

## COMMITTEE OF ADJUSTMENT ETOBICOKE- YORK PANEL

**Hearing Date:** Thursday, September 28, 2017  
**Time:** 1:00 p.m. & 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:

NONE

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

Item	File Number	Owner	Property	Community (Ward)
1	A0590/17EYK	EDWARD RAFAEL ESPINAL VASQUEZ	14 ATHERTON CRES	Etobicoke-Lakeshore (06)
2	A0592/17EYK	BIPEN GAUR SONIA SETHI	14 GOLFWOOD HTS	Etobicoke North (02)
3	A0593/17EYK	PETER HYNES VALERIE SIMARD	117 GRAND AVE	Etobicoke-Lakeshore (05)
4	A0594/17EYK	SUZANA KOVACEVIC	15 MARKLAND DR	Etobicoke Centre (03)
5	A0596/17EYK	ANNA PETKOVSKI MELIS PILUSO ROB PILUSO DENNY PETKOVSKI	18 BELVALE AVE	Etobicoke-Lakeshore (05)
6	A0598/17EYK	MARIUS CONSTANTIN ARMEANCA MADALINA LAURA ARMEANCA	1 FRIARS LANE	Etobicoke Centre (04)

7	A0603/17EYK	TIBOR GONCALVES STEPHANIE GRAHAM	112 SEVENTH ST	Etobicoke-Lakeshore (06)
8	A0604/17EYK	HEDYEH CZUMACK PETER CZUMACK	17 STRATH AVE	Etobicoke-Lakeshore (05)
9	A0614/17EYK	TACCON INC	82 GOVERNMENT RD	Etobicoke-Lakeshore (05)
10	A0623/17EYK	CRAIG MOY SARAH COSSETTE	122 SYMONS ST	Etobicoke-Lakeshore (06)
11	A0635/17EYK	NEKTOR STATHAKOS CORALIE CHONDRONIKOLAS	32 TRUEMAN AVE	Etobicoke-Lakeshore (05)
12	A0642/17EYK	INTERBOROUGH ELECTRIC INC	72 THORNCREST RD	Etobicoke Centre (04)
13	A0644/17EYK	JIAN ZHU	47 ACORN AVE	Etobicoke-Lakeshore (05)
14	A0645/17EYK	IMH 3250 & 3300 BLOOR LTD C/O GERRY DE LA ROSA IMH 3250 & 3300 BLOOR LTD C/O CBRE LIMITED , ATTN: MIKE ARSENAULT	3250 - 3300 BLOOR ST W	Etobicoke-Lakeshore (05)
15	A0648/17EYK	GIUSTINO UCCI ANGELA UCCI	4 FEATHERWOOD PL	Etobicoke Centre (04)
16	A0649/17EYK	2581832 ONTARIO LTD	35 THIRTY EIGHTH ST	Etobicoke-Lakeshore (06)
17	A0672/17EYK	RASKO VUCKOSKI	96 WEDGEWOOD DR	Etobicoke-Lakeshore (05)

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

Item	File Number	Owner	Property	Community (Ward)
18	A0204/17EYK	CRISTINA SIMONETTO CHRISTOPHER JOHN PETER	45 GARDENVALE RD	Etobicoke-Lakeshore (05)

19	A0441/17EYK	NATALE BOZZO NER INVESTMENT SERVICE INC ATTN: CHRIS BOZZO	374 ROYAL YORK RD	Etobicoke-Lakeshore (06)
20	A0562/17EYK	EDUARDO PERUGINI	25 SILVERTHORNE BUSH DR	Etobicoke Centre (03)
21	A0626/17EYK	2244762 ONTARIO INC	17 GOVERNMENT RD	Etobicoke-Lakeshore (05)
22	A0627/17EYK	2244762 ONTARIO INC	19 GOVERNMENT RD	Etobicoke-Lakeshore (05)
23	A0701/17EYK	SANDRA PYNE STANLEY PYNE	69 MILLSBOROUGH CRES	Etobicoke Centre (03)
24	A0706/17EYK	DAVID JOSEPH SUMNER ERIN ANNE SUMNER	32 SUPERIOR AVE	Etobicoke-Lakeshore (06)
25	A0729/17EYK	CLAUDINE GEBARA	37 LILLIBET RD	Etobicoke-Lakeshore (05)
26A	B42/16EYK	1469191 ONTARIO LIMITED	1061 THE QUEENSWAY	Etobicoke-Lakeshore (05)
26B	A484/16EYK	1469191 ONTARIO LIMITED	1061 THE QUEENSWAY	Etobicoke-Lakeshore (05)
27A	B0016/17EYK	420 HORNER AVE INC	420 A HORNER AVE	Etobicoke-Lakeshore (06)
27B	A0192/17EYK	420 HORNER AVE INC	420 HORNER AVE - PART 1	Etobicoke-Lakeshore (06)
27C	A0191/17EYK	420 HORNER AVE INC	420 HORNER AVE - PART 2	Etobicoke-Lakeshore (06)
27D	A0190/17EYK	420 HORNER AVE INC	420 HORNER AVE - PART 3	Etobicoke-Lakeshore (06)
27E	A0189/17EYK	420 HORNER AVE INC	420 HORNER AVE - PART 4	Etobicoke-Lakeshore (06)
28A	B0023/17EYK	NICK MANNO	64 TREEVIEW DR	Etobicoke-Lakeshore (06)

28B	A0281/17EYK	NICK MANNO	64 TREEVIEW PART 1	Etobicoke-Lakeshore (06)
28C	A0282/17EYK	NICK MANNO	64 TREEVIEW PART 2	Etobicoke-Lakeshore (06)
29A	B0025/17EYK	MARIJANA MANDARIC MARIO MANDARIC	60 BURLINGAME RD	Etobicoke-Lakeshore (06)
29B	A0289/17EYK	MARIO MANDARIC MARIJANA MANDARIC	60 BURLINGAME RD - PART 1	Etobicoke-Lakeshore (06)
29C	A0290/17EYK	MARIO MANDARIC MARIJANA MANDARIC	60 BURLINGAME RD - PART 2	Etobicoke-Lakeshore (06)
30A	B0031/17EYK	BEHFAR AZIZIAN KOHAN	436 VALERMO DR	Etobicoke-Lakeshore (06)
30B	A0319/17EYK	BEHFAR AZIZIAN KOHAN	436 VALERMO DR- PART 1	Etobicoke-Lakeshore (06)
30C	A0320/17EYK	BEHFAR AZIZIAN KOHAN	436 VALERMO DR- PART 2	Etobicoke-Lakeshore (06)
31A	B0040/17EYK	JOHN KOCIUBA CHRISTINE KOCIUBA	24 BRAWLEY AVE	Etobicoke-Lakeshore (05)
31B	A0458/17EYK	JOHN KOCIUBA CHRISTINE KOCIUBA	24 BRAWLEY AVE - PART 2	Etobicoke-Lakeshore (05)
31C	A0464/17EYK	JOHN KOCIUBA CHRISTINE KOCIUBA	24 BRAWLEY AVE - PART 1	Etobicoke-Lakeshore (05)
32A	B0054/17EYK	NICOLA MIELE	90 VANEVERY ST	Etobicoke-Lakeshore (06)
32B	A0533/17EYK	NICOLA MIELE	90 VANEVERY ST - PART 1	Etobicoke-Lakeshore (06)

32C	A0532/17EYK	NICOLA MIELE	90 VANEVERY ST - PART 2	Etobicoke-Lakeshore (06)
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**DEFERRED APPLICATIONS:**

Item	File Number	Owner	Property	Community (Ward)
33	<b>DEFERRED from Feb 9/17 A0962/16EYK</b>	ELENA MAZOUR	66 MURRIE ST	Etobicoke-Lakeshore (06)
34	<b>DEFERRED from Apr 6/17 A0084/17EYK</b>	AMANDEEP KAUR SAHOTA MANDEEP SINGH	6 LORRAINE GDNS	Etobicoke Centre (03)
35	<b>DEFERRED from May 4/17 A0305/17EYK</b>	KEVIN DANIEL STOCKER HELEN KOUTOUMANOS- STOCKER	37 GREENFIELD DR	Etobicoke-Lakeshore (05)
36A	<b>DEFERRED from Mar 9/17 B0083/16EYK</b>	VIPUL PATEL	1030 KIPLING AVE	Etobicoke-Lakeshore (05)
36B	<b>DEFERRED from Mar 9/17 A0900/16EYK</b>	VIPUL PATEL	1030 KIPLING AVE - PART 1	Etobicoke-Lakeshore (05)
36C	<b>DEFERRED from Mar 9/17 A0901/16EYK</b>	VIPUL PATEL	1030 KIPLING AVE - PART 2	Etobicoke-Lakeshore (05)
37A	<b>DEFERRED from June 29/17 B0024/17EYK</b>	SERGE POPOV	86 SAYBROOK AVE	Etobicoke-Lakeshore (05)

37B	<b>DEFERRED from June 29/17 A0283/17EYK</b>	SERGE POPOV	86 SAYBROOK AVE - PART 1	Etobicoke-Lakeshore (05)
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**APPEALS AND ORDERS:**

**OMB Appeals:**

None

**TLAB Appeals:**

15 Nelles Ave  
44 Ranwood Dr  
98 Guestville Ave  
10 Methuen Ave  
56 Frances Ave Parts 1 & 2  
403 The Kingsway

**OMB Orders:**

24 Thirty Third St – B68; A597, A598 / 15EYK – Appeal Dismissed, Consent and Variances Authorized  
44 Morningside Ave – B0058; A0633, A0634 / 16EYK - Appeal Allowed in part, CO authorized with revised conditions, VARS authorized  
3 Orchard Cres – B0050; A0552, A0553 / 16EYK - Appealed Allowed in Part, CO and VARS authorized  
14 Villa Rd – B0061; A0709, A0710 / 16EYK - Appeal Dismissed, CO and VARS authorized  
4270-4272 Weston Rd - A0041/17EYK - Appeal Allowed in Part, VARS authorized

**TLAB Orders:**

None

**1. A0590/17EYK**

File Number:	A0590/17EYK	Zoning	RD & RS (Waiver)
Owner(s):	EDWARD RAFAEL ESPINAL VASQUEZ	Ward:	Etobicoke-Lakeshore (06)
Agent:	FAUSTO CORTESE ARCHITECT	Heritage:	Not Applicable
Property Address:	<b>14 ATHERTON CRES</b>	Community:	
Legal Description:	PLAN 1545 LOT 212 CRV		

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition above the existing dwelling, a new front porch and a new south side deck.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 330-23.A.(9)**  
The maximum permitted floor space index is 0.35 times the lot area (161.21 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.51 times the lot area (233.4 m<sup>2</sup>).
- Section 10.5.40.70.(2)(A), By-law 569-2013 & Section 330-23.A.(6)**  
The minimum required front yard setback is 5.59 m.  
The altered dwelling will be located 4.57 m from the front lot line.
- Section 10.20.70.10.(2)(A), By-law 569-2013 & Section 330-23.A.(8)**  
The minimum required rear yard setback is 7.5 m.  
The altered dwelling will be located 2.5 m from the rear lot line.
- Section 10.20.40.10.(2)(A), 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 7.29 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)

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

2. **A0592/17EYK**

File Number:	A0592/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	BIPEN GAUR SONIA SETHI	Ward:	Etobicoke North (02)
Agent:	QBS ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	<b>14 GOLFWOOD HTS</b>	Community:	
Legal Description:	PLAN 4461 LOT 85		

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition above the existing dwelling and a two-storey front addition with an integral garage.

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

- Section 10.20.40.40(1)(A), By-law 569-2013 and Section 42.1A(1)**  
The maximum permitted floor space index is 0.45 times the area of the lot (282 m<sup>2</sup>).  
The proposed dwelling will have a floor space index equal to 0.48 times the area of the lot (303.5 m<sup>2</sup>).
- Section 10.20.40.70(1), By-law 569-2013 and Section 320-40C(1)**  
The minimum required front yard setback is 8.17 m.  
The proposed dwelling will be located 7.32 m from the front yard lot line.





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3. **A0593/17EYK**

File Number:	A0593/17EYK	Zoning:	RD & R2 (ZR)
Owner(s):	PETER HYNES VALERIE SIMARD	Ward:	Etobicoke-Lakeshore (05)
Agent:	PETER HYNES	Heritage:	Not Applicable
Property Address:	<b>117 GRAND AVE</b>	Community:	
Legal Description:	PLAN M137 PT LOTS 8 & 9		

**PURPOSE OF THE APPLICATION:**

To maintain the existing garage and to construct a two-storey rear addition, a covered north side deck and a rear deck.

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

- Section 10.5.60.20.(3)(A), By-law 569-2013**  
The minimum required side yard setback for an ancillary building or structure located in a side yard is 1.2 m.  
The existing ancillary building (detached garage) is located 0.53 m from the south side lot line.
- Section 10.5.60.30.(1), By-law 569-2013**  
An ancillary building with a height greater than 2.5 m, or a gross floor area greater than 10 m<sup>2</sup>, shall be located a minimum of 1.8 m from a residential building on the same lot.  
The existing ancillary building (detached garage) is located 1.16 m from the residential building on the same lot.
- Section 10.20.40.10.(4)(A), By-law 569-2013**  
The maximum permitted building height is 7.2 m for flat roofed dwellings.  
**Section 320-42.1.B.(2)**  
The maximum permitted building height is 6.5 m for flat roofed dwellings.  
**Section 10.20.40.10.(4)(A), By-law 569-2013 and Section 320-42.1.B.(2)**  
The altered dwelling will have a height of 7.3 m.



