

**COMMITTEE OF ADJUSTMENT
ETOBICOKE- YORK PANEL**

Hearing Date: Thursday September 7, 2017
Time: 1:00 p.m & 3:00 p.m.
Location: York Council Chambers – 2700 Eglinton Ave W, York Civic Centre

OPENING REMARKS:

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

FILES TO BE CLOSED:

NONE

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

| Item | File Number | Owner | Property | Community (Ward) |
|------|-------------|--------------------------------------|------------------------|-------------------------|
| 1 | A0451/17EYK | AMIN MINH-TAM TRAN TU HA NGUYEN | 130 STRATHBURN BLVD | York West (07) |
| 2 | A0618/17EYK | IDA LINA MUTO | 2150 SHEPPARD AVE W | York West (07) |
| 3 | A0634/17EYK | CITY OF TORONTO | 2350 FINCH AVE W | York West (07) |
| 4 | A0467/17EYK | POWERHOUSE PROPERTIES LTD. | 31 POWERHOUSE ST | Davenport (17) |
| 5 | A0541/17EYK | DONATO FANONE | 58 WARREN CRES | Parkdale-High Park (13) |
| 6 | A0549/17EYK | MARK JOHNSON | 74 GREENDALE AVE | York South-Weston (11) |
| 7 | A0573/17EYK | AGOSTINHO ARAUJO MARLENE MONTEIRO | 167 CALEDONIA RD | Davenport (17) |

| | | | | |
|----|-------------|---|------------------------|-------------------------|
| 8 | A0574/17EYK | SIDRAT GAZIEVA DZHABRAIL GAZIEV | 102 MAGWOOD CRT | Parkdale-High Park (13) |
| 9 | A0580/17EYK | TANIS ANNE TUOMI MATTHEW CHRISTOPHER GEHRES | 91 BERESFORD AVE | Parkdale-High Park (13) |
| 10 | A0605/17EYK | CATIA MARTINS LUIS FILIPE FARIA | 313 KANE AVE | York South-Weston (12) |
| 11 | A0620/17EYK | MARIA DO CEU C PINHEIRO PEDRO MANUEL O GOMES | 44 BERTRAM ST | York South-Weston (12) |
| 12 | A0625/17EYK | MAKSYM YAREMCHUK | 581 WILLARD AVE | Parkdale-High Park (13) |
| 13 | A0629/17EYK | GREGORY JAMES SAYLOR | 61 HOLLAND PARK AVE | Davenport (17) |
| 14 | A0630/17EYK | BRIANA MIRABELLI | 476 ANNETTE ST | Parkdale-High Park (13) |
| 15 | A0636/17EYK | DENISE ANNETTE MARTIN RAE BUSBY | 83 KING ST | York South-Weston (11) |
| 16 | A0643/17EYK | PAULA C SANTOS FERNANDO SANTOS | 200 EILEEN AVE | York South-Weston (11) |
| 17 | A0646/17EYK | JOAQUIM PEREIRA CLAUDINEIA CARVALHO | 12 WHITE AVE | York South-Weston (11) |
| 18 | A0655/17EYK | VASCO ALMEIDA LAURIE ANN ALMEIDA | 45 CORBY AVE | Davenport (17) |
| 19 | A0688/17EYK | KATRINA KENNY ROBERT ALLEN KENNY | 457 ARMADALE AVE | Parkdale-High Park (13) |

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|----|-------------|---|--------------------|-------------------------|
| 20 | A0691/17EYK | CLARKE ADAM STRUTHERS ALISON REBECCA LOUNSBERY | 818 WINDERMERE AVE | Parkdale-High Park (13) |
|----|-------------|---|--------------------|-------------------------|

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

| Item | File Number | Owner | Property | Community (Ward) |
|------|-------------|--|---------------------|-------------------------|
| 21 | A0673/17EYK | STEVEN LEO VAN ROESTEL STEVEN LEO VAN ROESTEL KRISTA MURCH | 474 BERESFORD AVE | Parkdale-High Park (13) |
| 22 | A0698/17EYK | RICARDO DA SILVA | 609 MC ROBERTS AVE | Davenport (17) |
| 23 | A0719/17EYK | 2176905 ONTARIO LIMITED 2176905 ONTARIO LTD | 1980 ST CLAIR AVE W | York South-Weston (11) |

DEFERRED APPLICATIONS:

| Item | File Number | Owner | Property | Community (Ward) |
|------|---|------------------------|----------------|-------------------------|
| 24 | DEFERRED from July 13/17 A0537/17EYK | OLIAS HOLDINGS CORP | 167 QUEBEC AVE | Parkdale-High Park (13) |

