

**COMMITTEE OF ADJUSTMENT  
ETOBICOKE- YORK PANEL**

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

**OPENING REMARKS:**

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

**FILES TO BE CLOSED:**

A554/15EYK

40 QUEENS PLATE DR

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

<b>Item</b>	<b>File Number</b>	<b>Property</b>	<b>Community (Ward)</b>
1	A0922/16EYK	236 DELTA ST	Etobicoke-Lakeshore (06)
2	A0923/16EYK	20 KENTROYAL DR	Etobicoke North (02)
3	A0924/16EYK	5 KIRK BRADDEN RD W	Etobicoke-Lakeshore (05)
4	A0927/16EYK	10 SECOND ST	Etobicoke-Lakeshore (06)
5	A0928/16EYK	39 BURLINGTON ST	Etobicoke-Lakeshore (06)
6	A0934/16EYK	15 HARTLAND RD	Etobicoke Centre (03)
7	A0935/16EYK	35 GOLF CREST RD	Etobicoke Centre (04)

8	A0936/16EYK	20 BERMUDA AVE	Etobicoke-Lakeshore (05)
9	A0938/16EYK	9 WESTROSE AVE	Etobicoke-Lakeshore (05)
10	A0939/16EYK	49 LOYALIST RD	Etobicoke Centre (04)
11	A0941/16EYK	1810 ALBION RD	Etobicoke North (01)
12	A0944/16EYK	54 LOCKHEED BLVD	Etobicoke North (02)
13	A0946/16EYK	38 CRONIN DR	Etobicoke-Lakeshore (05)
14	A0951/16EYK	109 VALECREST DR	Etobicoke Centre (04)
15	A0952/16EYK	55 EDGE CROFT RD	Etobicoke-Lakeshore (05)
16	A0953/16EYK	320 RENFORTH DR	Etobicoke Centre (03)
17	A0954/16EYK	92 MERVYN AVE	Etobicoke-Lakeshore (05)
18	A0955/16EYK	42 RADLETT AVE	Etobicoke-Lakeshore (06)
19	A0956/16EYK	24 TURNVALE RD	Etobicoke North (01)
20	A0958/16EYK	2436 LAKE SHORE BLVD W	Etobicoke-Lakeshore (06)
21	A0959/16EYK	98 SEVENTH ST	Etobicoke-Lakeshore (06)

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

<b>Item</b>	<b>File Number</b>	<b>Property</b>	<b>Community (Ward)</b>
22	A0879/16EYK	2409-2411 LAKE SHORE BLVD W	Etobicoke-Lakeshore (06)

23	A0962/16EYK	66 MURRIE ST	Etobicoke-Lakeshore (06)
24	A0963/16EYK	43 GLENADEN AVE E	Etobicoke-Lakeshore (05)
25	A0964/16EYK	45 RACINE RD	Etobicoke North (02)
26	A0966/16EYK	12 HAVENRIDGE DR	Etobicoke North (02)
27	A0967/16EYK	4 SMITH CRES	Etobicoke-Lakeshore (05)
28	A0968/16EYK	9 STATLER AVE	Etobicoke-Lakeshore (05)
29	A0970/16EYK	302 THE EAST MALL (UNIT 101)	Etobicoke-Lakeshore (05)
30	A0971/16EYK	7 FOURTEENTH ST	Etobicoke-Lakeshore (06)
31	A0973/16EYK	50 QUEEN ANNE RD	Etobicoke-Lakeshore (05)
32	A0975/16EYK	33 NORTH DR	Etobicoke Centre (04)
33	A0976/16EYK	425 THE KINGSWAY	Etobicoke Centre (04)
34	A0977/16EYK	144 SMITHWOOD DR	Etobicoke-Lakeshore (05)
35	A0979/16EYK	1169 ROYAL YORK RD	Etobicoke Centre (04)
36	B0081/16EYK	25 VICE REGENT BLVD	Etobicoke North (02)
37A	B0074/16EYK	38 YORK RD	Etobicoke North (02)
37B	A0784/16EYK	38 YORK RD - PART 1	Etobicoke North (02)
37C	A0785/16EYK	38 YORK RD - PART 2	Etobicoke North (02)

38A	B0075/16EYK	216 DIXON RD	Etobicoke North (02)
38B	A0790/16EYK	216 DIXON RD - PART 1	Etobicoke North (02)
38C	A0791/16EYK	216 DIXON RD - PART 2	Etobicoke North (02)
38D	A0792/16EYK	216 DIXON RD - PART 3	Etobicoke North (02)
38E	A0793/16EYK	216 DIXON RD - PART 4	Etobicoke North (02)
39A	B0080/16EYK	11 GARDEN PL	Etobicoke-Lakeshore (06)
39B	A0873/16EYK	11 GARDEN PL - PART 1	Etobicoke-Lakeshore (06)
39C	A0874/16EYK	11 GARDEN PL - PART 2	Etobicoke-Lakeshore (06)
40A	B0082/16EYK	75 FORTY FIRST ST	Etobicoke-Lakeshore (06)
40B	A0895/16EYK	75 FORTY FIRST ST--- PART 1	Etobicoke-Lakeshore (06)
40C	A0896/16EYK	75 FORTY FIRST ST--- PART 2	Etobicoke-Lakeshore (06)

**DEFERRED APPLICATIONS:**

<b>Item</b>	<b>File Number</b>	<b>Property</b>	<b>Community (Ward)</b>
41	<b>DEFERRED</b> from Jan 12/17 <b>A142/15EYK</b>	6795 STEELES AVE W	Etobicoke North (01)
42	<b>DEFERRED</b> from Sept 1/16 <b>A0614/16EYK</b>	13 ELEVENTH ST	Etobicoke-Lakeshore (06)
43	<b>DEFERRED</b> from Nov 3/16 <b>A0772/16EYK</b>	24 WHITE OAK BLVD	Etobicoke-Lakeshore (05)

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**DELEGATED APPLICATIONS:**

Item	File Number	Property	Community (Ward)
44	B0088/16EYK	77 & 79 CAYUGA AVE	York South-Weston (11)

**OMB APPEAL AND ORDERS:**

**OMB Appeals:**

B0073; A0762, A0763 / 16EYK - 30 Thirty Eighth St

**OMB Orders:**

A173/16EYK - 1233-1239 St Clair Ave W - Appeal Dismissed, Variances Authorized

B56; A493, A494 / 15EYK - 39 Barker Ave - Appeal Allowed STRICTLY only to impose revised conditions on approval, but otherwise the Consent and Variances are Authorized

A300/16EYK - 63 Ashburnham Rd - Appeal Allowed, Variances Authorized

A143/16EYK - 1771 St Clair Ave W - Appeal allowed for the purpose of substituting for the variances approved by the C of A those variances which are enumerated on Attachment 1 of the Order. Variances Authorized

A190/16EYK - 3 Haliburton Ave - Appeal Allowed in part, Variances 1-6 authorized, Variance 7 NOT authorized

**1. A0922/16EYK**

File Number:	A0922/16EYK	Zoning	RM & R3 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	<b>236 DELTA ST</b>	Community:	
Legal Description:	PLAN 2225 N PT LOT 185		

**PURPOSE OF THE APPLICATION:**

To alter the existing dwelling by constructing the following: a one-storey rear addition, a complete second storey addition, an attached garage along the south side of the dwelling, a rear basement walk-out, a rear yard deck, and a canopy over the existing front porch.

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

- Section 1.(a), By-law 1979-67 and By-law 1981-272**  
The maximum permitted gross floor area is 0.4 times the area of the lot (196.21 m<sup>2</sup>).  
The altered dwelling will have a gross floor area of 0.54 times the area of the lot (265.6 m<sup>2</sup>).
- Section 10.80.40.70.(3)(A), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
**Section 320-42.1.C.(1)**  
The minimum required side yard setback is 0.9 m.  
**Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 320-42.1.C.(1)**  
The altered dwelling will be located 0.38 m from the south side lot line.
- Section 3, By-law 1979-67 and By-law 1981-272**  
The maximum permitted height is 7.5 m.  
The altered dwelling will have a height of 10.03 m.
- Section 10.80.40.10.(2)(A)(i), By-law 569-201**  
The maximum permitted height of the front exterior main walls is 7 m.  
The altered dwelling will have a front exterior main wall height of 7.2 m.
- Section 10.5.40.60.(7), By-law 569-2013**  
The minimum required side yard setback for eaves is 0.3 m.  
**Section 320-41.D**  
The minimum required side yard setback for eaves is 0.4 m.  
**Section 10.5.40.60.(7)(B), By-law 569-2013 and Section 320-41.D**  
The eaves/roof projection of the altered dwelling will be located 0 m from the south side lot line.
- Section 200.5.1.10.(2)(A), By-law 569-2013 and Section 320-18.A.(1)**  
The minimum required width of a parking space is 3.2 m.  
The proposed parking space, within the attached garage, will have a width of 3.07 m.

**2. A0923/16EYK**

File Number:	A0923/16EYK	Zoning:	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	<b>20 KENTROYAL DR</b>	Community:	
Legal Description:	PLAN 3347 PT LOTS 52 & 53		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1.A.(1)**  
The maximum permitted gross floor area is 0.45 times the lot area (207.26 m<sup>2</sup>).  
The proposed dwelling will have a gross floor area of 0.62 times the lot area (285.4 m<sup>2</sup>).
- 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 aggregate side yard setback is 2.1 m.  
**Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 320-42.1.C.(1)**  
The proposed dwelling will be located 0.9 m from the north and south side lot lines, providing an aggregate side yard setback of 1.8 m.
- 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.
- Section 320-42.1.D.(1)**  
The maximum permitted dwelling depth is 16.5 m.  
The proposed dwelling depth is 18.52 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 front exterior main walls of the proposed dwelling will have a height of 7.82 m.
- Section 320-42.1.B.(2)**  
The maximum permitted soffit height is 6.5 m.  
The soffit height of the proposed dwelling will be 7.41 m.

**3. A0924/16EYK**

File Number:	A0924/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	<b>5 KIRK BRADDEN RD W</b>	Community:	
Legal Description:	PLAN 3745 LOT 1		

**PURPOSE OF THE APPLICATION:**

To alter the existing dwelling by constructing: a two-storey east side addition, a second storey addition above the existing dwelling, a new rear deck, a new covered front porch and to convert the basement into a second unit.