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Fax: 416-394-6042

**4. A0594/17EYK**

File Number:	A0594/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	SUZANA KOVACEVIC	Ward:	Etobicoke Centre (03)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	<b>15 MARKLAND DR</b>	Community:	
Legal Description:	PLAN M854 LOT 180		

**PURPOSE OF THE APPLICATION:**

To alter the existing dwelling by constructing: a two-storey rear addition, a second storey addition above the existing garage, a one-storey front addition and a new covered front porch.

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

- Section 10.20.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 7.79 m.  
The altered dwelling will be located 7.75 m from the front lot line.
- Section 10.20.40.70.(3)(C), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The altered dwelling will be located 0.95 m from the north side lot line.

**5. A0596/17EYK**

File Number:	A0596/17EYK	Zoning:	RD & R2 (ZR)
Owner(s):	ANNA PETKOVSKI MELIS PILUSO ROB PILUSO DENNY PETKOVSKI	Ward:	Etobicoke-Lakeshore (05)
Agent:	HSK DESIGN INC	Heritage:	Not Applicable
Property Address:	<b>18 BELVALE AVE</b>	Community:	
Legal Description:	PLAN 2864 S PT LOT 57		

**PURPOSE OF THE APPLICATION:**

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

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

- Section 10.20.30.40.(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 33% of the lot area (137.9 m<sup>2</sup>).  
The altered dwelling will have a lot coverage of 34.4% of the lot area (144.2 m<sup>2</sup>).
- Section 900.3.11.(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 (229.5 m<sup>2</sup>), up to a maximum floor space index of 0.5 (209 m<sup>2</sup>).  
The altered dwelling will have a gross floor area of 125 m<sup>2</sup> plus 38% of the lot area (284.9 m<sup>2</sup>), with a floor space index of 0.68 (284.9 m<sup>2</sup>).
- Section 320-42.1(C)(1)**  
The minimum required side yard setback is 0.9, providing the aggregate side yard setback is not less than 2.1 m.  
The altered dwelling will be located 0.59 m from the south side lot line, providing an aggregate side yard setback of 1.49 m.
- Section 10.5.40.60.(7), By-law 569-2013**  
The minimum required side yard setback for eaves is 0.3 m.  
The eaves of the altered dwelling will be located 0.15 m from the south side lot line.
- Section 10.20.40.10.(6), By-law 569-2013**  
The maximum permitted height of the first floor is 1.2 m above established grade.  
The altered dwelling will have a first floor height of 1.42 m above established grade.
- Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 320-42.1(B)(1)**  
The maximum permitted dwelling height is 9.5 m.  
The altered dwelling will have a height of 10.01 m.



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**6. A0598/17EYK**

File Number:	A0598/17EYK	Zoning:	RD & R1 (ZR)
Owner(s):	MARIUS CONSTANTIN ARMEANCA MADALINA LAURA ARMEANCA	Ward:	Etobicoke Centre (04)
Agent:	ARCH DWG INC	Heritage:	Not Applicable
Property Address:	<b>1 FRIARS LANE</b>	Community:	
Legal Description:	PLAN 3234 LOT 15		

**PURPOSE OF THE APPLICATION:**

To construct a second storey front addition and a one-storey rear and north side addition.

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

- Section 900.3.10(45)(D), By-law 569-2013 and Section 1(xi), By-law 1988-196**  
The maximum permitted gross floor area is 0.28 times the area of the lot (386.9 m<sup>2</sup>).  
**Section 900.3.10(45)(D), By-law 569-2013**  
The altered dwelling will have a gross floor area equal to 0.36 times the area of the lot (493.3 m<sup>2</sup>).  
**Section 1(xi), By-law 1988-196**  
The altered dwelling will have a gross floor area equal to 0.39 times the area of the lot (532.3 m<sup>2</sup>).
- Section 1(vi), By-law 1988-196**  
The minimum required side yard setback is 4.8 m.  
The altered dwelling will be located 3.35 m from the north side lot line.

**7. A0603/17EYK**

File Number:	A0603/17EYK	Zoning	RM & R2 (ZR)
Owner(s):	TIBOR GONCALVES STEPHANIE GRAHAM	Ward:	Etobicoke-Lakeshore (06)
Agent:	MLA DESIGN BUILD	Heritage:	Not Applicable
Property Address:	<b>112 SEVENTH ST</b>	Community:	
Legal Description:	PLAN 1592 N PT LOT 284		

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition above the existing dwelling and to enlarge the front porch.

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

- Section 10.80.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 6 m.  
The altered dwelling will be located 4.21 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 0.6 m.  
The altered dwelling will be located 0.14 m from the south side lot line and 0.62 m from the north side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**  
The minimum required side yard setback for roof projections/eaves is 0.3 m.  
The eaves of the altered dwelling will be located 0 m from the south side lot line.
- Section 10.5.40.60.(1)(A)(i), By-law 569-2013**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach 2.5 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback of 0.6 m.  
The altered front porch will encroach 4.52 m into the required front yard setback and will be located 0.14 m from the south side lot line.  
**Section 350-13.A.**  
The maximum permitted front yard projection is 1.6 m.  
The altered front porch will encroach 4.52 m into the required front yard setback.
- 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 (25 m<sup>2</sup>).  
A total of 43.3% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (14.46 m<sup>2</sup>).

**8. A0604/17EYK**

File Number:	A0604/17EYK	Zoning:	RD & R2 (ZR)
Owner(s):	HEDYEH CZUMACK PETER CZUMACK	Ward:	Etobicoke-Lakeshore (05)
Agent:	SPRAGGE & COMPANY ARCHITECTS	Heritage:	Not Applicable
Property Address:	<b>17 STRATH AVE</b>	Community:	
Legal Description:	PLAN 1686 PTS 71 & 72		

**PURPOSE OF THE APPLICATION:**

To construct a two-storey rear addition and a new rear deck. The existing rear one-storey portion of the dwelling will be demolished.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 33% of the lot area (155.83 m<sup>2</sup>).  
The altered dwelling will cover 33.51% of the lot area (158.23 m<sup>2</sup>).
- Section 900.3.10.(35)(A), By-law 569-2013 and Section 1.a), By-law 1993-108**  
The maximum permitted gross floor area of a detached dwelling, including an attached or detached garage, is 150 m<sup>2</sup> plus 25% of the lot area (268.05 m<sup>2</sup>) up to a maximum floor space index of 0.5 (236.1 m<sup>2</sup>).  
The altered dwelling will have a gross floor area of 150 m<sup>2</sup> plus 30.35% of the lot area (293.32 m<sup>2</sup>), with a floor space index of 0.62 (293.32 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**  
The minimum required side yard setback is 0.9 m, provided that the aggregate of both side yards is not less than 2.1 m.  
**Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 320-42.1**  
The altered dwelling will be located 0.51 m from the west 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 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 0.1 m from the west side lot line.

**9. A0614/17EYK**

File Number:	A0614/17EYK	Zoning	RD & R2 (Waiver)
Owner(s):	TACCON INC	Ward:	Etobicoke-Lakeshore (05)
Agent:	TACCON INC	Heritage:	Not Applicable
Property Address:	<b>82 GOVERNMENT RD</b>	Community:	
Legal Description:	PLAN 1326 PT BLK A		

**PURPOSE OF THE APPLICATION:**

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

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59(C)**  
The maximum permitted lot coverage is 33% of the lot area (126.58 m<sup>2</sup>).  
**Section 10.20.30.40.(1)(A), By-law 569-2013**  
The altered dwelling will cover 36.2% of the lot area (139.05 m<sup>2</sup>).  
**Section 320-59(C)**  
The altered dwelling will cover 37% of the lot area (141.8 m<sup>2</sup>).
- Section 900.3.10.(35)(A), By-law 569-2013**  
The maximum permitted gross floor area of a detached dwelling, including an attached or detached garage, is 150 m<sup>2</sup> plus 25% of the lot area (245.9 m<sup>2</sup>), with a floor space index of 0.5 (191.8 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 (245.9 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, including the attached garage, will have a gross floor area of 150 m<sup>2</sup> plus 27.78% of the lot area (256.58 m<sup>2</sup>), with a floor space index of 0.67 (256.58 m<sup>2</sup>).
- Section 10.5.40.70.(1)(A), By-law 569-2013 and Section 320-40.A(1)**  
The minimum required front yard setback is 6.59 m.  
The altered dwelling will be located 5.9 m from the front lot line.
- Section 320-42.1.D.(1)**  
The maximum permitted dwelling depth is 16.5 m. One-storey extensions beyond this limit may be permitted up to a maximum depth of 1.8 m, provided that the width of the extension is no more than 50% of the width of the dwelling and that it maintains the minimum required setback of 3 m.  
The altered dwelling (one-storey extension) will be located 1.11 m from the east side lot line.

- 5. Section 320-41.B.**  
The minimum required side yard setback from a side lot line abutting a street is 5.39 m.  
**Section 10.20.40.70.(6)(A), By-law 569-2013 and Section 320-41.B.**  
The altered dwelling will be located 3.52 m from the west side lot line along Prince Edward Drive.
- 6. Section 10.20.40.70.(2)(B), By-law 569-2013 and Section 320-42.A.**  
The minimum required rear yard setback is 7.56 m.  
The altered dwelling will be located 5.81 m from the rear lot line.
- 7. Section 10.20.40.20.(2)(C), By-law 569-2013**  
A detached house may extend beyond the permitted maximum building length by a maximum of 2 m if the extension is at least 3 m from each side lot line.  
The proposed extension to the existing building will be located 1.11 m from the east side lot line.
- 8. Section 320-42.E**  
The maximum permitted projection from the required rear yard is 1.6 m.  
The proposed steps will encroach 2.49 m into the required rear yard setback.
- 9. Section 320-42.1.B.(2)**  
The maximum permitted soffit/ eaves overhang height for a peaked roof dwelling is 6.5 m.  
The altered dwelling will have a soffit/eaves overhang height of 6.97 m.
- 10. Section 10.5.80.10.(3), By-law 569-2013 and Section 320-44.A.**  
A parking space may not be in a front or side yard abutting a street.  
The proposed parking space is located in the side yard abutting Prince Edward Drive.
- 11. Section 200.5.1.(3)(A), By-law 569-2013 and Section 320-18.A.(4)**  
The minimum required access driveway width is 6 m in front of a parking space.  
The proposed access driveway will have a width of 3.82 m in front of the proposed parking space.
- 12. Section 320-41.F.(1)**  
A minimum of 6 m must be provided in front of a garage door/wall facing a flanking street.  
The garage door/wall will be located 3.82 m from the flanking street (Prince Edward Drive).





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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

**10. A0623/17EYK**

File Number:	A0623/17EYK	Zoning:	RM & R2 (ZR)
Owner(s):	CRAIG MOY SARAH COSSETTE	Ward:	Etobicoke-Lakeshore (06)
Agent:	SUSTAINABLE TO	Heritage:	Not Applicable
Property Address:	<b>122 SYMONS ST</b>	Community:	
Legal Description:	PLAN M76 PT LOT 267		

**PURPOSE OF THE APPLICATION:**

To construct a two-storey rear addition.

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

- Section 900.6.10.(22)(D), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The altered dwelling will be located 0.2 m from the east 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 0.1 m from the east side lot line.
- Section 200.5.10.1.(1), By-law 569-2013 and Section 340-31.B.(1)(a)**  
A minimum of 1 parking space is required.  
No parking spaces will be provided.

**11. A0635/17EYK**

File Number:	A0635/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	NEKTOR STATHAKOS CORALIE CHONDRONIKOLAS	Ward:	Etobicoke-Lakeshore (05)
Agent:	COLLINEAR DESIGN AND TECHNICAL SERVICES	Heritage:	Not Applicable
Property Address:	<b>32 TRUEMAN AVE</b>	Community:	
Legal Description:	PLAN 2032 S PT LOT 136 N PT LOT 137		

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition above the existing dwelling and an integral garage.

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

- Section 10.20.30.40(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 33% of the lot area (153.4 m<sup>2</sup>).  
The altered dwelling will cover 33.27% of the lot area (154.68 m<sup>2</sup>).
- Section 10.20.40.40(1)(A) and Section 320-42.1.A.(1)**  
The maximum permitted floor space index is 0.45 times the area of the lot (209.19 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.48 times the area of the lot (224.2 m<sup>2</sup>).
- Section 10.5.40.70(1)(B), By-law 569-2013 and Section 320-40.C.(3)**  
The minimum required front yard setback is 7.63 m.  
The altered dwelling will be located 6.8 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 per side, provided that the aggregate of both side yards is not less than 2.1 m.  
**Section 10.20.40.70(3)(C), By-law 569-2013 and Section 320-42.1.C.(1)**  
The altered dwelling will be located 1.05 m from the north side lot line and 0.92 m from the south side lot line, with an aggregate of both side yards of 1.97 m.
- Section 320-42.1.B.(2)**  
The maximum permitted height of a flat roofed dwelling is 6.5 m.  
The altered flat roofed dwelling will have a height of 7.47 m.