DELEGATED APPLICATIONS:

| Item | File Number | Owner | Property | Community (Ward) |
|------|-------------|---------------|---------------------|-----------------------|
| 25 | B0047/17EYK | BUILD TORONTO | 4650 EGLINTON AVE W | Etobicoke Centre (04) |
| 26 | B0048/17EYK | BUILD TORONTO | 4620 EGLINTON AVE W | Etobicoke Centre (04) |

OMB AND TLAB APPEAL AND ORDERS:

NONE



City Planning Division

Susanne Pringle
Manager & Deputy Secretary Treasurer

www.toronto.ca/planning/comm_adj.htm

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1. A0451/17EYK

| | | | |
|--------------------|------------------------------------|------------|----------------|
| File Number: | A0451/17EYK | Zoning: | RD & R4 (ZR) |
| Owner(s): | AMIN MINH-TAM TRAN TU HA NGUYEN | Ward: | York West (07) |
| Agent: | FX DESIGN BUILD | Heritage: | Not Applicable |
| Property Address: | 130 STRATHBURN BLVD | Community: | |
| Legal Description: | PLAN 5031 LOT 8 | | |

PURPOSE OF THE APPLICATION:

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

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

- Section 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted coverage is 30% of the lot area (189.45 m²).
The altered dwelling will cover 35.43% of the lot area (223.8 m²).
- Section 900.3.10.(5)(A), By-law 569-2013 and Section 13.2.3(b), By-law 7625**
The minimum required side yard setback is 1.8 m.
The altered dwelling will be located 0.76 m from the north side lot line.
- Section 10.5.40.50(2), By-law 569-2013**
The minimum required side yard setback for a platform without main walls is 1.8 m.
The proposed rear deck will be located 0.86 m from the north side lot line.
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The altered dwelling will have a length of 18.8 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 of a detached house is 4 m².
Section 13.2.6A, By-law 7625
The maximum permitted area of each platform at or above the second storey of a detached house is 3.8 m².
Section 10.20.40.50.(1)(B), By-law 569-2013 and Section 13.2.6A, By-law 7625
The second storey rear balcony will have an area of 12.37 m².

2. A0618/17EYK

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|--------------------|---------------------------------------|------------|----------------|
| File Number: | A0618/17EYK | Zoning | RM & RM2 (ZR) |
| Owner(s): | IDA LINA MUTO | Ward: | York West (07) |
| Agent: | IDA LINA MUTO | Heritage: | Not Applicable |
| Property Address: | 2150 SHEPPARD AVE W | Community: | |
| Legal Description: | PLAN M1362 W PT LOT 3 RP R6069 PART 3 | | |

PURPOSE OF THE APPLICATION:

To maintain the existing widened driveway and to permit parking on the widened portion of the driveway.

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

- 1. Section 10.5.50.10.(1)(B), By-law 569-2013**
A total of 50% of the front yard shall be maintained as landscaping (41.81 m²).
No landscaping is being provided.
- 2. Section 10.5.50.10.(1)(D), By-law 569-2013**
A total of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (31.55 m²).
No soft landscaping is being provided.
- 3. Section 10.5.80.10.(3), By-law 569-2013**
A parking space may not be provided in the front yard or side yard abutting a street.
The parking space is provided in the front yard.
- 4. Section 10.5.1000.1.(1)(C), By-law 569-2013**
The maximum permitted driveway width is 4.86 m.
The driveway width is 10.7 m.
- 5. Section 6A(5), By-law 7625**
The maximum permitted driveway access required for a parking area is 5.35 m.
The driveway access to the parking area is 10.7 m.
- 6. Section 6A (7)(i), By-law 7625**
A personal use vehicle having a gross weight of 4000 kg or less may be parked on a driveway in the front yard.
The personal use vehicle is not being parked on a driveway.



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3. A0634/17EYK

| | | | |
|--------------------|------------------------------------|------------|----------------|
| File Number: | A0634/17EYK | Zoning | RA & RM6 (ZR) |
| Owner(s): | CITY OF TORONTO CITY OF TORONTO | Ward: | York West (07) |
| Agent: | TCHC | Heritage: | Not Applicable |
| Property Address: | 2350 FINCH AVE W | Community: | |
| Legal Description: | PLAN 5936 BLK 24 | | |

PURPOSE OF THE APPLICATION:

To permit a personal service shop (hair salon) within the existing mixed use building.

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

Section 900.7.10.(107).(A), By-law 569-2013 and Section 64.20-A(134)(c), By-law 7625

The proposed personal service shop (hair salon) is not a permitted use in the RA and RM6 Zones.



