section 1.B(1), By-law 1992-23**
The maximum permitted gross floor area (including an attached or detached garage) shall be 135 m² plus 25% of the lot area (212.78 m²), up to a maximum floor space index of 0.5 (155.56 m²).
The new dwelling (including the attached garage) will have a gross floor area equal to 135 m² plus 30% of the lot area (228.15 m²) with a floor space index of 0.73 (228.05 m²).
- Section 900.3.10.(21)(D)(i), By-law 569-2013 and Section 1.c(1), By-law 1992-23**
The minimum required side yard setback is 0.9 m, providing the aggregate of both side yards is not less than 2.1 m.
The new dwelling will be located 0.6 m from the south side lot line and will have a total aggregate side yard setback of 1.8 m.

- 6. Section 320-41.(D)**
The minimum required side yard setback for eaves is 0.4 m.
The eaves of the new dwelling will be located 0.3 m from the south side lot line.
- 7. Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The new dwelling will have a front exterior main wall height of 7.5 m.
- 8. Section 1.a)(2), By-law 1992-23**
The maximum permitted height of the eaves overhang for a peaked roofed dwelling is 6.5 m.
The proposed height of the eaves overhang is 7.5 m.
- 9. Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new dwelling will have a building length of 17.83 m.
- 10. Section 1.d)(1), By-law 1992-23**
The maximum permitted dwelling depth is 16.5 m.
The new dwelling will have a depth of 17.83 m.

File numbers B0005/17EYK, A0044/17EYK & A0043/17EYK are considered jointly.



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32C. A0044/17EYK

File Number:	A0044/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	978 KIPLING AVE - PART 1	Community:	
Legal Description:	PLAN 1893 LOT 29		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013 and Section 320-59.A.(1)**
The minimum required lot frontage is 13.5 m.
The new lot frontage will be 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 311.12 m².
- Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (102.67 m²).
The new dwelling will cover 33.93% of the lot area (105.55 m²).
- Section 900.3.10.(21)(C), By-law 569-2013 and Section 1.B(1), By-law 1992-23**
The maximum permitted gross floor area (including an attached or detached garage) shall be 135 m² plus 25% of the lot area (212.78 m²), up to a maximum floor space index of 0.5 (155.56 m²).
The new dwelling (including the attached garage) will have a gross floor area equal to 135 m² plus 30% of the lot area (228.15 m²) with a floor space index of 0.73 (228.05 m²).
- Section 900.3.10.(21)(D)(i), By-law 569-2013 and Section 1.c(1), By-law 1992-23**
The minimum required side yard setback is 0.9 m, providing the aggregate of both side yards is not less than 2.1 m.
The new dwelling will be located 0.6 m from the north side lot line and will have a total aggregate side yard setback of 1.8 m.

- 6. Section 320-41.(D)**
The minimum required side yard setback for eaves is 0.4 m.
The eaves of the new dwelling will be located 0.3 m from the north side lot line.
- 7. Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The new dwelling will have a front exterior main wall height of 7.36 m.
- 8. Section 1.a)(2), By-law 1992-23**
The maximum permitted height of the eaves overhang for a peaked roofed dwelling is 6.5 m.
The proposed height of the eaves overhang is 7.36 m.
- 9. Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new dwelling will have a building length of 17.83 m.
- 10. Section 1.d)(1), By-law 1992-23**
The maximum permitted dwelling depth is 16.5 m.
The new dwelling will have a depth of 17.83 m.

File numbers B0005/17EYK, A0044/17EYK & A0043/17EYK are considered jointly.



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33A. B0017/17EYK

File Number:	B0017/17EYK	Zoning	E & IC2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	25 TABER RD	Community:	
Legal Description:	PLAN 4630 LOT 55 PT LOT 56		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two industrial lots and to create an easement/right-of-way for the purpose of a mutual driveway.