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

- Section 10.20.30.40.(1)(A), By-law 569--2013 & Section 320-59(C)**  
The maximum permitted lot coverage is 33% of the lot area (118 m<sup>2</sup>).  
The altered dwelling will cover 40% of the lot area (143.2 m<sup>2</sup>).
- Section 900.3.10.(42)(A)(i), By-law 569-2013**  
The maximum permitted gross floor area is 0.5 times the area of the lot (178.8 m<sup>2</sup>).  
The altered dwelling will have a gross floor area of 0.77 times the area of the lot (274.5 m<sup>2</sup>).  
**Section 1.a), By-law 1993-109**  
The maximum permitted gross floor area of a detached dwelling is 118 m<sup>2</sup> plus 25% of the lot area (207.4 m<sup>2</sup>).  
The altered dwelling will have a gross floor area of 118 m<sup>2</sup> plus 44% of the lot area (274.5 m<sup>2</sup>).
- Section 900.3.10.(42)(A)(ii), By-law 569-2013 and Section 1(b), By-law 1993-109**  
The minimum required side yard setback for a full or partial second storey addition above an existing single storey detached dwelling is 0.6 m and the aggregate width of the side yards shall not equal less than 2.1 m.  
The altered dwelling will be located 0.44 m from east side lot line and will have a total aggregate side yard width of 1.64 m.
- Section 10.5.40.60.(7), By-law 569-2013**  
The minimum required side yard setback for eaves is 0.3 m.  
**Section 320-41.(D)**  
The minimum required side yard setback for eaves is 0.4 m.  
**Section 10.5.40.60.(7), By-law 569-2013 and Section 320-41.(D)**  
The eaves of the altered dwelling will be located 0 m from the east side lot line.

5. **Section 10.20.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7 m.  
The front exterior main walls of the proposed dwelling will have a height of 7.45 m.
6. **Section 10.20.40.10.(6), By-law 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2 m.  
The first floor above established grade of the altered dwelling will be 1.36 m in height.
7. **Section 320-42.1.B.(2)**  
The maximum permitted soffit height is 6.5 m.  
The soffit height of the proposed dwelling will be 7.24 m.
8. **Section 150.10.40.1.(1), By-law 569-2013 and Section 304-22**  
A secondary suite is a permitted use provided that the entire building was constructed more than 5 years prior to the introduction of the secondary suite.  
The entire building was not constructed more than 5 years prior to the introduction of the secondary suite.

**4. A0927/16EYK**

File Number:	A0927/16EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:	APHRODITE LIAGHAT	Heritage:	Not Applicable
Property Address:	<b>10 SECOND ST</b>	Community:	
Legal Description:	PLAN 1478 S PT LOT 110		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.5.40.10.(5), By-law 569-2013**  
A minimum of 10 m<sup>2</sup> of the first floor must be within 4 m of the front main wall.  
A total of 4 m<sup>2</sup> of the first floor will be located within 2.37 m of the front main wall.
- Section 10.80.40.10.(2)(A), By-law 569-2013**  
The maximum permitted height of the exterior portion of the main wall is 7 m.  
The new dwelling will have a wall height of 9.5 m.

**5. A0928/16EYK**

File Number:	A0928/16EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	<b>39 BURLINGTON ST</b>	Community:	
Legal Description:	PLAN M246 PT LOT 12		

**PURPOSE OF THE APPLICATION:**

To construct a two-storey rear addition.

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

- Section 340-30(A)(4)**  
The minimum required side yard setback is 0.9 m.  
The altered dwelling will be located 0.7 m from the west side lot line.
- Section 10.80.40.10.(2)(A)(i) By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7 m.  
The altered dwelling will have a front exterior main wall height of 7.35 m.



City Planning Division

**Susanne Pringle**  
**Manager & Deputy Secretary Treasurer**

[www.toronto.ca/planning/comm\\_adj.htm](http://www.toronto.ca/planning/comm_adj.htm)

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Etobicoke York Panel  
2 Civic Centre Crt, 4<sup>th</sup>  
Toronto ON M9C 5A3  
**Tel: 416-394-8060**  
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**6. A0934/16EYK**

File Number:	A0934/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	<b>15 HARTLAND RD</b>	Community:	
Legal Description:	PLAN 5135 LOT 222		

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition above a portion of the existing dwelling and a new rear deck.

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

- Section 10.5.40.70.(1)(B), By-law 569-2013**  
The minimum required front yard setback is 8.05 m.  
The altered dwelling will be located 7.91 m from the front lot line.
- Section 320-42.1.B.(2)**  
The maximum permitted dwelling height is 6.5 m.  
The altered dwelling will have a height of 6.86 m.

**7. A0935/16EYK**

File Number:	A0935/16EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	<b>35 GOLF CREST RD</b>	Community:	
Legal Description:	PLAN 3638 LOT 3		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 900.3.10.(37)(C), By-law 569-2013 and Section 1.b)(1), By-law 1992-25**  
The maximum permitted gross floor area, including an attached or detached garage, shall be 150 m<sup>2</sup> plus 25% of the lot area (318.97 m<sup>2</sup>) with a maximum floor space index of 0.5 times the area of the lot (337.94 m<sup>2</sup>).  
The new dwelling, including the attached garage, will have a gross floor area of 150 m<sup>2</sup> plus 38.5% of the lot area (410 m<sup>2</sup>) and will have a floor space index of 0.61 times the area of the lot (410 m<sup>2</sup>).
- Section 1.a)(2), By-law 1992-25**  
The maximum permitted soffit height is 6.5 m.  
The new dwelling will have a soffit height of 6.9 m.

**8. A0936/16EYK**

File Number:	A0936/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	<b>20 BERMUDA AVE</b>	Community:	
Legal Description:	PLAN 2318 LOT 42		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-59(C)**  
The maximum permitted lot coverage is 33% of the lot area (183.96 m<sup>2</sup>).  
The proposed dwelling will have a lot coverage of 38.6% of the lot area (215.16 m<sup>2</sup>).
- 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 m<sup>2</sup> plus 25% of the lot area (257.36 m<sup>2</sup>), up to a maximum floor space index of 0.5 (278.72 m<sup>2</sup>).  
**Section 900.3.10.(42)(A)(i), By-law 569-2013**  
The proposed dwelling will have a gross floor area of 118 m<sup>2</sup> plus 31.6% of the lot area (294.28 m<sup>2</sup>), with a floor space index of 0.53 (294.28 m<sup>2</sup>).  
**Section 1.(a), By-law 1993-109**  
The proposed dwelling will have a gross floor area of 118 m<sup>2</sup> plus 36.81% of the lot area (323.19 m<sup>2</sup>), with a floor space index of 0.58 (323.19 m<sup>2</sup>).

**9. A0938/16EYK**

File Number:	A0938/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	<b>9 WESTROSE AVE</b>	Community:	
Legal Description:	PLAN 2864 N PT LOT 72 S PT LOT 73		

**PURPOSE OF THE APPLICATION:**

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

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

- Section 900.3.10.(38)(A), By-law 569-2013**  
The maximum permitted gross floor area, including an attached or detached garage, shall be 125 m<sup>2</sup> plus 25% of the lot area (249.15 m<sup>2</sup>) up to a maximum floor space index of 0.5 (248.31 m<sup>2</sup>).  
**Section 1.a), By-law 1993-107**  
The maximum permitted gross floor area, including an attached or detached garage, shall be 125 m<sup>2</sup> plus 25% of the lot area (249.15 m<sup>2</sup>).  
**Section 900.3.10.(38)(A), By-law 569-2013 and Section 1.a), By-law 1993-107**  
The altered dwelling, including the attached garage, will have a gross floor area of 125 m<sup>2</sup> plus 27.97% of the lot area (263.93 m<sup>2</sup>) with a floor space index of 0.53.
- 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 altered dwelling will be located 0.46 m from the north side lot line, 1.04 m from the south side lot line and will have an aggregate side yard width of 1.5 m.
- Section 900.3.10.(38)(B), By-law 569-2013 and Section 1.b), By-law 1993-107**  
The minimum required side yard setback for a full or partial second storey addition above an existing one-storey detached dwelling is 0.6 m and the aggregate width of the side yards shall not equal less than 2.1 m.  
The altered dwelling will be located 0.42 m from the north side lot line, 1.03 m from the south side lot line and will have an aggregate side yard width of 1.45 m.

**4. Section 10.5.40.60.(7)(B), By-law 569-2013**

The minimum required side yard setback for eaves is 0.3 m.

**Section 320-41.D**

The minimum required side yard setback for eaves is 0.4 m.

**Section 10.5.40.60.(7)(B), By-law 569-2013 and Section 320-41.D**

The eaves of the altered dwelling will be located 0.05 m from the north side lot line.

**10. A0939/16EYK**

File Number:	A0939/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	<b>49 LOYALIST RD</b>	Community:	
Legal Description:	PLAN 3275 LOT 43		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

**Section 900.3.10(38)(A), By-law 569-2013**

The maximum permitted gross floor area, including an attached or detached garage, shall be 125 m<sup>2</sup> plus 25% of the lot area (261.6 m<sup>2</sup>), up to a maximum floor space index of 0.5 (273.09 m<sup>2</sup>).

**Section 1.a), By-law 1993-107**

The maximum permitted gross floor area, including an attached or detached garage, shall be 125 m<sup>2</sup> plus 25% of the lot area (261.6 m<sup>2</sup>).

**Section 900.3.10(38)(A), By-law 569-2013 and Section 1.a), By-law 1993-107**

The new dwelling, including the attached garage, will have a gross floor area of 125 m<sup>2</sup> plus 31.8% of the lot area (298.67 m<sup>2</sup>) with a floor space index of 0.55 (298.67 m<sup>2</sup>).



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**Tel: 416-394-8060**  
**Fax: 416-394-6042**

**11. A0941/16EYK**

File Number:	A0941/16EYK	Zoning	A-4 (Waiver)
Owner(s):		Ward:	Etobicoke North (01)
Agent:		Heritage:	Not Applicable
Property Address:	<b>1810 ALBION RD</b>	Community:	
Legal Description:	CON 3 PT LOTS 38 39 RP 66R12371 PART 5 RP 66R10903 PART 1		

**PURPOSE OF THE APPLICATION:**

To permit a funeral establishment within the existing reception centre.

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

**Section 1, By-law 1981-168**

A funeral establishment is not a permitted use in an Agricultural A-4 zone.

**12. A0944/16EYK**

File Number:	A0944/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	<b>54 LOCKHEED BLVD</b>	Community:	
Legal Description:	PLAN M577 LOT 40		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an integral garage. A previous Committee of Adjustment application (A137/12EYK) approved a new detached dwelling with variances relating to floor space index, side yard setback and dwelling height.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****1. Section 320-59.C**

The maximum permitted floor space index is 33% of the lot area (199.23 m<sup>2</sup>).  
The new dwelling will have a floor space index of 37% of the lot area (222.56 m<sup>2</sup>).