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4. A0467/17EYK

| | | | |
|--------------------|----------------------------|------------|----------------|
| File Number: | A0467/17EYK | Zoning | R4(h) (ZR) |
| Owner(s): | POWERHOUSE PROPERTIES LTD. | Ward: | Davenport (17) |
| Agent: | BARRETT ARCHITECTS INC | Heritage: | Designated |
| Property Address: | 31 POWERHOUSE ST | Community: | |
| Legal Description: | | | |

PURPOSE OF THE APPLICATION:

To permit a restaurant with a patio within a portion of the existing building.

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

- 1. Section (4), By-law 728-2006**
The proposed non-residential use (restaurant) is not a permitted use.
- 2. Section 6(1)(A), By-law 728-2006**
The proposed non-residential accessory (patio) is not a permitted use.

5. A0541/17EYK

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|--------------------|--------------------------------|------------|-------------------------|
| File Number: | A0541/17EYK | Zoning: | RM & R2 (ZR) |
| Owner(s): | DONATO FANONE DONATO FANONE | Ward: | Parkdale-High Park (13) |
| Agent: | MEMAR CONSULTANTS INC | Heritage: | Not Applicable |
| Property Address: | 58 WARREN CRES | Community: | |
| Legal Description: | PLAN 1915 LOT 85 | | |

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition, a second storey addition above the existing dwelling and a new detached garage in the rear yard.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the lot area (138.49 m²).
Section 7.3(i), By-law 3623-87
The maximum permitted floor space index is 0.4 times the lot area (92.33 m²).
Section 10.80.40.40.(1)(A), By-law 569-2013 & Section 7.3(i), By-law 3623-87
The altered dwelling will have floor space index of 0.74.7 times the lot area (172.38 m²).
- Section 10.80.40.70.(3)(A), By-law 569-2013 & Section 7.(3)(g), By-law 1-83**
The minimum required side yard setback is 1.2 m.
Section 8.(3)(a), By-law 3623-97
The minimum required side yard setback is 1.2 m for one side and 0.5 m for the other side.
Section 10.80.40.70.(3)(A), By-law 569-2013, Section 7.(3)(g), By-law 1-83 & Section 8.(3)(a), By-law 3623-97
The altered dwelling will be located 0.29 m from the west side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
The eaves of the altered dwelling will be located 0 m from the west side lot line.
- Section 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (22.15 m²).
A total of 61% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (18 m²).
- Section 10.5.100.1.(1)(A), By-law 569-2013**
The minimum required driveway width is 2 m.
Section 1.A.(c)(iii), By-law 972-2006
The minimum required driveway width is 2.6 m.
Section 10.5.100.1.(1)(A), By-law 569-2013 & Section 1.A.(c)(iii), By-law 972-2006
The existing driveway width in the rear yard is 1.52 m.

6. A0549/17EYK

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|--------------------|-------------------------|------------|------------------------|
| File Number: | A0549/17EYK | Zoning | RM & R2 (Waiver) |
| Owner(s): | MARK JOHNSON | Ward: | York South-Weston (11) |
| Agent: | JANINA JOSEPH-WALKER | Heritage: | Not Applicable |
| Property Address: | 74 GREENDALE AVE | Community: | |
| Legal Description: | PLAN 1470 LOT 78 | | |

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 10.80.40.40(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.4 times the lot area.
The new dwelling will have a floor space index of 1.18 times the lot area
Section 8.(3)(a), By-law 1-83
The maximum permitted floor space index is 0.8 times the lot area.
The new dwelling will have a floor space index of 1.16 times the lot area.
- Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The new dwelling will be located 0.69 m from the south side lot line.
- Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new dwelling will have a length of 17.53 m.
- Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.
The new dwelling will have a side exterior main wall height of 10.45 m facing a side lot line.
- Section 10.80.40.50.(1)(A), By-law 569-2013**
The maximum permitted number of platforms at or above the second storey located on the rear wall is 1.
The new dwelling will have 2 platforms at or above the second storey located on the rear wall.
- Section 10.80.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed rear second storey platform will be 17.47 m² and the proposed front second storey platform will be 5.63 m².
- Section 200.5.1.10.(2)(A)(i)**
The minimum required width of a parking space is 3.2 m.
The proposed parking space will have a width of 3.05 m.



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7. **A0573/17EYK**

| | | | |
|--------------------|--------------------------------------|------------|----------------|
| File Number: | A0573/17EYK | Zoning: | R (ZR) |
| Owner(s): | MARLENE MONTEIRO AGOSTINHO ARAUJO | Ward: | Davenport (17) |
| Agent: | CARLOS MENDES | Heritage: | Not Applicable |
| Property Address: | 167 CALEDONIA RD | Community: | |
| Legal Description: | PLAN 886 BLK F PT LOT 55 | | |

PURPOSE OF THE APPLICATION:

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

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

1. **Section 10.10.40.40.(1)(A), By-law 569-2013**

The maximum permitted floor space index is 0.6 times the area of the lot (132.9 m²).