Conveyed - Parts 1 & 4

Address to be assigned

Parts 1 & 4 will have a combined lot frontage of 19.65 m and a combined lot area of 1553 m². The property is currently vacant and will be redeveloped as the site of a new industrial building and will require variances to the Zoning By-law, as outlined in Application Number A0216/17EYK.

Easement/Right-of-Way - Part 4

Part 4 has an area of 195 m² and will be subject to an easement/right-of-way in favour of Parts 2 & 3 for the purpose of a mutual driveway.

Conveyed - Parts 2 and 3

Address to be assigned

Parts 2 & 3 will have a combined lot frontage of 20 m and a combined lot area of 1659 m². The existing industrial building will be maintained and will require variances to the Zoning By-law, as outlined in Application Number A0217/17EYK.

Easement/Right-of-Way - Part 3

Part 3 has an area of 195 m² and will be subject to an easement/right-of-way in favour of Parts 1 & 4 for the purpose of a mutual driveway.

Application Numbers B0017/17EYK, A0216/17EYK & A0217/17EYK will be considered jointly.



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33B. A0216/17EYK

File Number:	A0216/17EYK	Zoning	E & IC2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	25 TABER RD - PARTS 1 & 4	Community:	
Legal Description:	PLAN 4630 LOT 55 PT LOT 56		

PURPOSE OF THE APPLICATION:

To construct a new industrial building.

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

- Section 60.20.30.20.(1), By-law 569-2013**
The minimum required lot frontage is 20 m.
The new lot frontage will be 19.65 m.
- Section 60.5.100.1.(1)(A), By-law 569-2013**
The minimum required driveway width is 6 m.
The proposed driveway will have a width of 3.75 m.
- 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 mutual driveway separation along the side lot line will be 0 m.

Application Numbers B0017/17EYK, A0216/17EYK & A0217/17EYK will be considered jointly.



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33C. A0217/17EYK

File Number:	A0217/17EYK	Zoning	E & IC2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	25 TABER RD - PARTS 2 & 3	Community:	
Legal Description:	PLAN 4630 LOT 55 PT LOT 56		

PURPOSE OF THE APPLICATION:

To maintain the existing industrial building.

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

- Section 60.5.100.1.(1)(A), By-law 569-2013**
The minimum required driveway width is 6 m.
The proposed driveway will have a width of 3.75 m.
- 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 mutual driveway separation along the side lot line will be 0 m.

Application Numbers B0017/17EYK, A0216/17EYK & A0217/17EYK will be considered jointly.



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34A. B0018/17EYK

File Number:	B0018/17EYK	Zoning	RD & RS (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	38 THIRTY SIXTH ST	Community:	
Legal Description:	PLAN 2180 LOT 124		

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 will be 7.62 m and the lot area will be 306.59 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0234/17EYK.

Conveyed - Part 2

Address to be assigned

The lot frontage will be 7.62 m and the lot area will be 306.59 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0233/17EYK.

File numbers B0018/17EYK, A0233/17EYK & A0234/17EYK are considered jointly.



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34B. A0233/17EYK

File Number:	A0233/17EYK	Zoning	RD & RS (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	38 THIRTY SIXTH ST - PART 2	Community:	
Legal Description:	PLAN 2180 LOT 124		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013 and Section 330-23 (A)(2)**
The minimum required lot frontage is 12 m.
The lot will have a frontage of 7.62 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 370 m².
Section 330-23(A)(1)
The minimum required lot area is 371 m².
Section 10.20.30.10.(1)(A), By-law 569-2013 and Section 330-23(A)(1)
The lot will have an area of 306.6 m².
- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 330-23(A)(9)**
The maximum permitted floor space index/gross floor area is 0.35 times the area of the lot (107.3 m²).
The proposed floor space index/gross floor area will be 0.69 times the area of the lot (210.6 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 330-23(A)(7)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 330-23(A)(7)
The proposed dwelling will be located 0.61 m from the south side lot line and 0.91 m from the north side lot line.