**12. A0642/17EYK**

File Number:	A0642/17EYK	Zoning:	RD & R1 (ZR)
Owner(s):	INTERBOROUGH ELECTRIC INC	Ward:	Etobicoke Centre (04)
Agent:	SDG DESIGN	Heritage:	Not Applicable
Property Address:	<b>72 THORNCREST RD</b>	Community:	
Legal Description:	PLAN 3821 LOT 133		

**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.(45)(D), By-law 569-2013**  
The maximum permitted gross floor area, including the floor area of an attached or detached garage, is 465 m<sup>2</sup>, up to a maximum floor space index of 0.28 times the area of the lot (494.14 m<sup>2</sup>).  
The new dwelling, including the attached garage, will have a gross floor area of 638.98 m<sup>2</sup>, with a floor space index of 36.21% of the lot area (638.98 m<sup>2</sup>).
- Section 900.3.10.(45)(F), By-law 569-2013**  
The minimum required side yard setback is 8.32 m, with a minimum aggregate side yard setback of 6 m.  
The new dwelling will be located 1.82 m from both the east side lot line and the west side lot line.
- Section 10.5.40.60.(7)(B), By-law 569-2013**  
The eaves of a roof may encroach into a required minimum building setback a maximum of 0.9 m.  
The eaves of the new dwelling will encroach 7.06 m into the required east and west side yard setbacks.
- Section 10.5.40.60.(5)(B), By-law 569-2013**  
A chimney breast may encroach into a required building setback a maximum of 0.6 m.  
The proposed chimney breast will encroach 6.91 m into the required west side setback.
- Section 900.3.10.(45)(C), By-law 569-2013**  
The maximum permitted building height, measured to the highest point of the roof, is 8.6 m.  
The new dwelling will have a height of 11.92 m, measured to the highest point of the roof.
- Section 10.20.40.10.(2)(B), By-law 569-2013**  
The maximum permitted height of all side exterior main walls 7 m.  
The new dwelling will have side exterior main wall heights of 7.76 m.
- Section 10.20.40.10.(6), By-law 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2 m.  
The new dwelling will have a first floor height of 1.59 m above established grade.
- Section 320-42.1.B.(2)**  
The maximum permitted soffit height is 6.5 m.  
The new dwelling will have a soffit height of 7.76 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 platform (balcony) will have an area of 26.6 m<sup>2</sup>.

**13. A0644/17EYK**

File Number:	A0644/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	JIAN ZHU	Ward:	Etobicoke-Lakeshore (05)
Agent:	INACIO CUNHA	Heritage:	Not Applicable
Property Address:	<b>47 ACORN AVE</b>	Community:	
Legal Description:	PLAN 2384 PT LOT 95		

**PURPOSE OF THE APPLICATION:**

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

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

- 1. Section 900.3.10.(21)(C), By-law 569-2013**  
The maximum permitted floor space index is 0.5 times the area of the lot (228.54 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.6 times the area of the lot (274.11 m<sup>2</sup>).
- 2. Section 10.20.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 6.05 m.  
The altered dwelling will be located 5.37 m from the front lot line.
- 3. Section 900.3.10.(21)(D)(ii), By-law 569-2013**  
The minimum required side yard setback is 1.2 m provided the minimum aggregate side yard setback is not less than 3.2 m.  
The altered dwelling will be located 0.92 m from the south side lot line, with an aggregate side yard setback of 2.51 m.
- 4. 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 altered dwelling will have a first floor height of 1.35 m above established grade.
- 5. Section 1.(a)(2), By-law 1992-23**  
The maximum permitted soffit height is 6.5 m.  
The altered dwelling will have a soffit height of 6.67 m.
- 6. Section 320-18.A.(4)**  
A minimum access driveway width of 6 m shall be provided in front of a parking space.  
The access in front of the proposed integral garage will be 5.37 m.



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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

**14. A0645/17EYK**

File Number:	A0645/17EYK	Zoning	CL (ZR)
Owner(s):	IMH 3250 & 3300 BLOOR LTD IMH 3250 & 3300 BLOOR LTD	Ward:	Etobicoke-Lakeshore (05)
Agent:	TURNER FLEISCHER ARCHITECT INC	Heritage:	Not Applicable
Property Address:	<b>3250 - 3300 BLOOR ST W</b>	Community:	
Legal Description:	PLAN 1922 LOTS 41 TO 45 72 TO 77 PT LOTS 39 AND 40 RP 66R16226 PARTS 1 TO 8		

**PURPOSE OF THE APPLICATION:**

To construct a one-storey south side addition.

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

- Section (1)(B), 1987-104**  
The maximum permitted gross floor area is 5 times the area of the site (82,425 m<sup>2</sup>).  
The altered building will have a gross floor area of 5.19 times the area of the site (87,080 m<sup>2</sup>).
- Section (1)(E), 1987-104**  
The by-law prohibits any construction outside of the building envelope attached on the schedule 'B' of the By-law 1987-104.  
The altered building will be located outside of the envelope of schedule 'B'.

**15. A0648/17EYK**

File Number:	A0648/17EYK	Zoning:	RS & R3 (ZR)
Owner(s):	GIUSTINO UCCI ANGELA UCCI	Ward:	Etobicoke Centre (04)
Agent:	AMBIENT DESIGN LTD	Heritage:	Not Applicable
Property Address:	<b>4 FEATHERWOOD PL</b>	Community:	
Legal Description:	PLAN M962 PT LOT 80 RP R1668	PART 10 PART 20	

**PURPOSE OF THE APPLICATION:**

To construct a one-storey rear addition and to maintain the existing parking pad and patio.

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

- Section 10.40.40.70.(3)(C), By-law 569-2013**  
The minimum required side yard setback is 1.5 m.  
The altered dwelling will be located 1.2 m from the south side lot line and 0 m from the north side lot line.
- Section 10.5.40.60.(1)(E), 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 side yard setback a maximum of 1.5 m, if it is no closer to the side lot line than 0.3 m.  
The existing patio is located 0.25 m from the south side lot line.
- Section 320-41.A**  
The minimum required side yard setback is 1.2 m.  
The existing patio is located 0.25 m from the south side lot line and the proposed one-storey addition will be located 0 m from the north side lot line.
- Section 10.40.40.70.(2)(B), By-law 569-2013**  
The minimum required rear yard setback is 11.01 m.  
The altered dwelling will be located 10.92 m from the rear lot line.
- Section 10.40.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17 m.  
The altered dwelling will be 18.84 m in length.
- Section 10.40.40.30.(1), By-law 569-2013**  
The maximum permitted building depth is 19.0 m.  
The altered dwelling will have a depth of 22.03 m.
- Section 200.5.10.1.(1), By-law 569-2013**  
A minimum of 1 on-site parking space is required.  
**Section 320-18.B.(1)**  
A minimum of 1 on-site parking space is required. The parking space shall be provided by either an attached garage, carport, detached garage or rear yard parking space.  
**Section 200.5.10.1.(1), By-law 569-2013 and Section 320-18.B.(1)**  
The existing parking space is not considered a legal parking space.



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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

**16. A0649/17EYK**

File Number:	A0649/17EYK	Zoning	RD & RS (ZR)
Owner(s):	2581832 ONTARIO LTD	Ward:	Etobicoke-Lakeshore (06)
Agent:	SIRLIN GILLER & MALEK ARCHITECTS	Heritage:	Not Applicable
Property Address:	<b>35 THIRTY EIGHTH ST</b>	Community:	
Legal Description:	PLAN 2155 LOT 127		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.35 times the area of the lot (216.2 m<sup>2</sup>).  
The proposed dwelling will have a floor space index equal to 0.63 times the area of the lot (389.5 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 17.74 m.
- Section 10.20.40.10.(4)(A), By-law 569-2013**  
The maximum permitted is 7.2 m.  
The proposed dwelling will have a height of 7.43 m.

**17. A0672/17EYK**

File Number:	A0672/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	RASKO VUCKOSKI	Ward:	Etobicoke-Lakeshore (05)
Agent:	MICHAEL FLYNN	Heritage:	Not Applicable
Property Address:	<b>96 WEDGEWOOD DR</b>	Community:	
Legal Description:	PLAN 3860 LOT 12		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with integral garage.

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

- Section 900.3.10.(21)(C), By-law 569-2013 and Section 1.b)(1), By-law 1992-23**  
The maximum permitted gross floor area (including an attached or detached garage) shall be 135 m<sup>2</sup> plus 25% of the lot area (322.1 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 44.11% of the lot area (465 m<sup>2</sup>).
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 1.a)(1), By-law 1992-23**  
The maximum permitted building height is 9.5 m.  
The new dwelling will have a height of 9.85 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 7.35 m.
- Section 10.20.40.10.(6), By-law 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2 m.  
The new dwelling will have a first floor height of 1.68 m above established grade.
- Section 1.a)(2), By-law 1992-23**  
The maximum permitted soffit height is 6.5 m.  
The new dwelling will have a soffit height of 7.35 m.
- Section 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17 m.  
The new dwelling will have a length of 18.92 m.
- Section 1.d)(1), By-law 1992-23**  
The maximum permitted dwelling depth 16.5 m.  
The altered dwelling will have a depth of 18.92 m.



**18. A0204/17EYK**

File Number:	A0204/17EYK	Zoning:	RD & R2 (ZR)
Owner(s):	CRISTINA SIMONETTO CHRISTOPHER JOHN PETER	Ward:	Etobicoke-Lakeshore (05)
Agent:	POST ARCHITECTURE	Heritage:	Not Applicable
Property Address:	<b>45 GARDENVALE RD</b>	Community:	
Legal Description:	PLAN 2673 W PT LOT 27 W PT LOT 28		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with a rear detached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-59.C.**  
The maximum permitted lot coverage is 33% of the lot area (101.2 m<sup>2</sup>).  
**Section 10.20.30.40.(1)(A), By-law 569-2013**  
The new dwelling will have a lot coverage of 37.5% of the lot area (115.1 m<sup>2</sup>).  
**Section 320-59.C.**  
The new dwelling will have a lot coverage of 40% of the lot area (124.3 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 (138 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 0.56 times the area of the lot (170.6 m<sup>2</sup>).  
**Section 320-42.1(A)(1)**  
The new dwelling will have a floor space index of 0.6 times the area of the lot (184.3 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 7.53 m.  
The new dwelling will be located 3.06 m from the front lot line.
- Section 10.5.40.60.(1)(A)(i), By-law 569-2013**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5 m if it is no closer to a side lot line than the required side yard setback.  
**Section 320-40.(D)(2)**  
The maximum permitted projection for a covered porch into the required front yard setback is 1.6 m.  
**Section 10.5.40.60.(1)(A)(i), By-law 569-2013 and Section 320-40.(D)(2)**  
The proposed front covered porch will project 6.01 m into the required front yard setback.

- 5. Section 10.20.40.70.(6)(B), By-law 569-2013**  
The minimum required side yard setback is 3 m for a corner lot where there is an adjacent lot fronting on the street abutting the side lot line.

**Section 320-41.B**  
The minimum required side yard setback abutting a street is 3.84 m.

**Section 10.20.40.70.(6)(B), By-law 569-2013 and Section 320-41.B**  
The new dwelling will be located 0 m from the west side lot line abutting a street (Gardenvale Road).
- 6. Section 320-41.(F)(1)**  
No vehicular garage door or garage wall containing a vehicular garage door fronting on a flanking street shall be closer than 6 m to the street.  
The proposed garage door will be located 1.72 m from the west side lot line abutting the flanking street (Gardenvale Road).
- 7. Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 320-42.1(B)(1)**  
The maximum permitted dwelling height is 9.5 m.  
The new dwelling will have a height of 10 m.
- 8. Section 320-43.(G)**  
On dwellings located on a corner lot, any garage or carport must be attached to the dwelling.  
The new dwelling will have a detached garage.
- 9. Section 320-18(A)**  
A minimum of 6 m shall be provided in front of a parking space.  
A total of 1.72 m will be provided in front of the parking space.

**19. A0441/17EYK**

File Number:	A0441/17EYK	Zoning:	CR & C (ZR)
Owner(s):	NER INVESTMENT SERVICE INC NATALE BOZZO	Ward:	Etobicoke-Lakeshore (06)
Agent:	SANDRA SMITH	Heritage:	Not Applicable
Property Address:	<b>368, 370-374 &amp; 378 ROYAL YORK RD</b>	Community:	
Legal Description:	PL 831 PT LTS 1 2 & 3 << ENTRANCE ADDRESS FOR 370-374 ROYAL YORK RD		

**PURPOSE OF THE APPLICATION:**

To construct a one-storey rear addition and to convert two existing residential units into commercial space.