The altered dwelling will have a floor space index equal to 0.73 times the area of the lot (163.3 m²).

2. **Section 10.10.40.10.(2)(A)(i), By-law 569-2013**

The maximum permitted front exterior main wall height is 7.5 m.

The altered dwelling will have a front exterior main wall height of 8.2 m.

3. **Section 10.10.40.10.(2)(A)(ii), By-law 569-2013**

The maximum permitted rear exterior main wall height is 7.5 m.

The altered dwelling will have a rear exterior main wall height of 8.2 m.



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8. A0574/17EYK

| | | | |
|--------------------|------------------------------------|------------|-------------------------|
| File Number: | A0574/17EYK | Zoning | RS & R2 (ZR) |
| Owner(s): | SIDRAT GAZIEVA DZHABRAIL GAZIEV | Ward: | Parkdale-High Park (13) |
| Agent: | PAVLO TOURKO | Heritage: | Not Applicable |
| Property Address: | 102 MAGWOOD CRT | Community: | |
| Legal Description: | PLAN 4720 S PT LOT 40 | | |

PURPOSE OF THE APPLICATION:

To construct a new rear deck and an enclosed deck with a canopy above.

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

- Section 10.40.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (195.26 m²).
The altered dwelling will have a floor space index equal to 0.64 times the area of the lot (210.61 m²).
- Section 10.40.40.70.(2)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 4.4 m from the rear yard lot line.

9. A0580/17EYK

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|--------------------|---|------------|-------------------------|
| File Number: | A0580/17EYK | Zoning: | R & R1S (ZR) |
| Owner(s): | TANIS ANNE TUOMI MATTHEW CHRISTOPHER GEHRES | Ward: | Parkdale-High Park (13) |
| Agent: | KATHERINE HARRISON ARCHITECT & DESIGN INC | Heritage: | Not Applicable |
| Property Address: | 91 BERESFORD AVE | Community: | |
| Legal Description: | PLAN 551 BLK J LOT 58 | | |

PURPOSE OF THE APPLICATION:

To maintain the secondary suite in the basement, to convert the existing attached garage into habitable space and to construct a new rear deck.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.6 times the area of the lot (169.42 m²).
The altered dwelling will have a floor space index of 0.77 times the area of the lot (218.22 m²).
- Section 6(3) Part II 3.B(II)(2), By-law 438-86**
The minimum required side yard setback is 7.5 m for the portion of the dwelling exceeding 17 m in depth.
The altered dwelling will be located 2.08 m from the east side lot line and 4.35 m from the west side lot line.
- Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 3.57 m from the rear lot line.
- Section 10.5.40.60.(1)(C)(ii), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5 m, provided it is no closer to a side lot line than 1.2 m.
The proposed platform will encroach 1.43 m into the rear yard setback.
- Section 200.5.10.1.(1), By-law 569-2013 and Section 4(4)(b), By-law 438-86**
A minimum of 2 parking spaces are required.
No parking spaces will be provided.



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10. A0605/17EYK

| | | | |
|--------------------|------------------------------------|------------|------------------------|
| File Number: | A0605/17EYK | Zoning: | RM & R2 (ZR) |
| Owner(s): | CATIA MARTINS LUIS FILIPE FARIA | Ward: | York South-Weston (12) |
| Agent: | ESCALA DESIGNS INC | Heritage: | Not Applicable |
| Property Address: | 313 KANE AVE | Community: | |
| Legal Description: | PLAN 2245 L S21FT 3IN 828 | | |

PURPOSE OF THE APPLICATION:

To construct a third storey addition above the existing dwelling.

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

- 1. Section 10.80.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.8 times the lot area.
The altered dwelling will have a floor space index of 0.95 times the lot area.
- 2. Section 8.(3)(a), By-law 1-83**
The minimum required side yard setback is 0.5 m for one side and 1.2 m on the other side.
The altered dwelling will be located 0.29 m from the south side lot line.
- 3. Section 10.5.40.60.(7) By-law 569-2013**
The minimum required roof eaves projection is 0.9 m, provided they are no closer than 0.3 m to a lot line.
The eaves of the altered dwelling will project 0.15 m and will be located 0.13 m from the south side lot line.
- 4. Section 10.80.40.20(2), By-law 569-2013**
The maximum permitted height off all side exterior main walls is 8.5 m facing a side lot line.
The altered dwelling will have a side exterior main wall height of 9.6 m facing a side lot line.