5. **Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m from a lot line.
Section 330-13(A)(2)
The minimum required side yard setback for eaves is 0.5 m from a lot line.
Section 10.5.40.60.(7), By-law 569-2013 and Section 330-13(A)(2)
The proposed eaves will be located 0.2 from the south side lot line.
6. **Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted front exterior main wall height is 7 m.
The proposed dwelling will have a front exterior main wall height of 8.13 m.
7. **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 2.9 m above established grade.

File numbers B0018/17EYK, A0233/17EYK & A0234/17EYK are considered jointly.



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34C. A0234/17EYK

File Number:	A0234/17EYK	Zoning	RD & RS (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	38 THIRTY SIXTH ST - PART	Community:	
	1		
Legal Description:	PLAN 2180 LOT 124		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013 and Section 330-23 (A)(2)**
The minimum required lot frontage is 12 m.
The lot will have a frontage of 7.62 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 370 m².
Section 330-23(A)(1)
The minimum required lot area is 371 m².
Section 10.20.30.10.(1)(A), By-law 569-2013 and Section 330-23(A)(1)
The lot will have an area of 306.6 m².
- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 330-23(A)(9)**
The maximum permitted floor space index/gross floor area is 0.35 times the area of the lot (107.3 m²).
The proposed floor space index/gross floor area will be 0.69 times the area of the lot (210.1 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 330-23(A)(7)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 330-23(A)(7)
The proposed dwelling will be located 0.61 m from the north side lot line and 0.91 m from the south side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m from a lot line.
Section 330-13(A)(2)
The minimum required side yard setback for eaves is 0.5 m from a lot line.
Section 10.5.40.60.(7), By-law 569-2013 and Section 330-13(A)(2)
The proposed eaves will be located 0.2 m from the north side lot line.

6. Section 10.20.40.10.(2)(A)(i), By-law 569-2013

The maximum permitted front exterior main wall height is 7 m.

The proposed dwelling will have a front exterior main wall height of 8 m.

7. 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 2.77 m above established grade.

File numbers B0018/17EYK, A0233/17EYK & A0234/17EYK are considered jointly.

35. A0255/17EYK

File Number:	A0255/17EYK	Zoning	RD & R1 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	105 THE KINGSWAY (PART 1)	Community:	
Legal Description:	PLAN 2540 LOT 87 LOT 88		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with a front yard parking pad and accessory structures in the rear yard.

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 (182.79 m²).
The new dwelling will cover 46.02% of the lot area (254.87 m²).
- Section 900.3.10.(35)(A), By-law 569-2013 and Section 1.a), By-law 1993-108**
The maximum permitted gross floor area of a detached dwelling, including an attached or detached garage, is 150 m² plus 25% of the lot area (288.48 m²) up to a maximum floor space index of 0.5 (276.95 m²).
The new dwelling will have a gross floor area of 150 m² plus 33.58% of the lot area (335.98 m²) with a floor space index of 0.61 (335.98 m²).
- Section 10.20.40.70.(3)(D), By-law 569-2013**
The minimum required side yard setback is 1.5 m.
Section 320-42.1.C.(1)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(4), 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.