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

The maximum permitted floor space index is 0.45 times the lot area (271.68 m<sup>2</sup>).  
A previous Committee of Adjustment application (A137/12EYK) approved a floor space index of 54.2% of the lot area (327.23 m<sup>2</sup>).  
The new dwelling will have a floor space index of 0.54 times the lot area (326.63 m<sup>2</sup>).

**3. Section 320-42.1.D.(1)**

The maximum permitted dwelling depth is 16.5 m.  
The new dwelling will have a depth of 16.84 m.

**13. A0946/16EYK**

File Number:	A0946/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	<b>38 CRONIN DR</b>	Community:	
Legal Description:	PLAN 5557 LOT 16		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59.(C)**  
The maximum permitted lot coverage is 33% of the lot area (188.4 m<sup>2</sup>).  
The new dwelling will cover 38% of the lot area (216.8 m<sup>2</sup>).
- 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 m<sup>2</sup> plus 25% of the lot area (277.8 m<sup>2</sup>) provided that the maximum floor space index for the dwelling does not otherwise exceed 0.5 (285.52 m<sup>2</sup>).  
The new dwelling, including the attached garage, will have a gross floor area equal to 135 m<sup>2</sup> plus 28% of the lot area (297.1 m<sup>2</sup>) and will have a floor space index equal to 0.52 (297.1 m<sup>2</sup>).

**14. A0951/16EYK**

File Number:	A0951/16EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	<b>109 VALECREST DR</b>	Community:	
Legal Description:	PLAN 4103 LOT 20		

**PURPOSE OF THE APPLICATION:**

To alter the existing dwelling by constructing the following: a second storey addition above the existing dwelling, a new front porch, a new rear deck and a pool enclosure.

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

- Section 900.3.10(32)(A), By-law 5669-2013 & Section 1.(c), By-law 1988-194**  
The maximum permitted lot coverage is 28% of the lot area (290.8 m<sup>2</sup>).  
**Section 900.3.10(32)(A), By-law 5669-2013**  
The altered dwelling will have a lot coverage of 39.5% of the lot area (410.1 m<sup>2</sup>).  
**Section 1.(c), By-law 1988-194**  
The altered dwelling, including the front porch and rear verandas, will have a lot coverage of 45% of the lot area (468.1 m<sup>2</sup>).
- Section 900.3.10(32)(C), By-law 5669-2013 & Section 1.(c), By-law 1988-194**  
The maximum permitted floor space index is 0.35 times the lot area (363.5 m<sup>2</sup>).  
**Section 900.3.10(32)(C), By-law 5669-2013**  
The altered dwelling will have a floor space index is .63 times the lot area (363.5 m<sup>2</sup>)  
**Section 1.(c), By-law 1988-194**  
The altered dwelling will have a floor space index is .66 times the lot area (680.8 m<sup>2</sup>).
- Section 10.20.40.70..(1), By-law 569-2013**  
The minimum required front yard setback is 11.16 m.  
The altered dwelling will be located 9.1 m from the front lot line.
- Section 900.3.10(32)(H), by-law 569-2013 & Section 1.(e), By-law 1988-194**  
The minimum required side yard setback is 2 m, provided the aggregate side yard setback is not less than 5 m.  
The altered dwelling will be located 1.8 m from the south side lot line, with an aggregate side yard setback of 4.17 m.
- Section 900.3.10.(32)(D), By-law 569-2013**  
The minimum required side yard setback is 19.5 m.  
The altered dwelling will be located 1.91 m from the rear lot line.
- Section 900.3.10.(32)(F), By-law 569-2013 & Section 1.(j), By-law 1988-194**  
The maximum permitted encroachment for a two-storey addition into the rear yard is 5 m, permitted the minimum rear yard setback is 19.5 m.  
The altered dwelling will encroach 18.83 m and will have a rear yard setback of 1.91 m.

**15. A0952/16EYK**

File Number:	A0952/16EYK	Zoning	RD & R2 (Waiver)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	<b>55 EDGE CROFT RD</b>	Community:	
Legal Description:	PLAN 3888 LOT 29		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1(A)(1)**  
The maximum permitted floor space index is 0.45 times the lot area (223.41 m<sup>2</sup>).  
The new dwelling will have a floor space index of 0.48 times the lot area (238.66 m<sup>2</sup>).
- 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 0.99 m from the east side lot line, 1.2 m from the west side lot line and will have an aggregate side yard width of 2.19 m.
- 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 new dwelling will have a height of 9.98 m.
- Section 320-42.1.B.(2)**  
The maximum permitted soffit of the eaves overhang height is 6.5 m.  
The new dwelling will have a soffit of the eaves overhang height of 6.9 m.
- Section 320-42.1.(D)(1)**  
The maximum permitted dwelling depth is 16.5 m.  
The new dwelling will have a depth of 16.84 m.

**16. A0953/16EYK**

File Number:	A0953/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke Centre (03)
Agent:		Heritage:	Not Applicable
Property Address:	<b>320 RENFORTH DR</b>	Community:	
Legal Description:	PLAN 4607 LOT 267		

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition above the existing dwelling, a two-storey south side addition which will include a garage and a second storey balcony, and to create a secondary suite in the basement.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 320-42.1.A.(1)**  
The maximum permitted floor space index is 0.45 times the area of the lot (231.98 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.55 times the area of the lot (281.39 m<sup>2</sup>).
- Section 10.20.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 7.91 m.  
The altered dwelling will be located 7.88 m from the front lot line.
- Section 10.20.40.70.(6)(A), By-law 569-2013**  
The minimum required side yard setback abutting a street is 3 m.  
**Section 320-41.B**  
The minimum required side yard setback abutting a street is 4.18 m.  
**Section 10.20.40.70.(6)(A), By-law 569-2013 and Section 320-41.B**  
The altered dwelling will be located 2.89 m from the south side lot line abutting a street (Boreal Road).
- Section 10.20.40.70.(6)(B), By-law 569-2013**  
The minimum required side yard setback is 3 m for a corner lot where there is an adjacent lot fronting on the street abutting the side lot line.  
The altered dwelling will be located 2.89 m from the south side lot line abutting a street (Boreal Road).
- Section 320-42.1.B.(2)**  
The maximum permitted soffit height is 6.5 m.  
The altered dwelling will have a soffit height of 6.87 m.
- Section 10.20.40.50.(1)(B), By-law 569-2013**  
The maximum area of a platform at or above the second storey is 4 m<sup>2</sup>  
The proposed platform at or above the second storey will have an area of 9.03 m<sup>2</sup>.

- 7. Section 320-41.F**  
The minimum required distance from a driveway on a corner lot to an intersection is 9 m.  
The driveway on the corner lot will be located 5.79 m from the intersection of Renforth Drive and Boreal Road.
- 8. Section 10.5.80.40.(3)(B), By-law 569-2013**  
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.  
The proposed vehicle access to a parking space is from the front of the property (Renforth Drive).
- 9. Section 150.10.40.1.(1), By-law 569-2013 and Section 304-22**  
A secondary suite is a permitted use provided that the entire building was constructed more than 5 years prior to the introduction of the secondary suite.  
The entire building was not constructed more than 5 years prior to the introduction of the secondary suite.

**17. A0954/16EYK**

File Number:	A0954/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	<b>92 MERVYN AVE</b>	Community:	
Legal Description:	PLAN 3909 LOT 46		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 900.3.10.(21)(C), By-law 569-2013 & Section 1.(b)(a), By-law 1992-23**  
The maximum permitted gross floor area, including an attached or detached garage, is 135 m<sup>2</sup> plus 25% of the lot area (307.52 m<sup>2</sup>), up to a maximum floor space index of 0.5 (345 m<sup>2</sup>).  
The proposed dwelling, including the attached garage, will have a gross floor area of 135 m<sup>2</sup> plus 33.82% of the lot area (368.36 m<sup>2</sup>), with a floor space index of 0.53 (368.36 m<sup>2</sup>).
- 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 17.53 m.
- Section 320-42.1.D.(1)**  
The maximum permitted dwelling depth is 16.5 m.  
The proposed dwelling will have a depth of 17.56 m.
- Section 320-42.1.B.(2)**  
The maximum permitted soffit height is 6.5 m.  
The soffit height of the proposed dwelling will be 6.8 m.
- Section 10.20.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of a platform at or above the second storey is 4 m<sup>2</sup>.  
The proposed second storey rear platform is 14.5 m<sup>2</sup>.

**18. A0955/16EYK**

File Number:	A0955/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	<b>42 RADLETT AVE</b>	Community:	
Legal Description:	PLAN 3968 LOT 29		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59.(C)**  
The maximum permitted lot coverage is 33% of the lot area (163.2 m<sup>2</sup>).  
The new dwelling will cover 34% of the lot area (168.2 m<sup>2</sup>).
- 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 (222.5 m<sup>2</sup>).  
The new dwelling will have a floor space index of 0.57 times the area of the lot (284.5 m<sup>2</sup>).
- Section 320-42.1.(B)(2)**  
The maximum permitted soffit height is 6.5 m.  
The new dwelling will have a soffit height of 7.2 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 new dwelling will have a front exterior main wall height of 7.18 m.

**19. A0956/16EYK**

File Number:	A0956/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (01)
Agent:		Heritage:	Not Applicable
Property Address:	<b>24 TURNVALE RD</b>	Community:	
Legal Description:	PLAN M1122 LOT 22		

**PURPOSE OF THE APPLICATION:**

To enclose the existing patio at the rear of the dwelling.

**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 (171.64 m<sup>2</sup>).

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

The altered dwelling will cover 35.5% of the lot area (184.74 m<sup>2</sup>).

**Section 320-59.C.**

The altered dwelling will cover 37.7% of the lot area (196.09 m<sup>2</sup>).



City Planning Division

**Susanne Pringle**  
Manager & Deputy Secretary Treasurer

[www.toronto.ca/planning/comm\\_adj.htm](http://www.toronto.ca/planning/comm_adj.htm)

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

**20. A0958/16EYK**

File Number:	A0958/16EYK	Zoning	CR 3.0 & C (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	<b>2434-2436 LAKE SHORE BLVD W</b>	Community:	
Legal Description:	PLAN M77 PT LOT 347		

**PURPOSE OF THE APPLICATION:**

To convert the ground floor of the existing building into a medical office.

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

**Section 340-40**

A minimum of 11 parking spaces are required for the proposed medical office.  
A total of 2 existing parking spaces are being provided.

**21. A0959/16EYK**

File Number:	A0959/16EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	<b>98 SEVENTH ST</b>	Community:	
Legal Description:	PLAN 1592 PT LOT 287		

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition above the existing dwelling, a new rear deck and a two-storey front addition with a covered porch and a balcony above.