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

- Section 340-39.C.**  
The minimum required rear yard setback abutting an R zone is 4.5 m.  
The altered building will be located 0.99 m from the rear lot line.
- Section 40.10.40.70.(2)(B)(ii), By-law 569-2013**  
Where the rear lot abuts a lane, the building must be set back 7.5 m from the lot line of the lot abutting the lane on the opposite side of the lane.  
The altered building will be located 4.04 m from the lot line of the lot abutting the lane on the opposite side of the lane.
- Section 40.10.40.11.(5), By-law 569-2013**  
The minimum required first storey height is 3.45 m for the lawfully existing building.  
The first floor of the proposed rear addition will have a height of 2.82 m.
- Section 40.10.40.11.(3), By-law 569-2013**  
The minimum required height is 7.09 m for the lawfully existing building.  
The proposed rear addition will have a height of 3.05 m.
- Section 200.5.10.1.(1), By-law 569-2013**  
A minimum of 19 parking spaces are required.  
**Section 340-40**  
A minimum of 47 parking spaces are required.  
**Section 200.5.10.1.(1), By-law 569-2013 & Section 340-40**  
A total of 3 parking spaces will be provided.



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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. A0562/17EYK**

File Number:	A0562/17EYK	Zoning	RD & R2 (Waiver)
Owner(s):	EDUARDO PERUGINI	Ward:	Etobicoke Centre (03)
Agent:	GIBSAN POOLS	Heritage:	Not Applicable
Property Address:	<b>25 SILVERTHORNE BUSH DR</b>	Community:	
Legal Description:	PLAN M1082 LOT 154		

**PURPOSE OF THE APPLICATION:**

To construct an accessory structure attached to the existing dwelling by an open roofed broozeway and a new swimming pool in the rear yard.

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

- 1. Section 10.5.60.20.(9), By-law 569-2013**  
The minimum required side yard setback is 2.7 m.  
The proposed pool will be located 1.6 m from the west side lot line.
- 2. Section 320-41.A**  
The minimum required side yard setback is 1.2 m.  
The proposed accessory structure will be located 0.6 m from the east side lot line.
- 3. Section 10.5.60.20.(8), By-law 569-2013**  
The minimum required rear yard setback for a swimming pool is 3 m.  
The proposed swimming pool will be located 1.6 m from the rear yard lot line.
- 4. Section 320-42.A**  
The minimum required rear yard setback is 8.94 m.  
The proposed attached accessory structure will be located 1 m from the rear lot line.

**21. A0626/17EYK**

File Number:	A0626/17EYK	Zoning	
Owner(s):	2244762 ONTARIO INC	Ward:	Etobicoke-Lakeshore (05)
	2244762 ONTARIO INC		
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>17 GOVERNMENT RD</b>	Community:	
Legal Description:	PLAN 531 PT LOT 7 RP 66R27504 PART 2		

**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 1(a), By-law 1993-108**  
The minimum required gross floor area, including an attached or detached garage, is 150 m<sup>2</sup> plus 25% of the lot area (212.7 m<sup>2</sup>), up to a maximum floor space index of 0.5 (111.9 m<sup>2</sup>).  
The proposed dwelling, including the attached garage, will have a gross floor area of 150 m<sup>2</sup> plus 48% of the lot area (257 m<sup>2</sup>), with a floor space index of 1.15 (257 m<sup>2</sup>).
- Section 320-40.C.(1)**  
The minimum required front yard setback is 7.5 m.  
The proposed dwelling will be located 5.16 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 on each side, providing the aggregate side yard setback is not less than 2.1 m.  
**Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 320-42.1.C.(1)**  
The proposed dwelling will be located 0.46 m from the west side lot line, with an aggregate side yard setback of 1.67 m.
- Section 10.20.40.70.(6), By-law 569-2013 & Section 320-41.B**  
The minimum required side yard setback is 3 m abutting a street.  
**Section 320-41.B**  
The minimum required side yard setback is 3.5 m abutting a street.  
**Section 10.20.40.70.(6), By-law 569-2013 & Section 320-41.B**  
The proposed dwelling will be located 1.21 m from the abutting street (Kingsway Crescent)

- 5. Section 10.20.40.10.(2)(A), By-law 569-2013**  
The maximum permitted height of a specified pair of walls is 7 m.  
The specified pair of walls of the proposed dwelling will have a height of 9 m.
- 6. Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 320-42.1.B.(2)**  
The maximum permitted dwelling height is 9.5 m.  
**Section 320-42.1.B.(2)**  
The maximum permitted flat roof height is 6.5 m.  
**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 9.93 m.
- 7. Section 200.5.1(3)(A), By-law 569-2013 & Section 320-18.A.(4)**  
The minimum required driveway aisle width is 6 m.  
The proposed driveway aisle width will be 5.16 m.
- 8. Section 10.5.50.10(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 (23.4 m<sup>2</sup>).  
A total of 68% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (21.1 m<sup>2</sup>).
- 9. Section 10.5.50.10(D), By-law 569-2013**  
A minimum of 50% of the front yard shall be maintained as landscaping (25.2 m<sup>2</sup>).  
A total of 48% of the front yard will be maintained as landscaping (24.1 m<sup>2</sup>).
- 10. Section 320-16**  
No two houses adjacent to each other shall be identical.  
The proposed dwelling will be identical to the adjacent proposed dwelling.

**22. A0627/17EYK**

File Number:	A0627/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	2244762 ONTARIO INC	Ward:	Etobicoke-Lakeshore (05)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>19 GOVERNMENT RD</b>	Community:	
Legal Description:	PLAN 531 PT LOT 7 RP 66R27504 PART 1		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.40.40.(1)(A) By-law 569-2013 & Section 1(a), By-law 1993-108**  
The minimum required gross floor area, including an attached or detached garage, is 150 m<sup>2</sup> plus 25% of the lot area (212.7 m<sup>2</sup>), up to a maximum floor space index of 0.5 (125.4 m<sup>2</sup>).  
The proposed dwelling, including the attached garage, will have a gross floor area of 150 m<sup>2</sup> plus 56% of the lot area (290.9 m<sup>2</sup>), with a floor space index of 1.2 (290.9 m<sup>2</sup>).
- Section 320-40.C.(1)**  
The minimum required front yard setback is 6.77 m.  
The proposed dwelling will be located 5.16 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 on each side, provided the aggregate side yard setback is not less than 2.1 m.  
**Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 320-42.1.C.(1)**  
The proposed dwelling will be located 0.46 m from the east side lot line, with an aggregate side yard setback of 1.67 m.
- Section 10.20.40.10.(2)(A), By-law 569-2013**  
The maximum permitted height of a specified pair of walls is 7 m.  
The specified pair of walls of the proposed dwelling will have a height of 9 m.
- Section 10.20.40.10.(1)(A), By-law 569-2013**  
The maximum permitted dwelling height is 9.5 m.  
**Section 320-42.1.B.(2)**  
The maximum permitted flat roof height is 6.5 m.

**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 9.93 m.

**6. Section 200.5.1(3)(A), By-law 569-2013 & Section 320-18.A.(4)**

The minimum required driveway aisle width is 6 m.

The proposed driveway aisle width will be 5.16 m.

**7. Section 10.5.50.10(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 (24.8 m<sup>2</sup>).

A total of 70% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (23.1 m<sup>2</sup>).

**8. Section 320-16**

No two houses adjacent to each other shall be identical.

The proposed dwelling will be identical to the adjacent proposed dwelling.



**23. A0701/17EYK**

File Number:	A0701/17EYK	Zoning:	RS & R3 (ZR)
Owner(s):	SANDRA PYNE STANLEY PYNE	Ward:	Etobicoke Centre (03)
Agent:	QBS ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	<b>69 MILLSBOROUGH CRES</b>	Community:	
Legal Description:	PLAN M1861 E PT LOT 143 RP 66R11587 PART 22		

**PURPOSE OF THE APPLICATION:**

To construct a one-storey east side addition and a new front porch.

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

- 1. Section 10.40.30.40.(1)(A), By-law 569-2013**  
The maximum permitted coverage is 33% of the lot area (99.33 m<sup>2</sup>).  
The altered dwelling will have lot coverage of 41% of the lot area (124.47 m<sup>2</sup>).
- 2. Section 2(i), By-law 1978-178**  
The minimum required front yard setback is 3.05 m.  
The altered dwelling will be located 0.18 m from the front lot line.
- 3. Section 2(j)(3), By-law 1978-178**  
The minimum required side yard setback flanking a street is 3.05 m.  
The altered dwelling will be located 0.2 m from the east side lot line, flanking Millsborough Crescent.
- 4. 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 east side lot line.



City Planning Division

Susanne Pringle  
Manager & Deputy Secretary Treasurer

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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

**24. A0706/17EYK**

File Number:	A0706/17EYK	Zoning:	RM & R2 (ZR)
Owner(s):	DAVID JOSEPH SUMNER ERIN ANNE SUMNER	Ward:	Etobicoke-Lakeshore (06)
Agent:	RE PLACEMENT DESIGN	Heritage:	Not Applicable
Property Address:	<b>32 SUPERIOR AVE</b>	Community:	
Legal Description:	PLAN M77 PT LOT 352		

**PURPOSE OF THE APPLICATION:**

To construct a two-story rear addition and to enclose the existing front porch.

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

- 1. Section 10.80.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 8.37 m.  
The altered dwelling will be located 6.01 m from the front lot line.
- 2. Section 900.6.10.(22)(D), By-law 569-2013**  
The minimum required side yard setback 0.9 m.  
The altered dwelling will be located 0.6 m from the east side lot line.
- 3. Section 10.80.40.20.(1), By-law 569-2013**  
The maximum permitted building length 17 m.  
The altered dwelling will have a building length of 17.34 m.



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25. **A0729/17EYK**

File Number:	A0729/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	CLAUDINE GEBARA	Ward:	Etobicoke-Lakeshore (05)
Agent:	KARIM GEBARA	Heritage:	Not Applicable
Property Address:	<b>37 LILLIBET RD</b>	Community:	
Legal Description:	PLAN M654 LOT 198		

**PURPOSE OF THE APPLICATION:**

To construct a second floor addition with second storey front balcony.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 33% of the lot area (153.88 m<sup>2</sup>).  
The altered dwelling will cover 34.94% of the lot area (162.9 m<sup>2</sup>).
- Section 10.10.40.40.(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 (209.83 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.52 times the area of the lot (240.14 m<sup>2</sup>).
- Section 10.20.40.70.(2)(B), By-law 569-2013**  
The minimum required rear yard setback is 8.09 m.  
The altered dwelling will be located 7.56 m from the front lot line.



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Toronto ON M9C 5A3  
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Fax: 416-394-6042

**26A.**

**B42/16EYK**

File Number:	B42/16EYK	Zoning	AV (ZR)
Owner(s):	1469191 ONTARIO LIMITED	Ward:	Etobicoke-Lakeshore (05)
Agent:	MHBC PLANNING	Heritage:	Not Applicable
Property Address:	<b>1061 THE QUEENSWAY</b>	Community:	
Legal Description:	PLAN 1051 LOTS 4 TO 12 & 41 TO 49 PT LOTS 1 2 3 13 40 50 51 & 52 PT CROFTON AVE CLOSED		

**THE CONSENT REQUESTED:**

To obtain consent to sever the lot into two lots.

**Retained - Parts 7, 8, 9, 10, 11, 12, 13 & 14**

**Address to be assigned.**

The combined lot frontage will be 55.4 m and the combined lot area will be 7,059.5 m<sup>2</sup>. This site represents Phase 2 of the development which will seek permission to permit a 22-storey and a 27-storey residential building.

Any existing easements will be maintained.

**Conveyed - Parts 1, 2, 3, 4, 5, 6, 15 & 16**

**Address to be assigned**

The combined lot frontage will be 118.98 m and the combined lot area will be 14,579.3 m<sup>2</sup>. This site represents Phase 1 of the development which will seek permission to permit a two-storey commercial/retail building, which will include a grocery store.

Any existing easements will be maintained.

**File Numbers B42/16EYK & A0484/17EYK will be considered jointly.**

**26B. A484/16EYK**

File Number:	A484/16EYK	Zoning:	RM & R2 (Waiver)
Owner(s):	ANTONIO BARTELLI ROSINA BARTELLI	Ward:	Davenport (17)
Agent:	MACAULAY SHIOMI HOWSON LTD	Heritage:	Not Applicable
Property Address:	409 NAIRN AVE	Community:	
Legal Description:	PLAN 1530 LOT 235 PT BLK B		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.8 times the area of the lot.  
The new dwelling will have a floor space index of 0.99 times the area of the lot.
- Section 10.80.40.30.(1), By-law 569-2013**  
The maximum permitted building depth is 19 m.  
The new dwelling will have a depth of 19.65 m.
- 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 19.5 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 new dwelling will have a first floor height of 1.48 m above established grade.
- 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 2.849 m<sup>2</sup> of the first floor will be located within 4 m of the front main wall.
- 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 area of the proposed platform at or above the second storey will be 12.33 m<sup>2</sup>.
- Section 8.3.(c)(i)5, By-law 1-83**  
A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.  
A total of 68.48% of the front yard not covered by a permitted driveway will be maintained as soft landscaping.
- Section 200.5.1.10.(2)(A)(i), By-law 569-2013**  
The minimum required width of a parking space is 3.2 m.  
The proposed parking space, within the proposed attached garage, will have a width of 3.04 m.



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Toronto ON M9C 5A3  
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27A.