- 4. Section 10.5.40.60.(7), By-law 569-2013**
The eaves of the roof may encroach 0.9 m into the side yard setback, if it is no closer than 0.3 m to the lot line.
Section 320-41.D.
The minimum required side yard setback for eaves is 0.4 m.
Section 10.5.40.60.(7), By-law 569-2013 and Section 320-41.D.
The proposed eaves of the roof will encroach 1.45 m into the side yard setback and will be located 0.05 m from the west side lot line.
- 5. 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 (125.09 m²).
A total of 30% of the rear yard is being maintained as soft landscaping (34.63 m²).
- 6. Section 10.5.80.10.(3), By-law 569-2013**
A parking space may not be located in a front yard or a side yard abutting a street.
Section 320-18.B.(1)
The required parking space shall be provided either by an attached garage, carport, detached garage, or rear yard parking space.
Section 10.5.80.10.(3), By-law 569-2013 and Section 320-18.B.(1)
The proposed parking space is located in the front yard.
- 7. Section 320-55.C**
The maximum permitted encroachment into the required front yard for an open porch is 1.6 m.
The proposed front porch will encroach 2.13 m into the required front yard setback.
- 8. Section 10.5.60.70.(1), By-law 569-2013**
The maximum permitted lot coverage for an ancillary building or structure is 10% of the lot area (55.39 m²).
Section 320-43.E.(1)
The maximum permitted lot coverage for an accessory structure is 2% of the lot area (11.08 m²).
Section 10.5.60.70.(1), By-law 569-2013 and Section 320-43.E.(1)
The proposed ancillary building (cabana) will cover 12% of the lot area (66.47 m²)
- 9. Section 10.5.60.40.(2)(B), By-law 569-2013**
The maximum permitted height of an ancillary building is 4 m.
Section 320-43.D.
The maximum permitted wall height for an accessory building is 2.7 m and a maximum permitted height of 3.7 m to the mid-roof.
Section 10.5.60.40.(2)(B), By-law 569-2013 and Section 320-43.D.
The proposed ancillary building (cabana) will have a height of 5.87 m and the wall height will be 2.7 m.
- 10. Section 10.5.60.40.(3), By-law 569-2013**
An ancillary building may not have more than one storey.
The proposed ancillary building will have one storey and a basement.

11. Section 10.5.60.60.(1), By-law 569-2013 and Section 320-43.A.

The eaves of the roof of an ancillary building may encroach 0.3 m into the side yard setback (including eaves trough), if they are no closer than 0.15 m into the lot line.

The eaves of the roof of the proposed ancillary building (cabana) will encroach 0.3 m into the side yard and rear yard setback and will be located 0 m from the lot line.

36. A0256/17EYK

File Number:	A0256/17EYK	Zoning	RD & R1 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	103 THE KINGSWAY (PART 2)	Community:	
Legal Description:	PLAN 2540 LOT 87 LOT 88		

PURPOSE OF THE APPLICATION:

To maintain the existing dwelling and to construct an attached garage and a parking pad along the east side of the dwelling and an accessory structure in the rear yard.

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 (178.12 m²).
The altered dwelling will cover 36.65% of the lot area (245.34 m²).
- Section 900.3.10.(35)(A), By-law 569-2013 and Section 1.a), By-law 1993-108**
The maximum permitted gross floor area of a detached dwelling, including an attached or detached garage, is 150 m² plus 25% of the lot area (284.94 m²) up to a maximum floor space index of 0.5 (269.88 m²).
The altered dwelling, including the attached garage, will have a gross floor area of 150 m² plus 52.55% of the lot area (433.62 m²) with a floor space index of 0.8 (433.62 m²).
- Section 10.20.40.70.(3)(D), By-law 569-2013**
The minimum required side yard setback is 1.5 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.(4), By-law 569-2013 and Section 320-42.1.C.(1)
The altered dwelling will be located 0.98 m from the east side lot line and 0.51 m from the west side lot line and will have a total aggregate side yard width of 1.49 m.
- Section 320-41.B.**
In the case of a corner lot, the minimum required side yard setback is 3 m.
The proposed garage will be located 0.98 m from the east side lot line.