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

- Section 10.80.40.70.(1), By-law 569-2013 and Section 350-31(K)**  
The minimum required front yard setback is 4.52 m.  
The altered dwelling will be located 2 m from the front lot line.
- Section 900.6.10.(23)(D)(i), By-law 569-2013 and Section 350-31(A)(4)**  
The minimum required side yard setback is 0.9 m.  
The altered dwelling will be located 0.44 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.  
**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 0.05 m from the south side lot line.
- Section 10.80.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of each platform at or above the second storey of a detached house is 4 m<sup>2</sup>.  
The proposed platform at or above the second storey will have an area of 5.4 m<sup>2</sup>.
- Section 10.80.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7 m.  
The altered dwelling will have a front exterior main wall height of 7.14 m.

**22. A0879/16EYK**

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

**PURPOSE OF THE APPLICATION:**

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

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

- 1. Section 340-37.A**  
The proposed dance studio/commercial school located on the second and third floor is not a permitted use.
- 2. Section 40.10.20.100.(21)(A), By-law 569-2013 and Section 340-20.M**  
An outdoor patio must be combined with an eating establishment/restaurant use.  
The proposed outdoor (roof top/garden area) patio is in conjunction with a dance studio.
- 3. Section 40.10.40.70.(2)(C), By-law 569-2013**  
The minimum required setback for the main wall of a building that has windows or openings is 5.5 m from a side lot line that is not adjacent to a street or lane.  
The proposed main wall will be located 0 m from the east side lot line and 2.39 m from the west side lot line.
- 4. Section 40.10.20.100.(21)(E), By-law 569-2013**  
The minimum required setback for outdoor patios located above the first floor is 40 m from a lot in the Residential Zone category.  
The altered building will be located 0 m from a lot in a Residential Zone.
- 5. Section 40.10.20.100.(21)(B)(i), By-law 569-2013**  
The maximum permitted area of an outdoor patio is 30 m<sup>2</sup>.  
The proposed outdoor patio will have an area of 187 m<sup>2</sup>.
- 6. Section 340-20.A.(1)**  
A total of 48 parking spaces are required for the restaurant and retail occupancies.  
A total of 4 parking spaces will be maintained.

**23. A0962/16EYK**

File Number:	A0962/16EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	<b>66 MURRIE ST</b>	Community:	
Legal Description:	PLAN M76 PT LOT 374 RP 66R9841 PARTS 1 AND 2		

**PURPOSE OF THE APPLICATION:**

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

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

- Section 10.80.40.40.(1)(A), By-law 569-2013 and Section 340-30.(L)**  
The maximum permitted floor space index is 0.6 times the area of the lot (174.1 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.74 times the area of the lot (215.5 m<sup>2</sup>).
- Section 900.6.10.(22)(D), By-law 569-2013 and Section 340-30.(A)(4)**  
The minimum required side yard setback is 0.9 m.  
The altered dwelling will be located 0.37 m from the east side lot line and 0.74 m from the west side lot line.
- Section 10.80.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17 m.  
The altered dwelling will have a length of 17.83 m.
- Section 10.80.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7 m.  
The altered dwelling will have a front exterior main wall height of 8.64 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 altered dwelling will have a first floor height of 1.27 m above established grade.
- Section 340-31.(A)(4)**  
A minimum of 6 m of access shall be provided in front of the parking space.  
A total of 4.22 m will be provided in front of the parking space.

**24. A0963/16EYK**

File Number:	A0963/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	<b>43 GLENADEN AVE E</b>	Community:	
Legal Description:	PLAN 3272 W PT BLK B		

**PURPOSE OF THE APPLICATION:**

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

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

- 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, provided the aggregate is not less than 2.1 m.  
**Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 320-42.1(C)(1)**  
The altered dwelling will be located 0.37 m from the east side lot line, with an aggregate side yard setback of 1.42 m.
- Section 10.5.40.60.(7), By-law 569-2013**  
The maximum permitted eaves setback is 0.3 m.  
**Section 320-41(D)**  
The maximum permitted eaves setback is 0.4 m.  
**Section 10.5.40.60.(7), By-law 569-2013 & Section 320-41(D)**  
The eaves of the altered dwelling will be located 0.07 m from the east side lot line.

**25. A0964/16EYK**

File Number:	A0964/16EYK	Zoning	E & IC2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	<b>45 RACINE RD</b>	Community:	
Legal Description:	PLAN 4630 PT LOT 6 RP 64R7619 PART 2		

**PURPOSE OF THE APPLICATION:**

To construct a two-storey north side addition, to increase the quantity of parking spaces and to construct a new driveway along the east side of the building.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****1. Section 60.5.80.10.(2)(A), By-law 569-2013**

A parking space may be in the front yard or the side yard that abuts a street, if no more than 5 parking spaces for the first 15 m of the main wall and thereafter 2 parking spaces for each additional 15 m of main wall that abuts the yard containing the parking spaces.

A total of 36 parking spaces will be located in the front yard along Racine Road, which exceeds the maximum permitted of 9 parking spaces.

**2. Section 60.5.80.10.(1)(B), By-law 569-2013**

A required parking space in a street yard must be at a right angle to the driveway that provides vehicle access from the street.

The proposed 36 parking spaces will not be at a right angle to the driveway that provides access from the street to the parking area.

**26. A0966/16EYK**

File Number:	A0966/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	<b>12 HAVENRIDGE DR</b>	Community:	
Legal Description:	PLAN 3586 LOT 20		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.5.100.1.(1)(D)(i), By-law 569-2013 and Section 320-44.A.(1)(d)(1)**  
The maximum permitted driveway width is 9 m.  
The proposed driveway will have a width of 10.15 m.
- Section 320-42.1.E.**  
A three-car garage shall be permitted only on lots with a frontage greater than 27 m.  
The lot frontage is 25.6 m.

**27. A0967/16EYK**

File Number:	A0967/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	<b>4 SMITH CRES</b>	Community:	
Legal Description:	PLAN 3588 LOT 132		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with a carport.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-59.C.**  
The maximum permitted lot coverage is 33% of the lot area (108.69 m<sup>2</sup>).  
**Section 10.20.30.40.(1)(A), By-law 569-2013**  
The proposed dwelling will have a lot coverage of 40% of the lot area (133.05 m<sup>2</sup>).  
**Section 320-59.C.**  
The proposed dwelling will have a lot coverage of 41% of the lot area (134.4 m<sup>2</sup>).
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1.A.(1)**  
The maximum permitted floor space index is 0.45 times the lot area (148.21 m<sup>2</sup>).  
The proposed dwelling will have a floor space index of 0.58 times the lot area (192.92 m<sup>2</sup>).
- Section 10.20.40.70.(1), By-law 569-2013 & Section 320-40.C.(1)**  
The minimum required front yard setback is 3.82 m.  
The proposed dwelling will be located 2.42 m from the front lot line.
- Section 10.20.40.70.(3)(C), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
**Section 320-42.1.C.(1)**  
The minimum required side yard setback is 0.9 m, providing the aggregate is not less than 2.1 m.  
**Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 320-42.1.C.(1)**  
The proposed dwelling will be located 0.51 m from the north side lot line, with an aggregate side yard setback of 1.94 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 front exterior main walls of the proposed dwelling will have height of 7.27 m.
- Section 320-42.1.B.(2)**  
The maximum permitted soffit height is 6.5 m.  
The soffit height of the proposed dwelling will be 7.27 m.
- Section 10.20.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of a platform at or above the second storey is 4 m<sup>2</sup>.  
The proposed second storey rear platform will have an area of 5.95 m<sup>2</sup>.
- Section 320-18.A.(4)**  
A minimum access driveway of 6 m shall be provided in front of all parking spaces.  
The proposed driveway access in front of the carport will be 2.42 m.

**28. A0968/16EYK**

File Number:	A0968/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	<b>9 STATLER AVE</b>	Community:	
Legal Description:	PLAN 3486 E PT LOT 20		

**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.(21)(C), By-law 569-2013 and Section 1(b), By-law 1992-23**  
The maximum permitted gross floor area, including an attached or detached garage, is 135 m<sup>2</sup> plus 25% of the lot area (367 m<sup>2</sup>).  
The new dwelling, including the attached garage, will have a gross floor area equal to 135 m<sup>2</sup> plus 29.77% of the lot area (411.6 m<sup>2</sup>).
- Section 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17 m.  
The new dwelling will have a length of 17.98 m.
- 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 17.98 m.
- 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 m<sup>2</sup>.  
The proposed second storey balcony will have an area of 5.6 m<sup>2</sup>.
- Section 10.5.100.1.(1)(C), By-law 569-2013 and Section 320-44.A**  
The maximum permitted width of a driveway is 6 m.  
The proposed driveway will have a width of 6.3 m.

**29. A0970/16EYK**

File Number:	A0970/16EYK	Zoning	CR & CPP (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	<b>302 THE EAST MALL (UNIT 101)</b>	Community:	
Legal Description:	PLAN M1046 BLKS G & H RP 66R692 PARTS 1-5		

**PURPOSE OF THE APPLICATION:**

To permit a day care facility.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****Section 150.45.20.1(1), By-law 569-2013**

A day nursery is a permitted use provided that it is located only in an apartment building or a building with one or more of the following uses: public school, private school, place of worship, community centre, or library.

The proposed day nursery is located in a building with commercial uses.

**30. A0971/16EYK**

File Number:	A0971/16EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	<b>7 FOURTEENTH ST</b>	Community:	
Legal Description:	PLAN 1101 PT LOT 11 BLK 18		

**PURPOSE OF THE APPLICATION:**

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

**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 (149.98 m<sup>2</sup>).  
The altered dwelling will have a floor space index/ gross floor area of 0.62 times the lot area (155.94 m<sup>2</sup>).
- Section 10.80.40.70.(1), By-law 569-2013 & Section 350-31.K.**  
The minimum required front yard setback is 4.1 m.  
The altered dwelling is located 2.09 m from the front lot line.
- Section 350-13.B**  
The minimum required side yard setback for roof projections is 0.5 m.  
The roof projections of the altered dwelling will be located 0.3 m from the south side lot line.

**31. A0973/16EYK**

File Number:	A0973/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	<b>50 QUEEN ANNE RD</b>	Community:	
Legal Description:	PLAN 1615 E PT LOT 19		

**PURPOSE OF THE APPLICATION:**

To construct a one-storey rear addition with a rear deck. The existing garage will be demolished.