11. A0620/17EYK

| | | | |
|--------------------|---|------------|------------------------|
| File Number: | A0620/17EYK | Zoning | RD & R1 (ZR) |
| Owner(s): | MARIA DO CEU C PINHEIRO PEDRO MANUEL O GOMES | Ward: | York South-Weston (12) |
| Agent: | MS HOME DESIGNS | Heritage: | Not Applicable |
| Property Address: | 44 BERTRAM ST | Community: | |
| Legal Description: | PLAN 1917 LOT 265 | | |

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: a two-storey south side addition which will include an integral garage, a cantilevered second storey addition with a front balcony and a rear walk-out basement.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 7.(3)(i), By-law 1-83**
The maximum permitted floor space index is 0.4 times the lot area (143.03 m²).
The altered dwelling will have a floor space index of 0.63 times the area of the lot (224.4 m²).
- Section 10.20.40.70.(1), By-law 569-2013 and Section 7.(3)(f), By-law 1-83**
The minimum required front yard setback is 5.07 m.
The altered dwelling will be located 3.5 m from the front lot line.
- Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 7.(3)(g), By-law 1-83**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.33 m from the north side lot line and 0.76 m from the south side lot line.
- Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed second storey front platform will have an area of 4.5 m².



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12. A0625/17EYK

| | | | |
|--------------------|----------------------------|------------|-------------------------|
| File Number: | A0625/17EYK | Zoning | RM (Waiver) |
| Owner(s): | MAKSYM YAREMCHUK | Ward: | Parkdale-High Park (13) |
| Agent: | PAVLO TOURKO | Heritage: | Not Applicable |
| Property Address: | 581 WILLARD AVE | Community: | |
| Legal Description: | PLAN 615 BLK I S PT LOT 17 | | |

PURPOSE OF THE APPLICATION:

To construct a second and third floor addition above the existing dwelling with two rear balconies. Also to construct a new rear deck.

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

- Section 10.80.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 0.8 times the lot area (166.94 m²).
The altered dwelling will have a floor space index is 1.18 times the lot area (246.37 m²).
- Section 3(a), By-law 1-83**
The minimum required side yard setback is 0.5 m for one side and 1.2 m for the other side.
The altered dwelling will be located 0.3 m from the south side lot line and 1.1 m from the north side lot line.
- Section 10.80.40.50.(1), By-law 569-2013**
The maximum permitted number of plat forms at or above the second storey is 1.
The altered dwelling will have 2 platforms at or above the second storey.
- 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.
The proposed parking space is located in the front yard.
- Section 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (12.39 m²).
A total of 25% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (4.13 m²).



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Susanne Pringle
Manager & Deputy Secretary Treasurer

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

13. A0629/17EYK

| | | | |
|--------------------|----------------------------|------------|----------------|
| File Number: | A0629/17EYK | Zoning | RM & R2 (ZR) |
| Owner(s): | GREGORY JAMES SAYLOR | Ward: | Davenport (17) |
| Agent: | RE PLACEMENT DESIGN | Heritage: | Not Applicable |
| Property Address: | 61 HOLLAND PARK AVE | Community: | |
| Legal Description: | PLAN 1473 LOT 8 | | |

PURPOSE OF THE APPLICATION:

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

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

- 1. Section 10.80.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.8 times the area of the lot.
The altered dwelling will have a floor space index of 0.84 times the area of the lot.
- 2. Section 8.3.(a), By-law 1-83**
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other side.
The altered dwelling will be located 0.29 m from the east side lot line and 0.85 m from the west side lot line.

14. A0630/17EYK

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|--------------------|-----------------------|------------|-------------------------|
| File Number: | A0630/17EYK | Zoning | R & R2 Z0.6 (ZR) |
| Owner(s): | BRIANA MIRABELLI | Ward: | Parkdale-High Park (13) |
| Agent: | JOSHUA DESIGN CO INC | Heritage: | Not Applicable |
| Property Address: | 476 ANNETTE ST | Community: | |
| Legal Description: | PLAN 822 E PT LOT 6 | | |

PURPOSE OF THE APPLICATION:

To construct a rear three-storey addition, a third storey addition above the existing dwelling and a two-storey garage in the rear yard.

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

- 1. Section 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (131.55 m²).
The altered dwelling will have a floor space index equal to 1.29 times the area of the lot (283.8 m²).
- 2. Section 10.5.40.71.(4)(A), By-law 569-2013**
The minimum required side yard setback for an addition to the rear or side yard is 0.23 m.
The altered dwelling will be located 0.22 m from the west side lot line.
- 3. Section 10.5.40.71.(3), By-law 569-2013**
The minimum required building setback for any addition above a lawfully existing structure is 0.23 m.
The altered dwelling will be located 0.22 m from the west side lot line.
- 4. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 7.5 m, for the portion of the building exceeding 17 m in depth.
The altered dwelling will be located 0.61 m from the west side lot line and 0.21 m from the east side lot line, for the portion of the building exceeding 17 m in depth.
- 5. Section 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted dwelling depth is 17 m.
The altered dwelling will have a depth of 19.19 m.
- 6. Section 10.10.40.10.(1)(A), By-law 569-2013 and Section 4(2)(A), By-law 438-86**
The maximum permitted height is 10 m.
The altered dwelling will have a height of 10.24 m.