- 5. Section 10.5.60.20.(9)(A), By-law 569-2013**
The minimum required side yard setback from the side lot line abutting a street, for a swimming pool on a corner lot is 3 m.
Section 320-43.L(1)
The minimum required side yard setback from the side lot line abutting a street for a swimming pool is 4.5 m.
Section 10.5.60.20.(9)(A)(ii), By-law 569-2013 and Section 320-43.L(1)
The proposed swimming pool will be located 1.95 m from the east side lot line.
- 6. Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered dwelling will have a length of 21.08 m.
- 7. Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
Section 320-42.1.D.(1)
The maximum permitted building depth is 16.5 m.
Section 10.20.40.30.(1), By-law 569-2013 and Section 320-42.1.D.(1)
The altered dwelling will have a depth of 21.08 m.
- 8. Section 10.5.40.60.(7), By-law 569-2013**
The eaves of the roof may encroach 0.9 m into the side yard setback, if it is no closer than 0.3 m to the lot line.
Section 320-41.D.
The minimum required side yard setback for eaves/roof projection is 0.4 m.
Section 10.5.40.60.(7), By-law 569-2013 and Section 320-41.D.
The proposed eaves of the roof will encroach 1.5 m into the west side yard setback and will be located 0 m from the lot line.
- 9. 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 (80.64 m²).
A total of 30% of the rear yard is being maintained as soft landscaping (48.38 m²).
- 10. Section 320-18.F.(1)**
No wall containing a vehicular garage door fronting on a street flanking the lot shall be located within 6 m of such a flanking street.
The proposed garage will be located 0.98 m from the east side lot line.
- 11. Section 200.5.1.10.(2)(iv), By-law 569-2013**
The minimum required dimensions of a parking space is 3.5 m in width and 5.6 m in length.
The proposed parking pad will be 3.3 m in width and 6.96 m in length.



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37A. B0022/17EYK

File Number:	B0022/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	75 STRUTHERS ST	Community:	
Legal Description:	PLAN M76 PT LOTS 206 & 207		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two lots.

Retained - Part 1

Address to be assigned

The lot frontage will be 7.62 m and the lot area will be 290.32 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0279/17EYK.

Conveyed - Part 2

Address to be assigned

The lot frontage will be 7.62 m and the lot area will be 290.32 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0278/17EYK.

File numbers B0022/17EYK, A0278/17EYK & A0279/17EYK are considered jointly.



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37B. A0278/17EYK

File Number:	A0278/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	75 STRUTHERS ST - PART 2	Community:	
Legal Description:	PLAN M76 PT LOTS 206 & 207		

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(22)(B)(i), By-law 569-2013 and Section 340-30A(2)**
The minimum required lot frontage is 10.5 m.
The new lot frontage will be 7.62 m.
- Section 900.6.10(22)(A)(i), By-law 569-2013 and Section 340-30A(1)**
The minimum required lot area is 325 m².
The new lot area will be 290.3 m².
- Section 10.80.40.40(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (174.2 m²).
The proposed dwelling will have a floor space index equal to 0.75 times the area of the lot (216.7 m²).
Section 340-30L
The maximum permitted floor space index including the finished basement is 0.6 times the area of the lot (174.2 m²).
The proposed dwelling will have a floor space index equal to 0.9 times the area of the lot (261.7 m²).
- Section 900.6.10(22)(D), By-law 569-2013 and Section 340-30A(4)**
The minimum required side yard setback is 0.9 m.
The proposed dwelling will be located 0.61 m from the east side lot line and 0.62 m from the west side lot line.

- 5. Section 340-16B**
The minimum required eaves setback is 0.4 m.
The eaves of the proposed dwelling will be located 0.31 m from the east side lot line and 0.32 m from the west side lot line.
- 6. Section 10.80.40.20(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The proposed dwelling will have a length of 17.5 m.
- 7. Section 10.80.40.10(2)(B)(ii), By-law 569-2013**
The maximum permitted exterior main wall height is 7 m.
The proposed dwelling will have a main wall height of 7.85 m.
- 8. Section 10.80.40.10(4), By-law 569-2013**
The maximum permitted first floor height above established grade is 1.2 m.
The proposed dwelling will have a first floor height of 2.67 m.
- 9. Section 10.5.50.10(1)(D), By-law 569-2013 and Section 340-23.8A**
A minimum of 75% of the front yard landscaping shall be maintained as soft landscaping (23 m²).
A total of 72% of the required front yard landscaping will be maintained as soft landscaping (22.2 m²).