**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 (137.93 m<sup>2</sup>).  
The altered dwelling will cover 38.35% of the lot area (160.3 m<sup>2</sup>).
- Section 900.3.10.(35)(A), By-law 569-2013**  
The maximum permitted gross floor area is 150 m<sup>2</sup> plus 25% of the lot area (254.49 m<sup>2</sup>), up to a maximum floor space index of 0.5 times the area of the lot (208.99 m<sup>2</sup>).  
**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 m<sup>2</sup> plus 25% of the lot area (254.49 m<sup>2</sup>).  
**Section 900.3.10.(35)(A), By-law 569-2013 and Section 1.a), By-law 1993-108**  
The altered dwelling will have a gross floor area of 150 m<sup>2</sup> plus 29% of the lot area (271.3 m<sup>2</sup>), with a floor space index of 0.65 (271.3 m<sup>2</sup>).
- 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 altered dwelling will be located 0.2 m from the west side, 0.4 m from the east side lot line and will have an aggregate side yard width of 0.6 m.

- 4. Section 10.5.40.60.(7), By-law 569-2013**  
The minimum required side yard setback for eaves is 0.3 m.  
**Section 320-41.(D)**  
The minimum required side yard setback for eaves is 0.4 m.  
**Section 10.5.40.60.(7), By-law 569-2013 and Section 320-41.(D)**  
The eaves of the altered dwelling will be located 0 m from both the east and west side lot lines.
- 5. 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 20.04 m.
- 6. Section 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted dwelling depth is 19 m.  
**Section 320-42.1.(D)(1)**  
The maximum permitted dwelling depth is 16.5 m.  
**Section 10.20.40.20.(1), By-law 569-2013 and Section 320-42.1.(D)(1)**  
The altered dwelling will have a depth of 20.2 m.
- 7. Section 200.5.10.1.(1), By-law 569-2013 and Section 320-18.(B)(1)**  
A minimum of 1 parking space is required.  
No parking spaces will be provided.

**32. A0975/16EYK**

File Number:	A0975/16EYK	Zoning:	RD & R1 (Waiver)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	<b>33 NORTH DR</b>	Community:	
Legal Description:	PLAN 965 PT LOTS 43 & 44		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage and two cabanas in the rear yard.

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

- Section 10.20.40.10.(1)(A), By-law 569-2013**  
The maximum permitted height is 9.5 m.  
**Section 320-42.1.B.(2)**  
The maximum permitted height is 6.5 m for a flat roof.  
**Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 320-42.1.B.(2)**  
The proposed dwelling will have a height of 12.08 m.
- Section 10.20.40.10.(2)(B)(ii) By-law 569-2013**  
The maximum permitted height of the all side exterior main walls is 7 m.  
The side exterior main walls of the proposed dwelling will have a height of 7.31 m.
- Section 10.20.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of a platform at or above the second storey is 4 m<sup>2</sup>.  
The two proposed rear balconies will have areas of 24 m<sup>2</sup>.
- Section 10.20.40.50.(1)(A), By-law 569-2013**  
The maximum number of platforms at or above the second storey is 1.  
The total number of rear balconies at or above the second storey is 2.
- Section 320-43.E(1)**  
The maximum permitted lot coverage for an accessory structure is 2% of the lot area.  
The proposed cabanas will have a lot coverage of 4% of the lot area.
- Section 320-43.D**  
An accessory structure or building shall not exceed 2.5 m in height, except that for any such building or structure that is constructed with a pitched roof the maximum height of such building may be 3.7 m, provided that no part of the walls or supporting posts shall exceed 2.5 m in height. In addition, no part of any accessory structure or building shall exceed the maximums herein provided.  
The proposed cabanas will have a height of 4 m and a supporting wall height and flat roof height of 2.85 m.

**33. A0976/16EYK**

File Number:	A0976/16EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	<b>425 THE KINGSWAY</b>	Community:	
Legal Description:	PLAN 2615 PT BLK A		

**PURPOSE OF THE APPLICATION:**

To construct a loggia that includes a covered dining area at the rear of the dwelling and a covered hot tub area at the rear of the dwelling.

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

- Section 900.3.10.(28)(D)(iii), By-law 569-2013 and Section 1.c)(3), By-law 1992-24**  
The minimum required side yard setback is 2.7 m with an aggregate side yard width of 6.1 m.  
The altered dwelling will be located 2.55 m from the east side lot line and will have a total aggregate side yard width of 5.25 m.
- Section 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17 m.  
The altered dwelling will have a length of 37.37 m.
- Section 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted building depth is 19 m.  
The altered dwelling will have a depth of 28.13 m.

**34. A0977/16EYK**

File Number:	A0977/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	<b>144 SMITHWOOD DR</b>	Community:	
Legal Description:	PLAN 5727 LOT 17		

**PURPOSE OF THE APPLICATION:**

To extend the existing garage.

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

- Section 10.20.40.70.(3)(C), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
**Section 320-41.A.**  
The minimum required side yard setback is 0.9 m.  
**Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 320-41.A.**  
The altered dwelling will be located 0.67 m from the east side lot line.
- Section 10.20.40.70.(2)(B), By-law 569-2013**  
The minimum required rear yard setback is 7.65 m.  
The altered dwelling will be located 5.82 m from the rear lot line.

**35. A0979/16EYK**

File Number:	A0979/16EYK	Zoning	RD & R1 (ZR)
Owner(s):		Ward:	Etobicoke Centre (04)
Agent:		Heritage:	Not Applicable
Property Address:	<b>1169 ROYAL YORK RD</b>	Community:	
Legal Description:	PLAN 2875 LOT 17		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an integral garage.

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

- Section 900.3.10.(28)(C), By-law 569-2013 and Section 1.(b)(1), By-law 1992-24**  
The maximum permitted gross floor area is 165 m<sup>2</sup> plus 25% of the lot area (374 m<sup>2</sup>).  
**Section 900.3.10.(28)(C), By-law 569-2013**  
The new dwelling will have a gross floor area equal to 165 m<sup>2</sup> plus 36.34% of the lot area (468.6 m<sup>2</sup>).  
**Section 1.(b)(1), By-law 1992-24**  
The new dwelling will have a gross floor area equal to 165 m<sup>2</sup> plus 38.97% of the lot area (490.6 m<sup>2</sup>).
- Section 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17 m.  
The new dwelling will have a length of 17.78 m.
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 1.a)(1), By-law 1992-24**  
The maximum permitted building height is 9.5 m.  
The new dwelling will have a height of 9.62 m.

**36. B0081/16EYK**

File Number:	B0081/16EYK	Zoning	E1.0 & IC.2 (Waiver)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	<b>25 VICE REGENT BLVD</b>	Community:	
Legal Description:	CON 2 FTH PT LOTS 27 28 RP 66R14670 PARTS 29 30 & 31		

**THE CONSENT REQUESTED:**

To obtain consent to sever the lot into 2 lots and to create an easement/right-of-way for the purpose of vehicular and pedestrian access.

**Retained - Parts 6, 7 & 8 on Plan 66R-26618**

**25 Vice Regent Blvd**

Parts 6, 7 & 8 on Plan 66R-26618 have a combined lot frontage of 198.46 m<sup>2</sup> and a combined lot area of 22 284.6 m<sup>2</sup>. The existing car dealership will be maintained.

**Conveyed - Parts 1, 2, 3, 4 & 5 on Plan 66R-26618**

**Address to be assigned**

Parts 1, 2, 3, 4 & 5 on Plan 66R-26618 have a combined lot frontage of 42.14 m and a combined lot area of 4857.1 m<sup>2</sup>. The vacant site will consist of a proposed bank and a parking lot.

Easement - Part 4 on Plan 66R-26618 will be subject to an easement for vehicular and pedestrian access in favour of the lands to the south that currently occupy an existing car dealership, known as 25 Vice Regent Blvd (Parts 6, 7 & 8).

Any existing easements will be maintained.



City Planning Division

**Susanne Pringle**  
Manager & Deputy Secretary Treasurer

[www.toronto.ca/planning/comm\\_adj.htm](http://www.toronto.ca/planning/comm_adj.htm)

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Etobicoke York Panel  
2 Civic Centre Crt, 4<sup>th</sup>  
Toronto ON M9C 5A3  
**Tel: 416-394-8060**  
**Fax: 416-394-6042**

**37A**

**B0074/16EYK**

File Number:	B0074/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	<b>38 YORK RD</b>	Community:	
Legal Description:	PLAN 3565 S PT LOT 102		

**THE CONSENT REQUESTED:**

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

**Retained - Part 1**

**Address to be assigned**

The lot frontage is 12.24 m and the lot area is 459.5 m<sup>2</sup>. The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0784/16EYK.

**Conveyed - Part 2**

**Address to be assigned**

The lot frontage is 12.24 m and the lot area is 459.4 m<sup>2</sup>. The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0785/16EYK.

**File Numbers B0074/16EYK, A0784/16EYK AND A0785/16EYK will be considered jointly.**

37B

A0784/16EYK

File Number:	A0784/16EYK	Zoning:	RD & R2 (Waiver)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	<b>38 YORK RD - PART 1</b>	Community:	
Legal Description:	PLAN 3565 S PT LOT 102		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.10.(1)(A), By-law 569-2013 and Section 320-59.B.(1)**  
The minimum required lot area is 510 m<sup>2</sup>.  
The new lot area will be 459.5 m<sup>2</sup>.
- 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 12.24 m.
- 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 (151.6 m<sup>2</sup>).  
**Section 10.20.30.40.(1)(A), By-law 569-2013**  
The new dwelling will cover 34.81% of the lot area (159.93 m<sup>2</sup>).  
**Section 320-59.C.**  
The new dwelling will cover 36% of the lot area (165.37 m<sup>2</sup>).
- 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 (206.7 m<sup>2</sup>).  
**Section 10.20.40.40.(1)(A), By-law 569-2013**  
The new dwelling will have a floor space index of 0.61 times the area of the lot (278.98 m<sup>2</sup>).  
**Section 320-42.1.A.(1)**  
The new dwelling will have a floor space index of 0.61 times the area of the lot (278.36 m<sup>2</sup>).
- Section 10.20.40.70.(6), By-law 569-2013**  
The minimum required side yard setback abutting a street setback for a corner lot is 3 m.  
**Section 320-41.B.**  
The minimum required side yard setback from the flankage street is 3.9 m (Hamer Boulevard).  
**Section 10.20.40.70.(6), By-law 569-2013 and Section 320-41.B.**  
The new dwelling will be located 1.22 m from the north side lot line from the flankage street (Hamer Boulevard).
- Section 320-42.1.B.(2)**  
The maximum permitted height from the established grade to the soffit of the roof eaves is 6.5 m.  
The new dwelling will have a height of 6.96 m.
- 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 1.22 m from the lot line to the garage.