- 7. Section 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior walls facing a side lot line is 7 m.
The altered dwelling will have a side exterior main wall height of 10 m, facing a side lot line.
- 8. Section 10.10.60.70.(1), By-law 569-2013**
The maximum permitted lot coverage of an ancillary building or structure is 5% of the lot area (10.96 m²).
The proposed detached garage will cover 15.19% of the lot area (33.31 m²).
- 9. Section 10.5.60.40.(2)(B), By-law 569-2013 and Section 4(2)(d), By-law 438-86**
The maximum permitted height of an ancillary building or structure is 4 m.
The proposed detached garage will have a height of 5.13 m.
- 10. Section 10.5.60.40.(3), By-law 569-2013 & Section 2(1), By-law 438-86**
The maximum permitted number of storeys for an ancillary structure is 1.
The proposed detached garage will be 2 storeys.
- 11. Section 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% of the rear yard shall be maintained as soft landscaping (36.75 m²).
A total of 48.42% of the rear yard will be maintained as soft landscaping (35.59 m²).



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15. A0636/17EYK

| | | | |
|--------------------|------------------------------------|------------|------------------------|
| File Number: | A0636/17EYK | Zoning | RD (ZR) |
| Owner(s): | DENISE ANNETTE MARTIN RAE BUSBY | Ward: | York South-Weston (11) |
| Agent: | DENISE ANNETTE MARTIN | Heritage: | Not Applicable |
| Property Address: | 83 KING ST | Community: | |
| Legal Description: | PLAN 182 PT LOTS 280 & 283 | | |

PURPOSE OF THE APPLICATION:

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

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

- Section 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.4 times the area of the lot (199.35 m²).
The altered dwelling will have a floor space index equal to 0.49 times the area of the lot (244.21 m²).
- Section 10.20.40.50.(1)(A), By-law 569-2013**
The maximum permitted number of platforms at or above the second storey located on the front/rear wall of a detached house is 1.
The altered dwelling will have 2 platforms located on the rear wall.
- Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached house is 4 m².
The altered dwelling will have a third storey rear platform with an area of 16.38 m².

16. A0643/17EYK

| | | | |
|--------------------|---|------------|------------------------|
| File Number: | A0643/17EYK | Zoning: | RS & R2 (ZR) |
| Owner(s): | PAULA C SANTOS FERNANDO SANTOS | Ward: | York South-Weston (11) |
| Agent: | IAN CUNHA CUNHA DESIGN CONSULTANTS LTD. | Heritage: | Not Applicable |
| Property Address: | 200 EILEEN AVE | Community: | |
| Legal Description: | PLAN 4887 E PT LOT 1 | | |

PURPOSE OF THE APPLICATION:

To construct a detached garage in the rear yard.

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

- Section 10.5.60.70.(1), By-law 569-2013**
The maximum permitted coverage for all ancillary buildings or structures on a lot is 10% of the lot area (28.3 m²).
The proposed rear detached garage will cover 14% of the lot area (39.53 m²).
- Section 10.5.60.20.(3)(C)(iii), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure in the rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.
The proposed ancillary building (detached garage) will be located 0.1 m from the east and west side lot lines.
- Section 10.5.60.60.(1), By-law 569-2013**
The minimum required side yard setback for the eaves of an ancillary is 0.15 m.
The eaves of the ancillary building (detached garage) are located 0 m from the east and west side lot lines.
- Section 3.4.11(c), By-law 1-83**
The maximum permitted height of a flat-roofed accessory structure is 3.1 m.
The proposed flat-roofed detached garage will have a height of 3.99 m.

17. A0646/17EYK

| | | | |
|--------------------|--|------------|------------------------|
| File Number: | A0646/17EYK | Zoning: | RM & R2 (ZR) |
| Owner(s): | JOAQUIM PEREIRA CLAUDINEIA CARVALHO | Ward: | York South-Weston (11) |
| Agent: | MS HOME DESIGNS | Heritage: | Not Applicable |
| Property Address: | 12 WHITE AVE | Community: | |
| Legal Description: | PLAN 1665 PT LOTS 144 & 145 | | |

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: a two-storey rear addition which will contain an attached garage, a new rear deck, a second storey addition above the existing dwelling, a new front porch and basement walk-out in the front and rear.