File numbers B0022/17EYK, A0278/17EYK & A0279/17EYK are considered jointly.



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37C. A0279/17EYK

File Number:	A0279/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	75 STRUTHERS ST - PART 1	Community:	
Legal Description:	PLAN M76 PT LOTS 206 & 207		

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(22)(B)(i), By-law 569-2013 and Section 340-30A(2)**
The minimum required lot frontage is 10.5 m.
The new lot frontage will be 7.62 m.
- Section 900.6.10(22)(A)(i), By-law 569-2013 and Section 340-30A(1)**
The minimum required lot area is 325 m².
The new lot area will be 290.3 m².
- Section 10.80.40.40(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (174.2 m²).
The proposed dwelling will have a floor space index equal to 0.75 times the area of the lot (216.7 m²).
Section 340-30L
The maximum permitted floor space index including the finished basement is 0.6 times the area of the lot (174.2 m²).
The proposed dwelling will have a floor space index equal to 0.9 times the area of the lot (261.7 m²).
- Section 900.6.10(22)(D), By-law 569-2013 and Section 340-30A(4)**
The minimum required side yard setback is 0.9 m.
The proposed dwelling will be located 0.61 m from the west side lot line and 0.62 m from the east side lot line.

5. **Section 340-16B**
The minimum required eaves setback is 0.4 m.
The eaves of the proposed dwelling will be located 0.31 m from the west side lot line and 0.32 m from the east side lot line.

6. **Section 10.80.40.20(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The proposed dwelling will have a length of 17.5 m.

7. **Section 10.80.40.10(2)(B)(ii), By-law 569-2013**
The maximum permitted exterior main wall height is 7 m.
The proposed dwelling will have a main wall height of 7.85 m.

8. **Section 10.80.40.10(4), By-law 569-2013**
The maximum permitted first floor height above established grade is 1.2 m.
The proposed dwelling will have a first floor height of 2.67 m.

9. **Section 10.5.50.10(1)(D), By-law 569-2013 and Section 340-23.8A**
A minimum of 75% of the front yard landscaping shall be maintained as soft landscaping (23 m²).
A total of 72% of the required front yard landscaping will be maintained as soft landscaping (22.2 m²).

File numbers B0022/17EYK, A0278/17EYK & A0279/17EYK are considered jointly.



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38A. B0024/17EYK

File Number:	B0024/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	86 SAYBROOK AVE	Community:	
Legal Description:	PLAN 4469 LOT 86		

THE CONSENT REQUESTED:

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

Conveyed - Part 1

Address to be assigned

The lot frontage is 16.7 m measured along Saybrook Avenue and the lot area is 524.4 m². The property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0283/17EYK.

Retained - Part 2

Address to be assigned

The lot frontage is 19.51 m measured along Saybrook Avenue and the lot area is 548.1 m². The existing detached dwelling will be maintained, with the exception of the west side one-storey addition which will be demolished. The altered dwelling will require no variances from the zoning by-law.

File Numbers: B0024/17EYK and A0283/17EYK are considered jointly.



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38B. A0283/17EYK

File Number:	A0283/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	86 SAYBROOK AVE - PART 1	Community:	
Legal Description:	PLAN 4469 LOT 86		

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 (173.03 m²).
The new dwelling will cover 35.9% of the lot area (188.24 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 (235.95 m²).
Section 10.20.40.40.(1)(A), By-law 569-2013
The new dwelling will have a floor space index of 0.66 times the area of the lot (344.7 m²).
Section 320-42.1.(A)(1)
The new dwelling will have a floor space index of 0.63 times the area of the lot (331.35 m²).
- 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 (3.34 m).
The new dwelling will have an aggregate side yard width of 18.2% of the lot frontage (3.04 m).
- Section 10.5.40.60.(3)(A)(ii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2 m.
The proposed rear basement walk-out exterior stairs, which are encroaching into the required rear yard setback, will have a width of 2.55 m.
- Section 320-42.E**
The maximum permitted encroachment for stairs into the required rear yard setback is 1.71 m.
The proposed basement walk-out stairs will project 3.81 m into the required rear yard.
- Section 10.20.40.10(1)(A), By-Law 569-2013 and Section 320-42.1.B(1)**
The maximum permitted height is 9.5 m.
The new dwelling will have a height of 9.85 m.