**B0016/17EYK**

File Number:	B0016/17EYK	Zoning	CL (Waiver)
Owner(s):	420 HORNER AVE INC	Ward:	Etobicoke-Lakeshore (06)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	<b>420 A HORNER AVE</b>	Community:	
Legal Description:	PLAN 2225 PT LOTS 2 & 3		

#### **THE CONSENT REQUESTED:**

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

#### **Retained - Part 1**

##### **Address to be assigned**

The lot frontage is 6.99 m and the lot area is 140.8 m<sup>2</sup>. The existing mixed use building 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 A0192/17EYK.

#### **Conveyed - Part 2**

##### **Address to be assigned**

The lot frontage is 7.39 m and the lot area is 148.7 m<sup>2</sup>. The existing mixed use building 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 A0191/17EYK.

#### **Conveyed - Part 3**

##### **Address to be assigned**

The lot frontage is 7.39 m and the lot area is 148.5 m<sup>2</sup>. The existing mixed use building 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 A0190/17EYK.

#### **Conveyed - Part 4**

##### **Address to be assigned**

The lot frontage is 7.39 m and the lot area is 148.3 m<sup>2</sup>. The existing mixed use building 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 A0189/17EYK.

#### **Dedication - Part 5**

Part 5 will have a lot area of 8.1 m<sup>2</sup> and will be conveyed to the City of Toronto for the purposes of a road widening.

**File Numbers B0016/17EYK, A0189/17EYK, A0190/17EYK, A0191/17EYK and A0192/17EYK are considered jointly.**

**27B. A0192/17EYK**

File Number:	A0192/17EYK	Zoning	CL (Waiver)
Owner(s):	420 HORNER AVE INC	Ward:	Etobicoke-Lakeshore (06)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	<b>420 A HORNER AVE</b> <b>- PART 1</b>	Community:	
Legal Description:	PLAN 2225 PT LOTS 2 & 3		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- 1. Section 320-59.A.(1)**  
The minimum required lot frontage is 13.5 m.  
The new lot frontage will be 6.99 m.
- 2. Section 320-59.B.(1)**  
The minimum required lot area is 510 m<sup>2</sup>.  
The new lot area will be 140.8 m<sup>2</sup>.
- 3. Section 320-59.C.**  
The maximum permitted lot coverage is 33% of the lot area (46.46 m<sup>2</sup>).  
The lot coverage will be 51.46% of the lot area (72.5 m<sup>2</sup>).
- 4. Section 320-42.1.A.(1)**  
The maximum permitted floor space index is 0.45 times the area of the lot (63.36 m<sup>2</sup>).  
The new dwelling will have a floor space index of 1.04 times the area of the lot (145.92 m<sup>2</sup>).
- 5. Section 320-40.A**  
The minimum required front yard setback is 7.5 m.  
The new dwelling will be located 3.07 m from the front lot line.
- 6. Section 320-41.B**  
The minimum required side yard setback flanking a street is 3 m.  
The new dwelling will be located 0.51 m from south side lot line, flanking Horner Avenue.
- 7. Section 320-42.1.C.(1)**

The minimum required side yard setback is 0.9 m and the aggregate width of both side yards shall not equal less than 2.1 m.

The new dwelling will be located 0.61 m from the north side lot line, 0.51 m from the south side lot line and will have an aggregate side yard width of 1.12 m.

**8. Section 320-40.D.(2)**

The maximum permitted projection of a porch is 1.6 m into the required front yard of 7.5 m.

The proposed front porch will encroach 5.35 m into the required front yard setback (projects 0.92 m from the main front wall).

**9. Section 320-42.A.**

The minimum required rear yard setback is 7.5 m.

The new dwelling will be located 5.02 m from the rear lot line.

**10. Section 320-42.1.B.(2)**

The maximum permitted soffit height is 6.5 m.

The new dwelling will have a soffit height of 7.62 m.

**11. Section 320-16**

No two houses adjacent to each other shall be identical.

The new dwelling will be identical to the adjacent proposed dwellings.

**12. Section 320-18.A.(4)**

A minimum access driveway width of 6 m shall be provided in front of all parking spaces.

The proposed access driveway width in front of the driveway will be 3.07 m.

**File Numbers B0016/17EYK, A0189/17EYK, A0190/17EYK, A0191/17EYK and A0192/17EYK are considered jointly.**



**27C. A0191/17EYK**

File Number:	A0191/17EYK	Zoning	CL (Waiver)
Owner(s):	420 HORNER AVE INC	Ward:	Etobicoke-Lakeshore (06)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	<b>420 A HORNER AVE</b> <b>- PART 2</b>	Community:	
Legal Description:	PLAN 2225 PT LOTS 2 & 3		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- 1. Section 320-59.A.(1)**  
The minimum required lot frontage is 13.5 m.  
The new lot frontage will be 7.39 m.
- 2. Section 320-59.B.(1)**  
The minimum required lot area is 510 m<sup>2</sup>.  
The new lot area will be 148.7 m<sup>2</sup>.
- 3. Section 320-59.C.**  
The maximum permitted lot coverage is 33% of the lot area (49.07 m<sup>2</sup>).  
The lot coverage will be 49.19% of the lot area (73.15 m<sup>2</sup>).
- 4. Section 320-42.1.A.(1)**  
The maximum permitted floor space index is 0.45 times the area of the lot (66.92 m<sup>2</sup>).  
The new dwelling will have a floor space index of 0.99 times the area of the lot (147.02 m<sup>2</sup>).
- 5. Section 320-40.A**  
The minimum required front yard setback is 7.5 m.  
The new dwelling will be located 3.04 m from the front lot line.
- 6. Section 320-42.1.C.(1)**  
The minimum required side yard setback is 0.9 m and the aggregate width of both side yards shall not equal less than 2.1 m.  
The new dwelling will be located 0.61 m from the north and south side lot lines and will have an aggregate side yard width of 1.22 m.

- 7. Section 320-40.D.(2)**  
The maximum permitted projection of a porch is 1.6 m into the required front yard of 7.5 m.  
The proposed front porch will encroach 5.38 m into the required front yard setback (projects 0.92 m from the main front wall).
- 8. Section 320-42.A.**  
The minimum required rear yard setback is 7.5 m.  
The new dwelling will be located 5.51 m from the rear lot line.
- 9. Section 320-42.1.B.(2)**  
The maximum permitted soffit height is 6.5 m.  
The new dwelling will have a soffit height of 7.62 m.
- 10. Section 320-16**  
No two houses adjacent to each other shall be identical.  
The new dwelling will be identical to the adjacent proposed dwellings.
- 11. Section 320-18.A.(4)**  
A minimum access driveway width of 6 m shall be provided in front of all parking spaces.  
The proposed access driveway width in front of the driveway will be 3.04 m.

**File Numbers B0016/17EYK, A0189/17EYK, A0190/17EYK, A0191/17EYK and A0192/17EYK are considered jointly.**

**27D. A0190/17EYK**

File Number:	A0190/17EYK	Zoning	CL (Waiver)
Owner(s):	420 HORNER AVE INC	Ward:	Etobicoke-Lakeshore (06)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	<b>420 A HORNER AVE</b> <b>- PART 3</b>	Community:	
Legal Description:	PLAN 2225 PT LOTS 2 & 3		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- 1. Section 320-59.A.(1)**  
The minimum required lot frontage is 13.5 m.  
The new lot frontage will be 7.39 m.
- 2. Section 320-59.B.(1)**  
The minimum required lot area is 510 m<sup>2</sup>.  
The new lot area will be 148.5 m<sup>2</sup>.
- 3. Section 320-59.C.**  
The maximum permitted lot coverage is 33% of the lot area (49.01 m<sup>2</sup>).  
The lot coverage will be 49.25% of the lot area (73.14 m<sup>2</sup>).
- 4. Section 320-42.1.A.(1)**  
The maximum permitted floor space index is 0.45 times the area of the lot (66.83 m<sup>2</sup>).  
The new dwelling will have a floor space index of 0.99 times the area of the lot (147.02 m<sup>2</sup>).
- 5. Section 320-40.A**  
The minimum required front yard setback is 7.5 m.  
The new dwelling will be located 3 m from the front lot line.
- 6. Section 320-42.1.C.(1)**  
The minimum required side yard setback is 0.9 m and the aggregate width of both side yards shall not equal less than 2.1 m.  
The new dwelling will be located 0.61 m from the north and south side lot lines and will have an aggregate side yard width of 1.22 m.

- 7. Section 320-40.D.(2)**  
The maximum permitted projection of a porch is 1.6 m into the required front yard of 7.5 m.  
The proposed front porch will encroach 5.42 m into the required front yard setback (projects 0.92 m from the main front wall).
- 8. Section 320-42.A.**  
The minimum required rear yard setback is 7.5 m.  
The new dwelling will be located 5.52 m from the rear lot line.
- 9. Section 320-42.1.B.(2)**  
The maximum permitted soffit height is 6.5 m.  
The new dwelling will have a soffit height of 7.62 m.
- 10. Section 320-16**  
No two houses adjacent to each other shall be identical.  
The new dwelling will be identical to the adjacent proposed dwellings.
- 11. Section 320-18.A.(4)**  
A minimum access driveway width of 6 m shall be provided in front of all parking spaces.  
The proposed access driveway width in front of the driveway will be 3 m.

**File Numbers B0016/17EYK, A0189/17EYK, A0190/17EYK, A0191/17EYK and A0192/17EYK are considered jointly.**

**27E. A0189/17EYK**

File Number:	A0189/17EYK	Zoning	CL (Waiver)
Owner(s):	420 HORNER AVE INC	Ward:	Etobicoke-Lakeshore (06)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	<b>420 A HORNER AVE</b> <b>- PART 4</b>	Community:	
Legal Description:	PLAN 2225 PT LOTS 2 & 3		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- 1. Section 320-59.A.(1)**  
The minimum required lot frontage is 13.5 m.  
The new lot frontage will be 7.39 m.
- 2. Section 320-59.B.(1)**  
The minimum required lot area is 510 m<sup>2</sup>.  
The new lot area will be 148.3 m<sup>2</sup>.
- 3. Section 320-59.C.**  
The maximum permitted lot coverage is 33% of the lot area (48.94 m<sup>2</sup>).  
The lot coverage will be 47.77% of the lot area (70.84 m<sup>2</sup>).
- 4. Section 320-42.1.A.(1)**  
The maximum permitted floor space index is 0.45 times the area of the lot (66.74 m<sup>2</sup>).  
The new dwelling will have a floor space index of 0.98 times the area of the lot (145.3 m<sup>2</sup>).
- 5. Section 320-40.A**  
The minimum required front yard setback is 7.5 m.  
The new dwelling will be located 3.8 m from the front lot line.
- 6. Section 320-42.1.C.(1)**  
The minimum required side yard setback is 0.9 m and the aggregate width of both side yards shall not equal less than 2.1 m.  
The new dwelling will be located 0.91 m from the north side lot line, 0.61 m from the south side lot line and will have an aggregate side yard width of 1.52 m.

- 7. Section 320-40.D.(2)**  
The maximum permitted projection of a porch is 1.6 m into the required front yard of 7.5 m.  
The proposed front porch will encroach 4.62 m into the required front yard setback (projects 0.92 m from the main front wall).
- 8. Section 320-42.A.**  
The minimum required rear yard setback is 7.5 m.  
The new dwelling will be located 4.53 m from the rear lot line.
- 9. Section 320-42.1.B.(2)**  
The maximum permitted soffit height is 6.5 m.  
The new dwelling will have a soffit height of 7.62 m.
- 10. Section 320-16**  
No two houses adjacent to each other shall be identical.  
The new dwelling will be identical to the adjacent proposed dwellings.
- 11. Section 320-18.A.(4)**  
A minimum access driveway width of 6 m shall be provided in front of all parking spaces.  
The proposed access driveway width in front of the driveway will be 3.8 m.

**File Numbers B0016/17EYK, A0189/17EYK, A0190/17EYK, A0191/17EYK and A0192/17EYK are 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**

**28A.**

**B0023/17EYK**

File Number:	B0023/17EYK	Zoning	RM & R3 (ZR)
Owner(s):	NICK MANNO	Ward:	Etobicoke-Lakeshore (06)
Agent:	VANESSA MANNO	Heritage:	Not Applicable
Property Address:	<b>64 TREEVIEW DR</b>	Community:	
Legal Description:	PLAN 3632 N PT LOT 3		

**THE CONSENT REQUESTED:**

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

**Retained - Part 2**

**Address to be assigned**

The lot frontage is 9.145 m and the lot area is 381.8 m<sup>2</sup>. The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0282/17EYK.

**Conveyed - Part 1**

**Address to be assigned**

The lot frontage is 9.145 m and the lot area is 382.6 m<sup>2</sup>. The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0281/17EYK.