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

- 1. Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.3 m from the west side lot line.
Section 8.3(a), By-law 1-83
The minimum required side yard setback is 0.5 m on side and 1.2 m on the other.
The altered dwelling will be located 0.3 m from the west side lot line and 1.04 from the east side lot line.
- 2. Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
The eaves of the altered dwelling will be located 0 m from the west side lot line.
- 3. Section 10.5.40.60.(1)(A)(i), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach 1.27 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback.
The proposed front porch will encroach 1.83 m into the required front yard setback.
- 4. Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The altered dwelling will have a length of 18.51 m.
- 5. Section 200.5.1.10.(2)(A)(i), By-law 569-2013**
The minimum required parking space width is 3.2 m.

The proposed parking space will have a width of 2.48 m.

6. Section 200.5.1.10.(3)(D)(i), By-law 569-2013

The maximum permitted length of a parking space is 6 m.

The proposed parking space will have a length of 7.01 m.

7. Section 10.5.50.10.(1)(D), By-law 569-2013

A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping.

A total of 25.11% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping.

8. Section 10.5.40.60.(3)(A)(iii), By-law 569-2013

Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.

The proposed exterior stairs will be located 0 m from the front lot line.

18. A0655/17EYK

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|--------------------|-------------------------------------|------------|----------------|
| File Number: | A0655/17EYK | Zoning: | RM & R2 (ZR) |
| Owner(s): | LAURIE ANN ALMEIDA VASCO ALMEIDA | Ward: | Davenport (17) |
| Agent: | MARIO SILVA | Heritage: | Not Applicable |
| Property Address: | 45 CORBY AVE | Community: | |
| Legal Description: | PLAN 1726 E PT LOT 103 | | |

PURPOSE OF THE APPLICATION:

To construct a second storey rear addition and a detached garage in the rear yard.

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

- 1. Section 10.5.60.70.(1), By-law 569-2013**
The total area on a lot covered by ancillary buildings or structures may not exceed 10% of the lot area (17.96 m²).
The proposed detached garage will cover 20.4 % of the lot area (36.64 m²).
- 2. Section 10.5.60.20.(3)(C)(iii), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure is 0.3 m.
The proposed detached garage will be located 0 m from the east and west side lot lines.
- 3. Section 8.3(a), By-law 1-83**
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other.
The altered dwelling will be located 0.53 m from the east side lot line and 0.90 from the west side lot line.
- 4. Section 10.5.50.10.(3)(B), By-law 569-2013**
A minimum of 25% of the rear yard shall be maintained as as soft landscaping.
A total of 21.3% of the rear yard will be maintained as soft landscaping.



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19. A0688/17EYK

| | | | |
|--------------------|-------------------------------------|------------|-------------------------|
| File Number: | A0688/17EYK | Zoning | R & R2 (Waiver) |
| Owner(s): | ROBERT ALLEN KENNY KATRINA KENNY | Ward: | Parkdale-High Park (13) |
| Agent: | MEGHAN CARTER DESIGN | Heritage: | Not Applicable |
| Property Address: | 457 ARMADALE AVE | Community: | |
| Legal Description: | PLAN D1402 PT LOT 2 | | |

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition, a new rear deck and to enclose the existing front porch.

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

- Section 10.10.40.70.(1), By-law 569-2013 and Section 6(3) Part II 2(III), By-law 438-86**
The minimum required front yard setback is 6.24 m.
The altered semi-detached dwelling will be located 4.9 m from the front lot line.
- Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted building depth for a semi-detached dwelling is 17 m.
The altered semi-detached dwelling will have a depth of 17.27 m.



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20. A0691/17EYK

| | | | |
|--------------------|--|------------|-------------------------|
| File Number: | A0691/17EYK | Zoning | RM & R2 (ZR) |
| Owner(s): | CLARKE ADAM STRUTHERS ALISON REBECCA LOUNSBERY | Ward: | Parkdale-High Park (13) |
| Agent: | CLARKE ADAM STRUTHERS | Heritage: | Not Applicable |
| Property Address: | 818 WINDERMERE AVE | Community: | |
| Legal Description: | PLAN 615 BLK B PT LOT 46 | | |

PURPOSE OF THE APPLICATION:

To construct a new detached garage in the rear yard.

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

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

The maximum permitted lot coverage for an ancillary building is 10% of the lot area (28.8 m²).

The proposed detached garage will cover 13.5% of the lot area (38.83 m²).



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21. A0673/17EYK

| | | | |
|--------------------|--|------------|-------------------------|
| File Number: | A0673/17EYK | Zoning | R & R2 Z0.6 (ZR) |
| Owner(s): | KRISTA MURCH STEVEN LEO VAN ROESTEL | Ward: | Parkdale-High Park (13) |
| Agent: | KEITH OBRIEN | Heritage: | Not Applicable |
| Property Address: | 474 BERESFORD AVE | Community: | |
| Legal Description: | PLAN 1599 PT LOT 13 PLAN 426 PT LOT 15 | | |

PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition.