File Numbers: B0024/17EYK and A0283/17EYK are considered jointly.

39. A0049/17EYK

File Number:	A0049/17EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	163 LAKE SHORE DR	Community:	
Legal Description:	PLAN 1592 PT LOT 22		

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 & Section 350-31(F)(2)**
The maximum permitted floor space index/ gross floor area is 0.6 times the lot area (224.7 m²).
The proposed dwelling will have a floor space index/ gross floor area of 0.68 times the lot area (256 m²).
- Section 10.80.40.70.(1), By-law 569-2013 & Section 350-31(K)**
The minimum required front yard setback is 5.44 m.
The proposed dwelling will be located 3.5 m from the front lot line.
- Section 350-13(B)**
The minimum required eaves side yard setback is 0.5 m.
The eaves of the proposed dwelling will be located 0.33 m from the south side lot line.
- Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The proposed dwelling will have a length of 18.9 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 front exterior main walls of the proposed dwelling will have a height of 7.49 m.
- Section 10.80.40.50.(1)(A), By-law 569-2013**
The maximum permitted number of platforms at or above the second storey located on the rear wall is 1.
The proposed dwelling will have 2 platforms at or above the second storey located on the rear wall.
- Section 10.80.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of platform at or above the second storey is 4 m².
The proposed rear platforms at or above the second storey will have an area of 13.6 m².

- 8. Section 10.5.50.10.(1)(D), By-law 569-2013 & Section 350-30.9(A)(D)**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (22.1 m²).
A total of 30.7% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (9.1 m²).
- 9. Section 10.5.50.10.(1)(C), By-law 569-2013 & Section 350-30.8(c)**
A minimum of 60% of the front yard shall be maintained landscaping (17.8 m²).
A total of 34.5% of the front yard will be maintained as landscaping (10.2 m²).
- 10. Section 350-26(A)(4)**
A minimum of 6 m of access is required in front of a parking space.
A total of 3.5 m of access will be provided in front of the parking space.

40. A0182/17EYK

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

PURPOSE OF THE APPLICATION:

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

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

- Section 304-36.E.(1)**
The maximum permitted floor space index for offices is 0.6 times the lot area (517.7 m²).
The altered building will have a floor space index of 1 times the area of the lot (862.8 m²).
- Section 60.20.40.70.(2), By-law 569-2013 and Section 304-36.D.(1)**
The minimum required side yard setback is 3 m.
The altered building will be located 1.88 m from the south side lot line.
- Section 60.5.80.10.(1)(A), By-law 569-2013**
A parking space must be a minimum of 3 m from a side lot line adjacent to a street.
Section 304-36.G.(1)
A parking area must be a minimum of 4.5 m from the front lot line and a parking area is required to be a minimum of 3 m from the street line.
Section 60.5.80.10.(1)(A), By-law 569-2013 and Section 304-36.G.(1)
The proposed parking spaces will be located 0 m from the Canmotor Avenue front lot line and 0 m from the Caven Street side lot line.
- Section 60.5.80.10.(2)(B), By-law 569-2013**
Vehicle parking may be in a side yard that does not abut a street.
The proposed parking will be located in the side yard adjacent to Caven Street.
- Section 304-36.G.(2)**
Vehicle access onto all properties shall not exceed 10.5 m.
The vehicular access along the Caven Street frontage will be 29.9 m along the Caven Street flankage to provide access to parking spaces.
- Section 200.5.10.1, By-law 569-2013**
A total of 13 legal on-site parking spaces are required.
Section 320-18.F.(2)
A total of 28 legal on-site parking spaces are required.
Section 200.5.10.1, By-law 569-2013 and Section 320-18.F.(2)
A total of 14 parking spaces are required, of which non are legal.
- Section 304-36.B.(1)**
A minimum 4.5 m landscaped strip is required along the entirety of the front lot line.
No landscaping is proposed at the front parking area.