**File numbers B0023/17EYK, A0281/17EYK and A0282/17EYK will be considered jointly.**

**28B. A0281/17EYK**

File Number:	A0281/17EYK	Zoning	RM & R3 (ZR)
Owner(s):	NICK MANNO	Ward:	Etobicoke-Lakeshore (06)
Agent:	VANESSA MANNO	Heritage:	Not Applicable
Property Address:	<b>64 TREEVIEW DR - PART 1</b>	Community:	
Legal Description:	PLAN 3632 N PT LOT 3		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- 1. Section 900.6.10.(18)(B)(i), By-law 569-2013 & Section 320-63(A)(1)(a)**  
The minimum required lot frontage is 12 m.  
The lot frontage will be 9.13 m.
- 2. Section 900.6.10.(18)(A)(i), By-law 569-2013 & Section 320-63(A)(2)(a)**  
The minimum required lot area is 465 m<sup>2</sup>.  
The lot area will be 381.8 m<sup>2</sup>.
- 3. Section (1)(a), By-law 1979-67**  
The maximum permitted gross floor area is 0.4 times the lot area (152.7 m<sup>2</sup>).  
The proposed dwelling will have a gross floor area of 0.58 times the lot area (223 m<sup>2</sup>).
- 4. 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, provided the aggregate side yard setback is not less than 2.1 m.  
**Section 10.80.40.70.(3)(A), By-law 569-2013 & Section 320-42.1(C)(1)**  
The proposed dwelling will be located 0.61 m from the north side lot line, with an aggregate side yard setback of 1.81 m.
- 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 0.3 m from the north side lot line.
- 6. Section 10.80.40.20.(1), By-law 569-2013**  
The maximum permitted dwelling length is 17 m.



The proposed dwelling will have a length of 18.64 m

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

The maximum permitted dwelling depth is 16.5 m.

The proposed dwelling will have a depth of 18.64 m

**8. Section 3, By-law 1979-67**

The maximum permitted dwelling height is 7.5 m, to the midpoint of the roof.

The proposed dwelling will have a height of 7.77 m, to the midpoint of the roof.

**9. 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 second storey rear platform will have an area of 6.8 m<sup>2</sup>.

**File numbers B0023/17EYK, A0281/17EYK and A0282/17EYK will be considered jointly.**

**28C. A0282/17EYK**

File Number:	A0282/17EYK	Zoning	RM & R3 (ZR)
Owner(s):	NICK MANNO	Ward:	Etobicoke-Lakeshore (06)
Agent:	VANESSA MANNO	Heritage:	Not Applicable
Property Address:	<b>64 TREEVIEW DR - PART 2</b>	Community:	
Legal Description:	PLAN 3632 N PT LOT 3		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- 1. Section 900.6.10.(18)(B)(i), By-law 569-2013 & Section 320-63(A)(1)(a)**  
The minimum required lot frontage is 12 m.  
The lot frontage will be 9.13 m.
- 2. Section 900.6.10.(18)(A)(i), By-law 569-2013 & Section 320-63(A)(2)(a)**  
The minimum required lot area is 465 m<sup>2</sup>.  
The lot area will be 382.6 m<sup>2</sup>.
- 3. Section (1)(a), By-law 1979-67**  
The maximum permitted gross floor area is 0.4 times the lot area (152.7 m<sup>2</sup>).  
The proposed dwelling will have a gross floor area of 0.58 times the lot area (223 m<sup>2</sup>).
- 4. 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, provided the aggregate side yard setback is not less than 2.1 m.  
**Section 10.80.40.70.(3)(A), By-law 569-2013 & Section 320-42.1(C)(1)**  
The proposed dwelling will be located 0.61 m from the south side lot line, with an aggregate side yard setback of 1.81 m.
- 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 0.3 m from the south side lot line.
- 6. Section 10.80.40.20.(1), By-law 569-2013**  
The maximum permitted dwelling length is 17 m.  
The proposed dwelling will have a length of 18.64 m

7. **Section 320-42.1(D)(1)**  
The maximum permitted dwelling depth is 16.5 m.  
The proposed dwelling will have a depth of 18.64 m
8. **Section 3, By-law 1979-67**  
The maximum permitted dwelling height is 7.5 m, to the midpoint of the roof.  
The proposed dwelling will have a height of 7.77 m, to the midpoint of the roof.
9. **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 second storey rear platform will have an area of 6.8 m<sup>2</sup>.

**FILE NUMBERS B0023/17EYK, A0281/17EYK AND A0282/17EYK 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

**29A.**

**B0025/17EYK**

File Number:	B0025/17EYK	Zoning	RM & R3 (ZR)
Owner(s):	MARIJANA MANDARIC MARIO MANDARIC	Ward:	Etobicoke-Lakeshore (06)
Agent:	MARIO MANDARIC	Heritage:	Not Applicable
Property Address:	<b>60 BURLINGAME RD</b>	Community:	
Legal Description:	PLAN 2175 LOT 19		

**THE CONSENT REQUESTED:**

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

**Retained - Part 2**

**Address to be assigned**

The lot frontage is 7.62 m and the lot area is 290.32 m<sup>2</sup>. The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0290/17EYK.

**Conveyed - Part 1**

**Address to be assigned**

The lot frontage is 7.62 m and the lot area is 290.32 m<sup>2</sup>. The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0289/17EYK.

**File Numbers B0025/17EYK, A0289/17EYK AND A0290/17EYK will be considered jointly.**

**29B. A0289/17EYK**

File Number:	A0289/17EYK	Zoning	RM & R3 (ZR)
Owner(s):	MARIO MANDARIC MARIJANA MANDARIC	Ward:	Etobicoke-Lakeshore (06)
Agent:	MARIO MANDARIC	Heritage:	Not Applicable
Property Address:	<b>60 BURLINGAME RD - PART 1</b>	Community:	
Legal Description:	PLAN 2175 LOT 19		

**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.(18)(A)(i), By-law 569-2013 and Section 320-63.A.(2)**  
The minimum required lot area is 465 m<sup>2</sup>.  
The new lot area will be 290.32 m<sup>2</sup>.
- Section 900.6.10.(18)(B)(i), By-law 569-2013 and Section 320-63.A.(1)(a)**  
The minimum required lot frontage is 12 m.  
The new lot frontage will be 7.62 m.
- Section 900.6.10.(18)(C)(i), By-law 569-2013 and Section 320-63.A.(3)**  
The maximum permitted lot coverage is 33% of the lot area (95.8 m<sup>2</sup>).  
The new dwelling will cover 39.79% of the lot area (115.53 m<sup>2</sup>).
- Section 1.(a), By-law 1979-67**  
The maximum permitted gross floor area is 0.4 times the area of the lot (116.12 m<sup>2</sup>).  
The new dwelling will have a gross floor area of 0.81 times the area of the lot (235.8 m<sup>2</sup>).
- Section 10.5.40.70.(1)(A), By-law 569-2013 and Section 320-40.C.(1)**  
The minimum required front yard setback is 6.05 m.  
The new dwelling will be located 5.65 m from the front lot line.
- Section 10.80.40.70.(3)(A), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
**Section 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)(A), By-law 569-2013 and Section 320-42.1.C.(1)**  
The new dwelling will be located 0.61 m from the east side lot line and 0.91 m from the west side lot line and will have a total aggregate side yard width of 1.52 m.
- Section 320-42.1.D.(1)**  
The maximum permitted dwelling depth is 16.5 m.

- The new dwelling will have a depth of 16.65 m.
8. **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 17.05 m.
  9. **Section 900.6.10.(18)(D)(i), By-law 569-2013 and Section 320-42.1.B.(1)**  
The maximum permitted dwelling height is 9.5 m.  
**Section 3, By-law 1979-67**  
The maximum permitted dwelling height is 7.5 m, measured to the midpoint of the roof.  
**Section 900.6.10.(18)(D)(i), By-law 569-2013**  
The new dwelling will have a height of 9.7 m.  
**Section 320-42.1.B.(1) and Section 3, By-law 1979-67**  
The new dwelling will have a height of 8.95 m, measured to the midpoint of the roof.
  10. **Section 10.80.40.10.(2)(A), By-law 569-2013**  
The maximum permitted height of the exterior portion of the main walls is 7 m.  
The exterior portion of the main walls of the new dwelling will have a height of 8.2 m.
  11. **Section 320-42.1.B.(2)**  
The maximum permitted soffit height is 6.5 m.  
The new dwelling will have a soffit height of 8.2 m.
  12. **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 6.24 m<sup>2</sup> of the first floor will be located within 3.77 m of the front main wall.
  13. **Section 4, By-law 1979-67**  
The maximum permitted height of a cellar above finished grade is 1 m.  
The proposed dwelling will have a cellar height of 1.4 m above finished grade.
  14. **Section 320-41.D**  
The minimum required side yard setback for eaves is 0.4 m.  
The eaves/roof projection of the new dwelling will be located 0.3 m from the east side lot line.
  15. **Section 10.5.50.10.(1)(B), By-law 569-2013 and Section 320-24.9.B**  
A minimum of 50% of the front yard shall be maintained as landscaping.  
A total of 49.77% of the front yard will be maintained as landscaping.
  16. **Section 200.5.10.(2)(A)(iv), By-law 569-2013 and Section 320-18.A.(1)(c)**  
The minimum required width of a parking space is 2.6 m and must be increased by 0.3 m for each side that is obstructed, which is 3.2 m.  
The proposed parking space width will be 3.15 m.
  17. **Section 320-16**  
No two houses adjacent to each other shall be identical.  
The proposed two houses are identical.

**File Numbers B0025/17EYK, A0289/17EYK AND A0290/17EYK will be considered jointly.**

**29C. A0290/17EYK**

File Number:	A0290/17EYK	Zoning	RM & R3 (ZR)
Owner(s):	MARIO MANDARIC MARIJANA MANDARIC	Ward:	Etobicoke-Lakeshore (06)
Agent:	MARIO MANDARIC	Heritage:	Not Applicable
Property Address:	<b>60 BURLINGAME RD - PART 2</b>	Community:	
Legal Description:	PLAN 2175 LOT 19		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- 1. Section 900.6.10.(18)(A)(i), By-law 569-2013 and Section 320-63.A.(2)**  
The minimum required lot area is 465 m<sup>2</sup>.  
The new lot area will be 290.32 m<sup>2</sup>.
- 2. Section 900.6.10.(18)(B)(i), By-law 569-2013 and Section 320-63.A.(1)(a)**  
The minimum required lot frontage is 12 m.  
The new lot frontage will be 7.62 m.
- 3. Section 900.6.10.(18)(C)(i), By-law 569-2013 and Section 320-63.A.(3)**  
The maximum permitted lot coverage is 33% of the lot area (95.8 m<sup>2</sup>).  
The new dwelling will cover 39.79% of the lot area (115.53 m<sup>2</sup>).
- 4. Section 1.(a), By-law 1979-67**  
The maximum permitted gross floor area is 0.4 times the area of the lot (116.12 m<sup>2</sup>).  
The new dwelling will have a gross floor area of 0.81 times the area of the lot (235.8 m<sup>2</sup>).
- 5. Section 10.5.40.70.(1)(A), By-law 569-2013 and Section 320-40.C.(1)**  
The minimum required front yard setback is 6.05 m.  
The new dwelling will be located 5.65 m from the front lot line.
- 6. 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, providing the aggregate is not less than 2.1 m.  
**Section 10.20.40.70.(3)(A), By-law 569-2013 and Section 320-42.1.C.(1)**  
The new dwelling will be located 0.61 m from the west side lot line and 0.91 m from the east side lot line and will have a total aggregate side yard width of 1.52 m.
- 7. Section 320-42.1.D.(1)**  
The maximum permitted dwelling depth is 16.5 m.

- The new dwelling will have a depth of 16.65 m.
8. **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 17.05 m.
  9. **Section 900.6.10.(18)(D)(i), By-law 569-2013 and Section 320-42.1.B.(1)**  
The maximum permitted dwelling height is 9.5 m.  
**Section 3, By-law 1979-67**  
The maximum permitted dwelling height is 7.5 m, measured to the midpoint of the roof.  
**Section 900.6.10.(18)(D)(i), By-law 569-2013**  
The new dwelling will have a height of 9.7 m.  
**Section 320-42.1.B.(1) and Section 3, By-law 1979-67**  
The new dwelling will have a height of 8.95 m, measured to the midpoint of the roof.
  10. **Section 10.80.40.10.(2)(A), By-law 569-2013**  
The maximum permitted height of the exterior portion of the main walls is 7 m.  
The exterior portion of the main walls of the new dwelling will have a height of 8.2 m.
  11. **Section 320-42.1.B.(2)**  
The maximum permitted soffit height is 6.5 m.  
The new dwelling will have a soffit height of 8.2 m.
  12. **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 6.24 m<sup>2</sup> of the first floor will be located within 3.77 m of the front main wall.
  13. **Section 4, By-law 1979-67**  
The maximum permitted height of a cellar above finished grade is 1 m.  
The proposed dwelling will have a cellar height of 1.4 m above finished grade.
  14. **Section 320-41.D**  
The minimum required side yard setback for eaves is 0.4 m.  
The eaves/roof projection of the new dwelling will be located 0.3 m from the west side lot line.
  15. **Section 10.5.50.10.(1)(B), By-law 569-2013 and Section 320-24.9.B**  
A minimum of 50% of the front yard shall be maintained as landscaping.  
A total of 49.77% of the front yard will be maintained as landscaping.
  16. **Section 200.5.10.(2)(A)(iv), By-law 569-2013 and Section 320-18.A.(1)(c)**  
The minimum required width of a parking space is 2.6 m and must be increased by 0.3 m for each side that is obstructed, which is 3.2 m.  
The proposed parking space width will be 3.15 m.
  17. **Section 320-16**  
No two houses adjacent to each other shall be identical.  
The proposed two houses are identical.