**8. Section 320-41.F.(1)**

A minimum of 6 m must be provided in front of a garage door facing a flanking street.  
The garage door facing the flanking street (Hamer Boulevard) will be located 1.22 m from the lot line to the garage.

**File Numbers B0074/16EYK, A0784/16EYK AND A0785/16EYK will be considered jointly.**

37C

A0785/16EYK

File Number:	A0785/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	<b>38 YORK RD - PART 2</b>	Community:	
Legal Description:	PLAN 3565 S PT LOT 102		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.10.(1)(A), By-law 569-2013 and Section 320-59.B.(1)**  
The minimum required lot area is 510 m<sup>2</sup>.  
The new lot area will be 459.4 m<sup>2</sup>.
- 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 12.24 m.
- 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 (151.6 m<sup>2</sup>).  
**Section 10.20.30.40.(1)(A), By-law 569-2013**  
The new dwelling will cover 34.81% of the lot area (159.93 m<sup>2</sup>).  
**Section 320-59.C.**  
The new dwelling will cover 36% of the lot area (165.37 m<sup>2</sup>).
- 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 (206.7 m<sup>2</sup>).  
**Section 10.20.40.40.(1)(A), By-law 569-2013**  
The new dwelling will have a floor space index of 0.61 times the area of the lot (280.75 m<sup>2</sup>).  
**Section 320-42.1.A.(1)**  
The new dwelling will have a floor space index of 0.61 times the area of the lot (281.83 m<sup>2</sup>).
- 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 new dwelling will have a height of 9.7 m.
- Section 320-42.1.B.(2)**  
The maximum permitted height from the established grade to the soffit of the roof eaves is 6.5 m.  
The new dwelling will have a height of 6.95 m.

**File Numbers B0074/16EYK, A0784/16EYK AND A0785/16EYK will be considered jointly.**



City Planning Division

Susanne Pringle  
Manager & Deputy Secretary Treasurer

[www.toronto.ca/planning/comm\\_adj.htm](http://www.toronto.ca/planning/comm_adj.htm)

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Etobicoke York Panel  
2 Civic Centre Crt, 4<sup>th</sup>  
Toronto ON M9C 5A3  
Tel: 416-394-8060  
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**38A**

**B0075/16EYK**

File Number:	B0075/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	<b>216 DIXON RD</b>	Community:	
Legal Description:	PLAN 3586 LOT 13		

**THE CONSENT REQUESTED:**

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

**Retained - Part 1**

**Address to be assigned**

The lot frontage along McArthur Street is 16.53 m and the lot area is 385 m<sup>2</sup>. 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 A0790/16EYK.

**Conveyed - Part 2**

**Address to be assigned**

The lot frontage along McArthur Street is 9.83 m and the lot area is 224.8 m<sup>2</sup>. 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 A0791/16EYK.

**Conveyed - Part 3**

**Address to be assigned**

The lot frontage along McArthur Street is 9.83 m and the lot area is 224.8 m<sup>2</sup>. 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 A0792/16EYK.

**Conveyed - Part 4**

**Address to be assigned**

The lot frontage along McArthur Street is 11.04 m and the lot area is 245.3 m<sup>2</sup>. 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 A0793/16EYK.

**File numbers B0075/16EYK, A0790/16EYK, A0791/16EYK, A0792/16EYK and A0793/16EYK will be considered jointly.**

38B

A0790/16EYK

File Number:	A0790/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	<b>216 DIXON RD - PART 1</b>	Community:	
Legal Description:	PLAN 3586 LOT 13		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013**  
The minimum required lot frontage is 24 m.  
**Section 1.(a), By-law 3078**  
The minimum required lot frontage is 24.38 m.  
**Section 10.20.30.20.(1)(A), By-law 569-2013 & Section 1.(a), By-law 3078**  
The lot frontage will be 16.53 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013**  
The minimum required lot area is 1110 m<sup>2</sup>.  
**Section 1.(b), By-law 3078**  
The minimum required lot area is 1114.84 m<sup>2</sup>.  
**Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 1.(b), By-law 3078**  
The lot area will be 385.02 m<sup>2</sup>.
- Section 10.20.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 6 m.  
**Section 320-40.A.**  
The minimum required front yard setback is 7.5 m.  
**Section 10.20.40.70.(1), By-law 569-2013 & Section 320-40.A.**  
The proposed dwelling will be located 4.53 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 320-42.1.C.(2)**  
The minimum required side yard setback is 1.2 m.  
**Section 10.20.40.70.(3)(F), By-law 569-2013 & Section 320-42.1.C.(2)**  
The proposed dwelling will be located 0.76 m from the north side lot line.

5. **Section 320-41.D.**  
The minimum required side yard setback for eaves is 0.4 m.  
The eaves of the proposed dwelling will be located 0.33 m from the north side lot line.
6. **Section 10.20.40.70.(2)(A), By-law 569-2013 & Section 320-42.A.**  
The minimum required rear yard setback is 7.5 m.  
The proposed dwelling will be located 6.69 m from the rear lot line.
7. **Section 900.3.10(14)(A), By-law 569-2013 & 1.(c), By-law 3078**  
The minimum required lot depth is 45.72 m.  
The lot depth will be 22.88 m.
8. **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 first floor height of the proposed dwelling will have a height of 1.24 m above established grade.
9. **Section 320-42.1.B.(2)**  
The maximum permitted soffit height of 6.5 m.  
The proposed dwelling will have a soffit height of 6.56 m.
10. **Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 320-42.1.B.(1)**  
The maximum permitted height is 9.5 m.  
The proposed dwelling will have a height of 10.06 m.
11. **Section 10.5.40.60.(1)(C), By-law 569-2013 & Section 320-42.E**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade, may encroach into the required rear yard setback 2.5 m.  
**Section 320-42.E.**  
The maximum projection for a deck into the required rear yard setback is 1.6 m.  
**Section 10.5.40.60.(1)(C), By-law 569-2013 & Section 320-42.E**  
The proposed deck will project 2.64 m into the required rear yard setback.

**File numbers B0075/16EYK, A079016EYK, A0791/16EYK, A0792/16EYK and A0793/16EYK will be considered jointly.**

38C

A0791/16EYK

File Number:	A0791/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	<b>216 DIXON RD - PART 2</b>	Community:	
Legal Description:	PLAN 3586 LOT 13		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013**  
The minimum required lot frontage is 24 m.  
**Section 1.(a), By-law 3078**  
The minimum required lot frontage is 24.38 m.  
**Section 10.20.30.20.(1)(A), By-law 569-2013 & Section 1.(a), By-law 3078**  
The lot frontage will be 9.83 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013**  
The minimum required lot area is 1110 m<sup>2</sup>.  
**Section 1.(b), By-law 3078**  
The minimum required lot area is 1114.84 m<sup>2</sup>.  
**Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 1.(b), By-law 3078**  
The lot area will be 224.81 m<sup>2</sup>.
- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-55.C.**  
The maximum permitted lot coverage is 33% of the lot area (74.19 m<sup>2</sup>).  
The proposed dwelling will have a lot coverage of 42% of the lot area (95.42 m<sup>2</sup>).
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1.A.(1)**  
The maximum permitted floor space index is 0.45 times the lot area (101.16 m<sup>2</sup>).  
The proposed dwelling will have a floor space index of 0.74 times the lot area (166.42 m<sup>2</sup>).
- Section 10.20.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 6 m.  
**Section 320-40.A.**  
The minimum required front yard setback is 7.5 m.  
**Section 10.20.40.70.(1), By-law 569-2013 & Section 320-40.A.**  
The proposed dwelling will be located 4.53 m from the front lot line.

6. **Section 10.20.40.70.(3)(F), By-law 569-2013**  
The minimum required side yard setback is 2.4 m.  
**Section 320-42.1.C.(2)**  
The minimum required side yard setback is 0.9 m, provided that the aggregate width of both side yards shall equal not less than 2.1 m.  
**Section 10.20.40.70.(3)(F), By-law 569-2013 & Section 320-42.1.C.(2)**  
The proposed dwelling will be located 0.76 m from the north and south side lot line, providing an aggregate side yard setback of 1.52 m.
7. **Section 320-41.D.**  
The minimum required side yard setback for eaves is 0.4 m.  
The eaves of the proposed dwelling will be located 0.33 m from the north and south side lot line.
8. **Section 10.20.40.70.(2)(A), By-law 569-2013 & Section 320-42.A.**  
The minimum required rear yard setback is 7.5 m.  
The proposed dwelling will be located 6.69 m from the rear lot line.
9. **Section 900.3.10(14)(A), By-law 569-2013 & 1.(c), By-law 3078**  
The minimum required lot depth is 45.72 m.  
The lot depth will be 22.88 m.
10. **Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 320-42.1.B.(1)**  
The maximum permitted height is 9.5 m.  
The proposed dwelling will have a height of 9.86 m.
11. **Section 10.5.40.60.(1)(C), By-law 569-2013**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade, may encroach into the required rear yard setback 2.5 m.  
**Section 320-42.E.**  
The maximum projection for a deck into the required rear yard setback is 1.6 m.  
**Section 10.5.40.60.(1)(C), By-law 569-2013 & Section 320-42.E**  
The proposed deck will project 2.64 m into the required rear yard setback.

**File numbers B0075/16EYK, A0790/16EYK, A0791/16EYK, A0792/16EYK and A0793/16EYK will be considered jointly.**

38D

A0792/16EYK

File Number:	A0792/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	<b>216 DIXON RD - PART 3</b>	Community:	
Legal Description:	PLAN 3586 LOT 13		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013**  
The minimum required lot frontage is 24 m.  
**Section 1.(a), By-law 3078**  
The minimum required lot frontage is 24.38 m.  
**Section 10.20.30.20.(1)(A), By-law 569-2013 & Section 1.(a), By-law 3078**  
The lot frontage will be 9.83 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013**  
The minimum required lot area is 1110 m<sup>2</sup>.  
**Section 1.(b), By-law 3078**  
The minimum required lot area is 1114.84 m<sup>2</sup>.  
**Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 1.(b), By-law 3078**  
The lot area will be 224.81 m<sup>2</sup>.
- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-55.C.**  
The maximum permitted lot coverage is 33% of the lot area (74.19 m<sup>2</sup>).  
The proposed dwelling will have a lot coverage of 42% of the lot area (95.42 m<sup>2</sup>).
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1.A.(1)**  
The maximum permitted floor space index is 0.45 times the lot area (101.16 m<sup>2</sup>).  
The proposed dwelling will have a floor space index of 0.74 times the lot area (166.42 m<sup>2</sup>).
- Section 10.20.40.70.(1), By-law 569-2013 & Section 320-40.C.(1)**  
The minimum required front yard setback is 12.22 m.  
The proposed dwelling will be located 4.53 m from the front lot line.