- 8. 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 Caven Street lot line.



City Planning Division

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41. A0443/17EYK

File Number:	A0443/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	39 GUTHRIE AVE	Community:	
Legal Description:	PLAN M428 PT LOT 75		

PURPOSE OF THE APPLICATION:

To legalize and to maintain a new detached dwelling with an attached garage. A previous Committee of Adjustment application (A0778/16EYK) approved variances related to lot coverage, floor space index, side yard setbacks, height, side yard setback to the eaves, and driveway width.

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 (90.7 m²).
The new dwelling will cover 37% of the lot area (105.8 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 (123.8 m²).
The new dwelling will have a floor space index of 0.76 times the area of the lot (210.3 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 the 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 0.14 m from the north side lot line and 0.4 m from the south side lot line and will have an aggregate side yard width of 0.54 m.
- Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The new dwelling will have a front exterior main wall height of 7.55 m.
- Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The new dwelling will have a first floor height of 1.6 m above established grade.
- Section 320-42.1.(B)(2)**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 7.55 m.
- 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 new dwelling will be located 0 m from the north side lot line and 0.3 m from the south side lot line.

8.

Section 320-18.(A)

A minimum of 6 m shall be provided in front of a parking space.

A total of 5.51 m will be provided in front of the parking space.



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42A. B0037/17EYK

File Number:	B0037/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	40 GLEN AGAR DR	Community:	
Legal Description:	PLAN 4665 LOT 2		

THE CONSENT REQUESTED:

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

Conveyed - Part 1

Address to be assigned

The lot frontage is 16.83 m measured along Glen Agar Drive and the lot area is 697.21 m². The vacant lot will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0388/17EYK.

Retained - Part 2

Address to be assigned

The lot frontage is 14.96 m measured along Burwood Road and the lot area is 515.25 m². The existing detached dwelling will be maintained, requiring variances to the Zoning By-law, as outlined in Application A0387/17EYK.

File numbers B0037/17EYK, A0387/17EYK and A0388/17EYK will be considered jointly.



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42B. A0388/17EYK

File Number:	A0388/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	40 GLEN AGAR DR - PART 1	Community:	
Legal Description:	PLAN 4665 LOT 2		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 33% of the lot area (170.03 m²).
The new dwelling will have a lot coverage of 39% of the lot area (200.7 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 (231.86 m²).
The new dwelling will have a floor space index equal to 0.59 times the area of the lot (301.45 m²).
- Section 320-42(E)**
The maximum projection for a roofed porch into the required rear yard setback is 1.6 m.
The proposed roofed porch will project 2.16 m into the required rear yard setback.

File numbers B0037/17EYK, A0387/17EYK and A0388/17EYK will be considered jointly.



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42C. A0387/17EYK

File Number:	A0387/17EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	40 GLEN AGAR DR - PART 2	Community:	
Legal Description:	PLAN 4665 LOT 2		

PURPOSE OF THE APPLICATION:

To maintain the existing detached dwelling with a rear detached garage.

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

- Section 10.20.40.70.(2)(B), By-law 569-2013**
The minimum required rear yard setback is 9.92 m.
The existing dwelling will be located 5.13 m from the rear lot line.
- Section 320-42(E)**
The maximum projection for a roofed porch into the required rear yard setback is 1.6 m.
The proposed roofed porch will project 8.77 m into the required rear yard setback.
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The existing dwelling will have a length of 17.63 m.

File numbers B0037/17EYK, A0387/17EYK and A0388/17EYK will be considered jointly.