**File Numbers B0025/17EYK, A0289/17EYK AND A0290/17EYK 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

**30A.**

**B0031/17EYK**

File Number:	B0031/17EYK	Zoning	RM & R3 (ZR)
Owner(s):	BEHFAR AZIZIAN KOHAN	Ward:	Etobicoke-Lakeshore (06)
Agent:	BEHFAR AZIZIAN KOHAN	Heritage:	Not Applicable
Property Address:	<b>436 VALERMO DR</b>	Community:	
Legal Description:	PLAN 2225 LOT 406 PLAN 3360 E PT LOT 39		

**THE CONSENT REQUESTED:**

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

**Retained - Part 2**

**Address to be assigned**

The lot frontage is 6.425 m and the lot area is 258.45 m<sup>2</sup>. The existing dwelling will be demolished and the property will be redeveloped as the site of the east half of a pair of semi-detached dwellings with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0320/17EYK.

**Conveyed - Part 1**

**Address to be assigned**

The lot frontage is 6.425 m and the lot area is 245.67 m<sup>2</sup>. The existing dwelling will be demolished and the property will be redeveloped as the site of the west half of a semi-detached dwellings with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0319/17EYK.

**File numbers B0031/17EYK, A0319/17EYK and A0320/17EYK will be considered jointly.**

**30B. A0319/17EYK**

File Number:	A0319/17EYK	Zoning	RM & R3 (ZR)
Owner(s):	BEHFAR AZIZIAN KOHAN	Ward:	Etobicoke-Lakeshore (06)
Agent:	BEHFAR AZIZIAN KOHAN	Heritage:	Not Applicable
Property Address:	<b>436 VALERMO DR - PART 1</b>	Community:	
Legal Description:	PLAN 2225 LOT 406 PLAN 3360 E PT LOT 39		

**PURPOSE OF THE APPLICATION:**

To construct a new semi-detached dwelling with an attached garage.

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

- Section 900.6.10.(18)(B)(ii), By-law 569-2013**  
The minimum required lot frontage is 18 m.  
**Section 320-63.B(1)**  
The minimum required lot frontage is 9 m.  
**Section 900.6.10.(18)(B)(ii), By-law 569-2013 & Section 320-63.B(1)**  
The lot frontage will be 6.42 m.
- Section 900.6.10.(18)(A)(ii), By-law 569-2013**  
The minimum required lot area is 665 m<sup>2</sup>.  
**Section 320-63.B(2)**  
The minimum required lot area is 334 m<sup>2</sup>.  
**Section 900.6.10.(18)(A)(ii), By-law 569-2013 & Section 320-63.B(2)**  
The lot area will be 245.67 m<sup>2</sup>.
- Section 900.6.10.(18)(C)(i), By-law 569-2013 & Section 320-63.B(3)**  
The maximum permitted lot coverage is 33% of the lot area (79.2 m<sup>2</sup>).  
**Section 900.6.10.(18)(C)(i), By-law 569-2013**  
The proposed dwelling will have a lot coverage of 35% of the lot area (87.1 m<sup>2</sup>).  
**Section 320-63.B(3)**  
The proposed dwelling will have a lot coverage of 36% of the lot area (89.6 m<sup>2</sup>).
- Section 900.6.10(18), By-law 569-2013, Section 1.(a), By-law 1979-67 & 1981-272**  
The maximum permitted gross floor area is 0.4 times the lot area (96 m<sup>2</sup>).  
The proposed dwelling will have a gross floor area of 0.92 times the lot area (225.85 m<sup>2</sup>).
- Section 10.80.40.70.(3)(B), By-law 569-2013**  
The minimum required side yard setback for a semi-detached dwelling is 1.5 m.

The proposed dwelling will be located 1.21 m from the west side lot line.

- 6. Section 900.6.10(18), By-law 569-2013, Section 1.(a), By-law 1979-67 & 1981-272**  
The maximum permitted height is 7.5 m, measured to the midpoint of the roof.  
The proposed dwelling will have a height of 8.37 m, measured to the midpoint of the roof.
- 7. Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls is 7 m.  
The proposed dwelling will have a side exterior main wall height of 7.31 m.
- 8. Section 10.80.40.50.(2)(C), By-law 569-2013**  
The minimum required setback for a rear platform/balcony at or above the second storey of a semi-detached dwelling is 1.8 m from the common wall dividing the dwelling units.  
The proposed rear balcony at or above the second storey will be located 0 m from the common wall.
- 9. Section 10.5.50.10.(1)(D), By-law 569-2013 & Section 320-24.10.A**  
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (22.8 m<sup>2</sup>).  
A total of 45% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (13.82 m<sup>2</sup>).

**File numbers B0031/17EYK, A0319/17EYK and A0320/17EYK will be considered jointly.**

30C.

A0320/17EYK

File Number:	A0320/17EYK	Zoning	RM & R3 (ZR)
Owner(s):	BEHRAD AZIZIAN KOHAN	Ward:	Etobicoke-Lakeshore (06)
Agent:	BEHFAR AZIZIAN KOHAN	Heritage:	Not Applicable
Property Address:	<b>436 VALERMO DR - PART 2</b>	Community:	
Legal Description:	PLAN 2225 LOT 406 PLAN 3360 E PT LOT 39		

**PURPOSE OF THE APPLICATION:**

To construct a new semi-detached dwelling with an attached garage.

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

- Section 900.6.10.(18)(B)(ii), By-law 569-2013**  
The minimum required lot frontage is 18 m.  
**Section 320-63.B(1)**  
The minimum required lot frontage is 9 m.  
**Section 900.6.10.(18)(B)(ii), By-law 569-2013 & Section 320-63.B(1)**  
The lot frontage will be 6.42 m.
- Section 900.6.10.(18)(A)(ii), By-law 569-2013**  
The minimum required lot area is 665 m<sup>2</sup>.  
**Section 320-63.B(2)**  
The minimum required lot area is 334 m<sup>2</sup>.  
**Section 900.6.10.(18)(A)(ii), By-law 569-2013 & Section 320-63.B(2)**  
The lot area will be 258.46 m<sup>2</sup>.
- Section 320-63.B(3)**  
The maximum permitted lot coverage is 33% of the lot area (79.2 m<sup>2</sup>).  
The proposed dwelling will have a lot coverage of 35% of the lot area (89.6 m<sup>2</sup>).
- Section 900.6.10(18), By-law 569-2013, Section 1.(a), By-law 1979-67 & 1981-272**  
The maximum permitted gross floor area is 0.4 times the lot area (104.8 m<sup>2</sup>).  
The proposed dwelling will have a gross floor area of 0.87 times the lot area (225.85 m<sup>2</sup>).
- Section 10.80.40.70.(3)(B), By-law 569-2013**  
The minimum required side yard setback for a semi-detached dwelling is 1.5 m.  
The proposed dwelling will be located 1.21 m from the east side lot line.
- Section 900.6.10(18), By-law 569-2013, Section 1.(a), By-law 1979-67 & 1981-272**

The maximum permitted height is 7.5 m, measured to the midpoint of the roof.  
The proposed dwelling will have a height of 8.37 m, measured to the midpoint of the roof.

**7. Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**

The maximum permitted height of all side exterior main walls is 7 m.  
The proposed dwelling will have a side exterior main wall height of 7.31 m.

**8. Section 10.80.40.50.(2)(C), By-law 569-2013**

The minimum required setback for a rear platform/balcony at or above the second storey of a semi-detached dwelling is 1.8 m from the common wall dividing the dwelling units.  
The proposed rear balcony at or above the second storey will be located 0 m from the common wall.

**9. Section 10.5.50.10.(1)(D), By-law 569-2013 & Section 320-24.10.A**

A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (22.8 m<sup>2</sup>).  
A total of 45% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (13.82 m<sup>2</sup>).

**File numbers B0031/17EYK, A0319/17EYK and A0320/17EYK will be considered jointly.**



City Planning Division

Susanne Pringle  
Manager & Deputy Secretary Treasurer

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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

31A.

**B0040/17EYK**

File Number:	B0040/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	JOHN KOCIUBA CHRISTINE KOCIUBA	Ward:	Etobicoke-Lakeshore (05)
Agent:	ROMAN TSAP	Heritage:	Not Applicable
Property Address:	<b>24 BRAWLEY AVE</b>	Community:	
Legal Description:	PLAN 2032 LOT 189		

**THE CONSENT REQUESTED:**

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

**Retained - Part 1**

**Address to be assigned**

The lot frontage is 17.5 m and the lot area is 415.9 m<sup>2</sup>. The existing dwelling will be maintained, requiring variances to the Zoning By-law, as outlined in Application A0464/17EYK.

**Conveyed - Part 2**

**Address to be assigned**

The lot frontage is 13.5 m and the lot area is 236.4 m<sup>2</sup>. The vacant lot 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 A0458/17EYK.

**File numbers B0040/17EYK, A0458/17EYK and A0464/17EYK will be considered jointly.**



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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

**31B. A0458/17EYK**

File Number:	A0458/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	JOHN KOCIUBA CHRISTINE KOCIUBA	Ward:	Etobicoke-Lakeshore (05)
Agent:	ROMAN TSAP	Heritage:	Not Applicable
Property Address:	<b>24 BRAWLEY AVE - PART 2</b>	Community:	
Legal Description:	PLAN 2032 LOT 189		

**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 & Section 320-59.B.(1)**  
The minimum required lot area is 510 m<sup>2</sup>.  
The lot area will be 236.4 m<sup>2</sup>.
- 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 (78.1 m<sup>2</sup>).  
**Section 10.20.30.40.(1)(A), By-law 569-2013**  
The proposed dwelling will have a lot coverage of 38.2% of the lot area (90.4 m<sup>2</sup>).  
**Section 320-59.C.**  
The proposed dwelling will have a lot coverage of 43.8% of the lot area (103.7 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 (105.8 m<sup>2</sup>).  
The proposed dwelling will have a floor space index of 0.66 times the lot area (156.7 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 6 m.  
The proposed dwelling will be located 2.03 m from the front lot line.
- 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 existing dwelling will be located 4.55 m from the rear lot line.

**File numbers B0040/17EYK, A0458/17EYK and A0464/17EYK will be considered jointly.**



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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

**31C. A0464/17EYK**

File Number:	A0464/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	CHRISTINE KOCIUBA JOHN KOCIUBA	Ward:	Etobicoke-Lakeshore (05)
Agent:	ROMAN TSAP	Heritage:	Not Applicable
Property Address:	<b>24 BRAWLEY AVE - PART 1</b>	Community:	
Legal Description:	PLAN 2032 LOT 189		

**PURPOSE OF THE APPLICATION:**

To maintain the existing detached dwelling.

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

- Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 320-59.B.(1)**  
The minimum required lot area is 510 m<sup>2</sup>.  
The lot area will be 415.9 m<sup>2</sup>.
- Section 10.20.40.70.(2)(A), By-law 569-2013 & Section 320-42A**  
The minimum required rear yard setback is 7.5 m.  
The existing dwelling will be located 5.95 m from the rear lot line.

**File numbers B0040/17EYK, A0458/17EYK and A0464/17EYK will be considered jointly.**





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Manager & Deputy Secretary Treasurer

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**Fax: 416-394-6042**

**32A.**

**B0054/17EYK**

File Number:	B0054/17EYK	Zoning	RM & R2 (Waiver)
Owner(s):	NICOLA MIELE	Ward:	Etobicoke-Lakeshore (06)
Agent:	NICOLA MIELE	Heritage:	Not Applicable
Property Address:	<b>90 VANEVERY ST</b>	Community:	
Legal Description:	PLAN M76 LOT 25		

**THE CONSENT REQUESTED:**

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

**Conveyed - Part 1**

Address to be assigned

The lot frontage is 7.63 m and the lot area is 344.49 m<sup>2</sup>. The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0533/17EYK.

**Retained - Part 2**

Address to be assigned

The lot frontage is 7.63 m and the lot area is 344.56 m<sup>2</sup>. The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0532/17EYK.

**File numbers B0054/17EYK, A0533/17EYK & A0532/17EYK are considered jointly.**

32B.

A0533/17EYK

File Number:	A0533/17EYK	Zoning	RM & R2 (Waiver)
Owner(s):	NICOLA MIELE	Ward:	Etobicoke-Lakeshore (06)
Agent:	NICOLA MIELE	Heritage:	Not Applicable
Property Address:	<b>90 VANEVERY ST - PART 1</b>	Community:	
Legal Description:	PLAN M76 LOT 25		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an integral garage.