6. **Section 10.20.40.70.(3)(F), By-law 569-2013**  
The minimum required side yard setback is 2.4 m.  
**Section 320-42.1.C.(2)**  
The minimum required side yard setback is 0.9 m, with a minimum aggregate side yard setback of 2.1 m.  
**Section 10.20.40.70.(3)(F), By-law 569-2013 & Section 320-42.1.C.(2)**  
The proposed dwelling will be located 0.76 m from the north and south side lot line, providing an aggregate side yard setback of 1.52 m.
7. **Section 320-41.D.**  
The minimum required side yard setback for eaves is 0.4 m.  
The eaves of the proposed dwelling will be located 0.33 m from the north and south side lot line.
8. **Section 10.20.40.70.(2)(A), By-law 569-2013 & Section 320-42.A.**  
The minimum required rear yard setback is 7.5 m.  
The proposed dwelling will be located 6.69 m from the rear lot line.
9. **Section 900.3.10(14)(A), By-law 569-2013 & 1.(c), By-law 3078**  
The minimum required lot depth is 45.72 m.  
The lot depth will be 22.88 m.
10. **Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 320-42.1.B.(1)**  
The maximum permitted height is 9.5 m.  
The proposed dwelling will have a height of 9.86 m.
11. **Section 10.5.40.60.(1)(C), By-law 569-2013 & Section 320-42.E**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade, may encroach into the required rear yard setback 2.5 m.  
**Section 320-42.E.**  
The maximum projection for a deck into the required rear yard setback is 1.6 m.  
**Section 10.5.40.60.(1)(C), By-law 569-2013 & Section 320-42.E**  
The proposed deck will project 2.64 m into the required rear yard setback.

**File numbers B0075/16EYK, A079016EYK, A0791/16EYK, A0792/16EYK and A0793/16EYK will be considered jointly.**

38E

A0793/16EYK

File Number:	A0793/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke North (02)
Agent:		Heritage:	Not Applicable
Property Address:	<b>216 DIXON RD - PART 4</b>	Community:	
Legal Description:	PLAN 3586 LOT 13		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013**  
The minimum required lot frontage is 24 m.  
**Section 1.(a), By-law 3078**  
The minimum required lot frontage is 24.38 m.  
**Section 10.20.30.20.(1)(A), By-law 569-2013 & Section 1.(a), By-law 3078**  
The lot frontage will be 11.04 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013**  
The minimum required lot area is 1110 m<sup>2</sup>.  
**Section 1.(b), By-law 3078**  
The minimum required lot area is 1114.84 m<sup>2</sup>.  
**Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 1.(b), By-law 3078**  
The lot area will be 245.25 m<sup>2</sup>.
- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-55.C.**  
The maximum permitted lot coverage is 33% of the lot area (80.93 m<sup>2</sup>).  
The proposed dwelling will have a lot coverage of 39% of the lot area (95.42 m<sup>2</sup>).
- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1.A.(1)**  
The maximum permitted floor space index is 0.45 times the lot area (110.36 m<sup>2</sup>).  
The proposed dwelling will have a floor space index of 0.68 times the lot area (166.42 m<sup>2</sup>).
- Section 10.20.40.70.(1), By-law 569-2013 & Section 320-40.A.**  
The minimum required front yard setback is 12.22 m.  
The proposed dwelling will be located 4.53 m from the front lot line.

6. **Section 10.20.40.70.(3)(F), By-law 569-2013**  
The minimum required side yard setback is 2.4 m.  
**Section 320-42.1.C.(1)**  
The minimum required side yard setback is 0.9 m.  
**Section 10.20.40.70.(3)(F), By-law 569-2013 & Section 320-42.1.C.(1)**  
The proposed dwelling will be located 1.52 m from the north side lot line and 0.76 m from the south side lot line.
7. **Section 320-41.D.**  
The minimum required side yard setback for eaves is 0.4 m.  
The eaves of the proposed dwelling will be located 0.33 m from the south side lot line.
8. **Section 10.20.40.70.(2)(A), By-law 569-2013 & Section 320-42.A.**  
The minimum required rear yard setback is 7.5 m.  
The proposed dwelling will be located 6.69 m from the rear lot line.
9. **Section 900.3.10(14)(A), By-law 569-2013 & 1.(c), By-law 3078**  
The minimum required lot depth is 45.72 m.  
The lot depth will be 22.88 m.
10. **Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 320-42.1.B.(1)**  
The maximum permitted height is 9.5 m.  
The proposed dwelling will have a height of 9.86 m.
11. **Section 10.5.40.60.(1)(C), By-law 569-2013 & Section 320-42.E**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade, may encroach into the required rear yard setback 2.5 m.  
**Section 320-42.E.**  
The maximum projection for a deck into the required rear yard setback is 1.6 m.  
**Section 10.5.40.60.(1)(C), By-law 569-2013 & Section 320-42.E**  
The proposed deck will project 2.64 m into the required rear yard setback.

**File numbers B0075/16EYK, A079016EYK, A0791/16EYK, A0792/16EYK and A0793/16EYK will be considered jointly.**



City Planning Division

**Susanne Pringle**  
Manager & Deputy Secretary Treasurer

[www.toronto.ca/planning/comm\\_adj.htm](http://www.toronto.ca/planning/comm_adj.htm)

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

**39A**

**B0080/16EYK**

File Number:	B0080/16EYK	Zoning	RM & RM1 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	<b>11 GARDEN PL</b>	Community:	
Legal Description:	PLAN 2172 LOT 247		

**THE CONSENT REQUESTED:**

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

**Retained - Part 1**

**Address to be assigned**

The lot frontage is 7.62 m and the lot area is 278.7 m<sup>2</sup>. The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0873/16EYK.

**Conveyed - Part 2**

**Address to be assigned**

The lot frontage is 7.62 m and the lot area is 278.7 m<sup>2</sup>. The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0874/16EYK.

**File Numbers B0080/16EYK, A0873/16EYK AND A0874/16EYK will be considered jointly.**

39B

A0873/16EYK

File Number:	A0873/16EYK	Zoning	RM & RM1 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	<b>11 GARDEN PL - PART 1</b>	Community:	
Legal Description:	PLAN 2172 LOT 247		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 900.6.10.(2)(A)(i), By-law 569-2013**  
The minimum required lot area is 370 m<sup>2</sup>.  
**Section 330-23.A.(1)**  
The minimum required lot area is 371 m<sup>2</sup>.  
**Section 900.6.10.(2)(A)(i), By-law 569-2013 and Section 330-23.A.(1)**  
The new lot area will be 278.7 m<sup>2</sup>.
- Section 900.6.10.(2)(B)(i), By-law 569-2013 and Section 330-23.A.(2)**  
The minimum required lot frontage is 12 m.  
The new lot frontage will be 7.62 m.
- Section 900.6.10.(2)(D)(i), By-law 569-2013 and Section 330-23.A.(9)**  
The maximum permitted floor space index is 0.35 times the area of the lot (97.55 m<sup>2</sup>).  
The new dwelling will have a floor space index of 0.71 times the area of the lot (196.86 m<sup>2</sup>).
- Section 900.6.10.(2)(F)(i), By-law 569-2013 and Section 330-23.A.(7)**  
The minimum required side yard setback is 0.9 m.  
The new dwelling will be located 0.61 m from the east side lot line.
- Section 10.5.40.60.(1)(A)(i), By-law 569-2013**  
The minimum required setback for the front platform from the side lot line is 0.9 m.  
The proposed front platform will be located 0.61 m from the east side lot line.
- Section 10.80.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17 m.  
The new dwelling will have a length of 18.19 m.
- Section 330-13.A.(2)**  
The minimum required side yard setback for eaves is 0.5 m.  
The eaves of the new dwelling will be located 0.31 m from the east side lot line.

**File Numbers B0080/16EYK, A0873/16EYK AND A0874/16EYK will be considered jointly.**

39C

A0874/16EYK

File Number:	A0874/16EYK	Zoning	RM & RM1 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	<b>11 GARDEN PL - PART 2</b>	Community:	
Legal Description:	PLAN 2172 LOT 247		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 900.6.10.(2)(A)(i), By-law 569-2013**  
The minimum required lot area is 370 m<sup>2</sup>.  
**Section 330-23.A.(1)**  
The minimum required lot area is 371 m<sup>2</sup>.  
**Section 900.6.10.(2)(A)(i), By-law 569-2013 and Section 330-23.A.(1)**  
The new lot area will be 278.7 m<sup>2</sup>.
- Section 900.6.10.(2)(B)(i), By-law 569-2013 and Section 330-23.A.(2)**  
The minimum required lot frontage is 12 m.  
The new lot frontage will be 7.62 m.
- Section 900.6.10.(2)(D)(i), By-law 569-2013 and Section 330-23.A.(9)**  
The maximum permitted floor space index is 0.35 times the area of the lot (97.55 m<sup>2</sup>).  
The new dwelling will have a floor space index of 0.71 times the area of the lot (196.86 m<sup>2</sup>).
- Section 900.6.10.(2)(F)(i), By-law 569-2013 and Section 330-23.A.(7)**  
The minimum required side yard setback is 0.9 m.  
The new dwelling will be located 0.61 m from the west side lot line.
- Section 10.5.40.60.(1)(A)(i), By-law 569-2013**  
The minimum required setback for the front platform from the side lot line is 0.9 m.  
The proposed front platform will be located 0.61 m from the west side lot line.
- Section 10.80.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17 m.  
The new dwelling will have a length of 18.19 m.
- Section 330-13.A.(2)**  
The minimum required side yard setback for eaves is 0.5 m.  
The eaves of the new dwelling will be located 0.31 m from the west side lot line.

**File Numbers B0080/16EYK, A0873/16EYK AND A0874/16EYK will be considered jointly.**



City Planning Division

**Susanne Pringle**  
Manager & Deputy Secretary Treasurer

[www.toronto.ca/planning/comm\\_adj.htm](http://www.toronto.ca/planning/comm_adj.htm)

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

**40A**

**B0082/16EYK**

File Number:	B0082/16EYK	Zoning	RM & RM-1 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	<b>75 FORTY FIRST ST</b>	Community:	
Legal Description:	PLAN 2172 LOT 206		

**THE CONSENT REQUESTED:**

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

**Retained - Part 1**

**Address to be assigned**

The lot frontage is 7.61 m and the lot area is 278.9 m<sup>2</sup>. The existing detached dwelling will be maintained, requiring variances to the Zoning By-law, as outlined in Application A0895/16EYK.

**Conveyed - Part 2**

**Address to be assigned**

The lot frontage is 7.61 m and the lot area is 278.8 m<sup>2</sup>. 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 A0896/16EYK.