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

Section 10.10.40.40.(2)(A), By-law 569-2013

The maximum permitted floor space index is 0.69 times the area of the lot (105.87 m²).

The altered dwelling will have a floor space index equal to 0.85 times the area of the lot (130.36 m²).

22. A0698/17EYK

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|--------------------|---------------------------|------------|----------------|
| File Number: | A0698/17EYK | Zoning | RM & R2 (ZR) |
| Owner(s): | RICARDO DA SILVA | Ward: | Davenport (17) |
| Agent: | ESCALA DESIGNS INC | Heritage: | Not Applicable |
| Property Address: | 609 MC ROBERTS AVE | Community: | |
| Legal Description: | PLAN 1429 S PT LOT 84 | | |

PURPOSE OF THE APPLICATION:

To legalize and maintain the following: a second floor enlargement with a covered rear deck, a front porch enlargement with a new canopy, a rear basement entrance and a new rear gazebo. Previous Committee of Adjustment Decision (File Number: A404/12EYK) approved variances related to the gross floor area and height of the accessory building. Previous Committee of Adjustment Decision (File Number: A220/14EYK) approved variances related to front yard setback, dwelling length, second storey platform area and front yard soft landscaping.

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

- 1. Section 10.5.60.70.(1), By-law 569-2013**
The maximum permitted lot coverage of ancillary buildings is 10% of the lot area (49.42 m²).
The proposed ancillary buildings will have a lot coverage of 23.3% of the lot area (115 m²).
- 2. Section 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted gross floor area of all ancillary buildings on a lot is 40 m².
A previous Committee of Adjustment application (A404/12EYK) approved an ancillary building (detached garage) with a gross floor area of 63.07 m².
The proposed ancillary buildings will have a gross floor area of 86 m².
- 3. Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
The eaves of the altered dwelling will be located 0 m from the north side lot line.
- 4. Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
A previous Committee of Adjustment application (A220/14EYK) approved a building length of 18.32 m.
The altered dwelling will have a length of 21.36 m.
- 5. Section 10.80.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
The altered dwelling will have a depth is 20.62 m.
- 6. Section 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% of the rear yard shall be maintained as soft landscaping (117.5 m²).
A total of 0% of the rear yard will be maintained as soft landscaping (0 m²).



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23. A0719/17EYK

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|--------------------|--|------------|------------------------|
| File Number: | A0719/17EYK | Zoning: | IC (Waiver) |
| Owner(s): | 2176905 ONTARIO LIMITED 2176905 ONTARIO LTD | Ward: | York South-Weston (11) |
| Agent: | MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LTD (MHBC) | Heritage: | Not Applicable |
| Property Address: | 1980 ST CLAIR AVE W | Community: | |
| Legal Description: | PLAN 1196 PT BLK B PLAN 1067 PT ALBANY RD PLAN 839 PT LOTS 1 TO 18 PT LANE RP 66R25063 PARTS 1 3 5 7 9 TO 11 13 TO 15 17 TO 26 | | |

PURPOSE OF THE APPLICATION:

To permit 135 pinball or electric game machines within the proposed retail establishment (grocery store).

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

Section 2(1), By-law 438-86

The maximum permitted number of pinball or other mechanical or electric game machines operated for gain; excluding any machines used for the purpose of gambling is 20.

A total of 135 pinball or mechanical or electric game machines are being proposed.



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24. A0537/17EYK

| | | | |
|--------------------|-----------------------------------|------------|-------------------------|
| File Number: | A0537/17EYK | Zoning | R & R2 Z0.6 (ZR) |
| Owner(s): | OLIAS HOLDINGS CORP | Ward: | Parkdale-High Park (13) |
| Agent: | OLIAS HOLDINGS CORP | Heritage: | Not Applicable |
| Property Address: | 167 QUEBEC AVE | Community: | |
| Legal Description: | PLAN 553 BLK C PT LOT 31 PT LOT 2 | | |

PURPOSE OF THE APPLICATION:

To construct a residential unit in the basement.

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

- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (270.5 m²).
The altered dwelling will have a gross floor area equal to 0.74 times the area of the lot (335.5 m²).
- Section 4(4), By-law 438-86**
A total of 4 parking spaces are required for tenants and a total of 1 parking space is required for visitors.
Section 200.5.10.1, By-law 569-2013
Parking spaces are required at a minimum rate of 1 space for each dwelling unit.
Section 4(4), By-law 438-86 and Section 200.5.10.1, By-law 569-2013
A total of 3 parking spaces will be provided.