File numbers B0082/16EYK, A0895/16EYK and A0896/16EYK will be considered jointly.

**40B****A0895/16EYK**

File Number:	A0895/16EYK	Zoning:	RM & RM-1 (WAIVER)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	<b>75 FORTY FIRST ST - PART 1</b>	Community:	
Legal Description:	PLAN 2172 LOT 206		

**PURPOSE OF THE APPLICATION:**

To maintain the existing detached dwelling.

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

- Section 900.6.10.(2)(B)(i), By-law 569-2013 & Section 330-23.A.(2)**  
The minimum required lot frontage is 12 m.  
The lot frontage will be 7.61 m.
- Section 900.6.10.(2)(A)(i), By-law 569-2013**  
The minimum required lot area is 370 m<sup>2</sup>.  
**Section 330-23.A.(1)**  
The minimum required lot area is 371 m<sup>2</sup>.  
**Section 900.6.10.(2)(A)(i), By-law 569-2013 & Section 330-23.A.(1)**  
The lot area will be 278.8 m<sup>2</sup>.
- Section 900.6.10.(2)(D)(i), By-law 569-2013 & Section 330-23.A.(9)**  
The maximum permitted floor space index is 0.35 times the lot area (97.58 m<sup>2</sup>)  
The existing dwelling has a floor space index of 0.44 times the lot area (122.67 m<sup>2</sup>).
- Section 900.6.10.(2)(E)(i), By-law 569-2013 & Section 330-23.A.(7)**  
The minimum required side yard setback is 0.9 m.  
The existing dwelling will be located 0.47 m from the east side lot line.
- Section 10.5.40.60.(7)(B), By-law 569-2013**  
The minimum required side yard setback for eaves is 0.3 m.  
**Section 330-13.A.(2)**  
The minimum required side yard setback for eaves is 0.5 m.  
**Section 10.5.40.60.(7)(B), By-law 569-2013 & Section 330-13.A.(2)**  
The existing dwelling will be located 0.19 m from the east side lot line.
- 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 330-9.(1).A**  
At least one parking space shall be provided for each dwelling unit. The said parking shall be provided by an attached garage, carport, detached garage or rear yard parking space.  
**Section 10.5.80.10.(3), By-law 569-2013 & Section 330-9.(1).A**  
The existing front yard parking space will be maintained.

**File numbers B0082/16EYK, A0895/16EYK and A0896/16EYK will be considered jointly.**

40C

A0896/16EYK

File Number:	A0896/16EYK	Zoning	RM & RM-1 (WAIVER)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	<b>75 FORTY FIRST ST - PART 2</b>	Community:	
Legal Description:	PLAN 2172 LOT 206		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 900.6.10.(2)(B)(i), By-law 569-2013 & Section 330-23.A.(2)**  
The minimum required lot frontage is 12 m.  
The lot frontage will be 7.61 m.
- Section 900.6.10.(2)(A)(i), By-law 569-2013**  
The minimum required lot area is 370 m<sup>2</sup>.  
**Section 330-23.A.(1)**  
The minimum required lot area is 371 m<sup>2</sup>.  
**Section 900.6.10.(2)(A)(i), By-law 569-2013 & Section 330-23.A.(1)**  
The lot area will be 278.9 m<sup>2</sup>.
- Section 900.6.10.(2)(D)(i), By-law 569-2013 & Section 330-23.A.(9)**  
The maximum permitted floor space index is 0.35 times the lot area (97.62 m<sup>2</sup>)  
The proposed dwelling has a floor space index of 0.63 times the lot area (175.71 m<sup>2</sup>).
- Section 10.80.40.70.(1), By-law 569-2013 & Section 330-23.A.(6)**  
The minimum required front yard setback is 8.56 m.  
The proposed dwelling will be located 7.63 m from the front lot line.
- Section 900.6.10.(2)(E)(i), By-law 569-2013 & Section 330-23.A.(7)**  
The minimum required side yard setback is 0.9 m.  
The existing dwelling will be located 0.6 m from the west side lot line.
- Section 330-13.A.(2)**  
The minimum required side yard setback for eaves is 0.5 m.  
The proposed dwelling will be located 0.35 m from the west 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 is 18.24 m.
- Section 200.5.1.10(2)(C), By-law 569-2013 & Section 330-9.A(1)**  
The minimum required width of a parking space must be 3.2 m.  
The proposed parking space will have a width if 3.05 m.

File numbers B0082/16EYK, A0895/16EYK and A0896/16EYK will be considered jointly.

**41****A142/15EYK**

File Number:	A142/15EYK	Zoning	IC1 (ZR)
Owner(s):		Ward:	Etobicoke North (01)
Agent:		Heritage:	Not Applicable
Property Address:	<b>6795 STEELES AVE W</b>	Community:	
Legal Description:	TORONTO CONDO PLAN 1632 LEVEL 1 UNIT 2		

**PURPOSE OF THE APPLICATION:**

To maintain a place of worship within the altered building. A previous Committee of Adjustment application (A241/05EYK) approved variances relating to permitted use and parking.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****1. Section 1.(i), By-law 1980-188**

A place of worship is not listed as a permitted use in an IC1 zone.

A previous Committee of Adjustment application A241/05EYk approved a place of worship as a permitted use.

**2. Section 1.(iv), By-law 1980-188**

A total of 304 parking spaces are required for the site, of which, 30 parking spaces are required for the proposed place of worship.

A previous Committee of Adjustment application (A241/05EYK) approved a variance to maintain a total of 206 legal parking spaces, of which, 8 parking spaces would be designated for the proposed place of worship with an additional 36 parking spaces provided within the parkway belt area.

A total of 206 legal parking spaces will be maintained, of which, 8 parking spaces will be designated for the proposed place of worship with an additional 36 parking spaces provided within the parkway belt area.

**42 A0614/16EYK**

File Number:	A0614/16EYK	Zoning	RM & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Heritage:	Not Applicable
Property Address:	<b>13 ELEVENTH ST</b>	Community:	
Legal Description:	PLAN 1592 PT BLK D		

**PURPOSE OF THE APPLICATION:**

To alter the existing dwelling by constructing the following: converting the existing garage into habitable space, a new side and rear deck, a shed in the rear yard, and a rooftop deck at the rear.

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

- Section 10.80.40.70.(2)(A), By-law 569-2013 and Section 350-31.A.(6)**  
The minimum required rear yard setback is 7.5 m.  
The altered dwelling will be located 4.21 m from the rear lot line.
- Section 10.80.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of a platform at or above the second storey is 4 m<sup>2</sup>.  
The proposed rear deck at or above the second storey will have an area of 17.62 m<sup>2</sup>.
- 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 (26.38 m<sup>2</sup>).  
A total of 39.1% of the side yard abutting a street will be maintained as landscaping (17.17 m<sup>2</sup>).
- Section 10.5.50.10.(2)(B), By-law 569-2013**  
A minimum of 75% of the side yard shall be maintained as soft landscaping (12.88 m<sup>2</sup>).  
A total of 58% of the side yard will be maintained as soft landscaping (9.94 m<sup>2</sup>).
- Section 10.5.100.1.(1)(C), By-law 569-2013 and Section 350-26.B.(1)(b)(1)(b)**  
The maximum permitted driveway width is 6 m.  
The proposed driveway will have a width of 15.5 m.
- Section 10.5.80.10.(6), By-law 569-2013**  
A parking space on a corner lot must be located in a building or structure, in a rear yard, or in a side yard that does not abut a street.  
**Section 350-26.B.(1)(a)**  
No parking shall be permitted in any side yard abutting a street.  
**Section 10.5.80.10.(6), By-law 569-2013 and Section 350-26.B.(1)(a)**  
The proposed parking spaces are located abutting a street.
- Section 350-26.B.(1)(a)**  
At least one parking space shall be provided either by an attached garage, carport, detached garage or rear yard parking space.  
The proposed parking spaces are within part of the side and rear yard area.
- Section 200.5.1.10.(2)(A)(i), By-law 569-2013 and Section 350-26.A.(1)(c)**  
The minimum required width of a parking space is 2.6 m.  
The proposed parking space will have a width of 2.44 m.

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A0772/16EYK

File Number:	A0772/16EYK	Zoning	RD & R2 (ZR)
Owner(s):		Ward:	Etobicoke-Lakeshore (05)
Agent:		Heritage:	Not Applicable
Property Address:	<b>24 WHITE OAK BLVD</b>	Community:	
Legal Description:	PLAN 2147 PT LOTS 75 & 76		

**PURPOSE OF THE APPLICATION:**

To construct a two-storey rear addition and a detached garage. A previous Committee of Adjustment decision (File Number: A89/08EYK) approved variances related to gross floor area, side yard setback and driveway width.

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

- Section 900.3.10.(38)(A), By-law 569-2013 & Section (1)(a), By-law 1993-107**  
The maximum permitted gross floor area is 125 m<sup>2</sup> plus 25% of the lot area (257.7 m<sup>2</sup>).  
A previous Committee of Adjustment Decision (File Number: A89/08EYK) approved a gross floor area equal to 125 m<sup>2</sup> plus 33% of the lot area (302.4 m<sup>2</sup>).  
**Section 900.3.10.(38)(A), By-law 569-2013**  
The altered dwelling will have a gross floor area equal to 125 m<sup>2</sup> plus 29.34% of the lot area (280.8 m<sup>2</sup>).  
**Section (1)(a), By-law 1993-107**  
The altered dwelling will have a gross floor area equal to 125 m<sup>2</sup> plus 33.34% of the lot area (302.1 m<sup>2</sup>).
- Section 10.20.40.70.(3)(C), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
**Section 320-42.1(C)(1)**  
The minimum required side yard setback is 0.9 m.  
**Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 320-42.1(C)(1)**  
A previous Committee of Adjustment Decision (File Number: A89/08EYK) approved an east side lot line of 0.67 m.  
The altered dwelling will be located 0.67 m from the east side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project up to 0.9 m, provided that they are located a minimum of 0.3 m from a lot line.  
**Section 320-41.D**  
The minimum required side yard setback for eaves and other projections is 0.4 m.  
**Section 10.5.40.60.(7), By-law 569-2013 & Section 320-41.D**  
The eaves of the altered dwelling will be located 0.21 m from the east side lot line.

**4. Section 10.5.60.40.(2)(B), By-law 569-2013**

The maximum permitted height of an ancillary building or structure is 4 m.

The proposed ancillary structure (detached garage) will have a height of 4.67 m.

**5. Section 320-43.D.**

The maximum permitted wall height of an accessory structure is 2.5 m.

The proposed accessory structure (detached garage) will have a wall height of 2.74 m.