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

- 1. Section 900.6.10(22)(B)(i), By-law 569-2013**  
The minimum required lot frontage is 10.5 m.  
The new lot frontage will be 7.63 m.
- 2. 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 (206.4 m<sup>2</sup>).  
The proposed dwelling will have a floor space index equal to 0.61 times the area of the lot (210.84 m<sup>2</sup>).
- 3. 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 5.5 m<sup>2</sup> of the first floor will be located within 4 m of the front main wall.
- 4. Section 900.6.10(22)(D), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The proposed dwelling will be located 0.61 m from the east side lot line.
- 5. Section 900.6.10(22)(C), By-law 569-2013**  
The maximum permitted height is 9.5 m.  
The proposed dwelling will have a height of 9.9 m.
- 6. Section 10.80.40.10.(2)(B), By-law 569-2013**  
The maximum permitted height of all side exterior main walls is 7 m.  
The proposed dwelling will have a side exterior main wall height of 8.05 m.
- 7. Section 10.80.40.10.(4), By-law 569-2013**  
The maximum permitted first floor height above established grade is 1.2 m.  
The proposed dwelling will have a first floor height of 1.45 m above established grade.
- 8. Section 10.5.40.60.(7)(B), By-law 569-2013**  
The minimum required side yard setback for eaves is 0.3 m.  
The eaves of the proposed dwelling will be located 0.2 m from the east side lot line.

32C.

A0532/17EYK

File Number:	A0532/17EYK	Zoning	RM & R2 (Waiver)
Owner(s):	NICOLA MIELE	Ward:	Etobicoke-Lakeshore (06)
Agent:	NICOLA MIELE	Heritage:	Not Applicable
Property Address:	<b>90 VANEVERY ST - PART 2</b>	Community:	
Legal Description:	PLAN M76 LOT 25		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an integral garage.

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

- 1. Section 900.6.10(22)(B)(i), By-law 569-2013**  
The minimum required lot frontage is 10.5 m.  
The new lot frontage will be 7.63 m.
- 2. 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 (206.4 m<sup>2</sup>).  
The proposed dwelling will have a floor space index equal to 0.61 times the area of the lot (210.84 m<sup>2</sup>).
- 3. 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 5.5 m<sup>2</sup> of the first floor will be located within 4 m of the front main wall.
- 4. Section 900.6.10(22)(D), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The proposed dwelling will be located 0.61 m from the west side lot line.
- 5. Section 900.6.10(22)(C), By-law 569-2013**  
The maximum permitted height is 9.5 m.  
The proposed dwelling will have a height of 9.9 m.
- 6. Section 10.80.40.10.(2)(B), By-law 569-2013**  
The maximum permitted height of all side exterior main walls is 7 m.  
The proposed dwelling will have a side exterior main wall height of 8.05 m.
- 7. Section 10.80.40.10.(4), By-law 569-2013**  
The maximum permitted first floor height above established grade is 1.2 m.  
The proposed dwelling will have a first floor height of 1.45 m above established grade.
- 8. Section 10.5.40.60.(7)(B), By-law 569-2013**  
The minimum required side yard setback for eaves is 0.3 m.  
The eaves of the proposed dwelling will be located 0.2 m from the west side lot line.

**33. A0962/16EYK**

File Number:	A0962/16EYK	Zoning	RM & R2 (ZR)
Owner(s):	ELENA MAZOUR	Ward:	Etobicoke-Lakeshore (06)
Agent:	HOSSEIN EFTEKHARI	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:**

- 1. 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>).
- 2. 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.
- 3. 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.
- 4. 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.
- 5. Section 10.80.40.10.(4), By-law 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2 m.  
The altered dwelling will have a first floor height of 1.27 m above established grade.
- 6. 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.

**34. A0084/17EYK**

File Number:	A0084/17EYK	Zoning:	RD & R1 (ZR)
Owner(s):	AMANDEEP KAUR SAHOTA MANDEEP SINGH	Ward:	Etobicoke Centre (03)
Agent:	ALEX BOROS	Heritage:	Not Applicable
Property Address:	<b>6 LORRAINE GDNS</b>	Community:	
Legal Description:	PLAN 3152 PT BLK B PLAN M563 PT LOT 1		

**PURPOSE OF THE APPLICATION:**

To legalize and to maintain the existing detached garage and the second storey rear platform.

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

- Section 10.20.40.70.(5)(A), By-law 569-2013**  
The minimum required side yard setback is 7.5 m, where the depth of the building is greater than 17 m. The unexcavated portion of the basement in the existing dwelling is located 3.05 m from the south side lot line, where the depth of the building is greater than 17 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 existing rear second storey platform has an area of 10 m<sup>2</sup>.
- Section 10.5.60.50.(2)(A), By-law 569-2013**  
The maximum permitted total floor area of an ancillary structure is 60 m<sup>2</sup>. The existing detached garage has a floor area of 77.8 m<sup>2</sup>.
- Section 10.5.60.20.(3)(A), By-law 569-2013**  
The minimum required side yard setback for an ancillary building or structure located in a side yard is 3 m. The existing detached garage is located 0.6 m from the north side lot line.
- Section 320-43.D.**  
The maximum permitted height of an accessory structure is 2.5 m. The existing detached garage has a height of 4 m.
- Section 10.5.50.10.(1)(C), By-law 569-2013 & Section 320-24.9(iii)**  
A minimum of 60% of the front yard shall be maintained as landscaping (287.5 m<sup>2</sup>). A total of 58.6% of the front yard is being maintained as landscaping (281 m<sup>2</sup>).

**35. A0305/17EYK**

File Number:	A0305/17EYK	Zoning:	R & R2 (ZR)
Owner(s):	KEVIN DANIEL STOCKER HELEN KOUTOUMANOS- STOCKER	Ward:	Etobicoke-Lakeshore (05)
Agent:	FIRST STEP DESIGN	Heritage:	Not Applicable
Property Address:	<b>37 GREENFIELD DR</b>	Community:	
Legal Description:	PLAN 3740 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 & Section 1(b)(1), By-law 1992-23**  
The maximum permitted gross floor area, including an attached garage is 135 m<sup>2</sup> plus 25% of the lot area (314.8 m<sup>2</sup>).  
The new dwelling, including the attached garage, will have a gross floor area of 135 m<sup>2</sup> plus 29.57% of the lot area (347.7 m<sup>2</sup>).
- Section 320-41.B**  
The minimum required side yard setback abutting a street is 5.39 m.  
The new dwelling will be located 3.87 m from the north side lot line abutting a street (Greenfield Drive).
- Section 320-40.D.(2)**  
The maximum permitted projection for a deck into the required front yard (Shaver Avenue) is 1.6 m.  
The proposed front deck will encroach 2.2 m into the required front yard setback.
- Section 320-41.E.**  
The maximum permitted porch projection is 1.6 m from the main side wall.  
The proposed side yard porch along the Greenfield Drive side lot line will project 1.8 m from the main side wall.
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 1.a)(1), By-law 1992-23**  
The maximum permitted building height is 9.5 m.  
The new dwelling will have a height of 10.11 m.
- Section 1.a)(2), By-law 1992-23**

The maximum permitted soffit height is 6.5 m.  
The new dwelling will have a soffit height of 7.14 m.

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

The maximum permitted height of all front exterior main walls is 7 m.  
The new dwelling will have a front exterior main wall height of 7.14 m.

**8. Section 10.20.40.20.(1), By-law 569-2013**

The maximum permitted dwelling length is 17 m.  
The new dwelling will have a length of 19.75 m.

**9. Section 10.20.40.30.(1), By-law 569-2013**

The maximum permitted dwelling depth is 19 m.

**Section 1.(d)(1), By-law 1992-23**

The maximum permitted dwelling depth is 16.5 m.

**Section 10.20.40.30.(1), By-law 569-2013 & Section 1.(d)(1), By-law 1992-23**

The new dwelling will have a depth of 19.75 m.

**10. Section 320-41.F**

A minimum of 6 m must be provided in front of a garage facing a flanking street.

The proposed garage facing a flanking street (Greenfield Drive) will be located 5.47 m from the north side lot line.



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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

**36A.**

**B0083/16EYK**

File Number:	B0083/16EYK	Zoning	RD & R2 (ZR)
Owner(s):	VIPUL PATEL	Ward:	Etobicoke-Lakeshore (05)
Agent:	NICK SACCONI	Heritage:	Not Applicable
Property Address:	<b>1030 KIPLING AVE</b>	Community:	
Legal Description:	PLAN 1893 LOT 7		

**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 348.39 m<sup>2</sup>. The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0900/16EYK.

**Conveyed - Part 2**

**Address to be assigned**

The lot frontage is 7.62 m and the lot area is 348.39 m<sup>2</sup>. The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0901/16EYK.

**File Numbers B0083/16EYK, A0900/16EYK AND A0901/16EYK will be considered jointly.**





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Manager & Deputy Secretary Treasurer

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

36B.

A0900/16EYK

File Number:	A0900/16EYK	Zoning	RD & R2 (Waiver)
Owner(s):	VIPUL PATEL	Ward:	Etobicoke-Lakeshore (05)
Agent:	MICHAEL MANETT	Heritage:	Not Applicable
Property Address:	<b>1030 KIPLING AVE - PART 1</b>	Community:	
Legal Description:	PLAN 1893 LOT 7		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage

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

- 1. 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 311.12 m<sup>2</sup>.
- 2. Section 10.20.30.20.(1)(A), By-law 569-2013 and Section 320-59.(A)(1)**  
The minimum required lot frontage is 13.5 m.  
The new lot frontage will be 7.62 m.
- 3. 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 is 0.5 times the area of the lot (155.56 m<sup>2</sup>).  
The new dwelling will have a gross floor area of 0.95 times the area of the lot (294.2 m<sup>2</sup>).
- 4. Section 900.3.10.(21)(D)(i), By-law 569-2013 and Section 1.c)(1), By-law 1992-23**  
The minimum required side yard setback is 0.9 m, providing the aggregate of both side yards is not less than 2.1 m.  
The new dwelling will be located 0.51 m from the south side lot line and will have a total aggregate side yard setback of 1.71 m.
- 5. 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 18.06 m.
- 6. Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 1.a)(1), By-law 1992-23**  
The maximum permitted building height is 9.5 m.  
The new dwelling will have a height of 10.42 m.

- 7. Section 10.20.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7 m.  
The new dwelling will have a front exterior main wall height of 9.01 m.
- 8. Section 10.20.40.10.(6), By-law 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2 m.  
The new dwelling will have a first floor height of 2.92 m above established grade.
- 9. Section 1.a)(2), By-law 1992-23**  
The maximum permitted soffit height is 6.5 m.  
The new dwelling will have a soffit height of 8.37 m.
- 10. 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 new dwelling will be located 0.15 m from the south side lot line.
- 11. Section 320-16**  
No two houses adjacent to each other shall be identical.  
The proposed dwelling will be identical to the adjacent proposed dwelling (Part 2).

**File Numbers B0083/16EYK, A0900/16EYK AND A0901/16EYK will be considered jointly.**

**36C. A0901/16EYK**

File Number:	A0901/16EYK	Zoning	RD & R2 (Waiver)
Owner(s):	VIPUL PATEL	Ward:	Etobicoke-Lakeshore (05)
Agent:	MICHAEL MANETT	Heritage:	Not Applicable
Property Address:	<b>1030 KIPLING AVE - PART 2</b>	Community:	
Legal Description:	PLAN 1893 LOT 7		

**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 311.12 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 7.62 m.
- 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 is 0.5 times the area of the lot (155.56 m<sup>2</sup>).  
The new dwelling will have a gross floor area of 0.95 times the area of the lot (294.2 m<sup>2</sup>).
- Section 900.3.10.(21)(D)(i), By-law 569-2013 and Section 1.c)(1), By-law 1992-23**  
The minimum required side yard setback is 0.9 m, providing the aggregate of both side yards is not less than 2.1 m.  
The new dwelling will be located 0.51 m from the north side lot line and will have a total aggregate side yard setback of 1.71 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 18.06 m.
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 1.a)(1), By-law 1992-23**  
The maximum permitted building height is 9.5 m.  
The new dwelling will have a height of 10.42 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 9.01 m.

**8. Section 10.20.40.10.(6), By-law 569-2013**

The maximum permitted height of the first floor above established grade is 1.2 m.  
The new dwelling will have a first floor height of 2.92 m above established grade.

**9. Section 1.a)(2), By-law 1992-23**

The maximum permitted soffit height is 6.5 m.  
The new dwelling will have a soffit height of 8.37 m.

**10. 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 new dwelling will be located 0.15 m from the north side lot line.

**11. Section 320-16**

No two houses adjacent to each other shall be identical.

The proposed dwelling will be identical to the adjacent proposed dwelling (Part 1).

**File Numbers B0083/16EYK, A0900/16EYK AND A0901/16EYK 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**

**37A.**

**B0024/17EYK**

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

**THE CONSENT REQUESTED:**

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

**Conveyed - Part 1**

**Address to be assigned**

The lot frontage is 16.7 m measured along Saybrook Avenue and the lot area is 524.4 m<sup>2</sup>. The property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0283/17EYK.

**Retained - Part 2**

**Address to be assigned**

The lot frontage is 19.51 m measured along Saybrook Avenue and the lot area is 548.1 m<sup>2</sup>. The existing detached dwelling will be maintained, with the exception of the west side one-storey addition which will be demolished. The altered dwelling will require no variances from the zoning by-law.

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



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  
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Fax: 416-394-6042

**37B.**

**A0283/17EYK**

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

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an integral garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59.C.**  
The maximum permitted lot coverage is 33% of the lot area (173.03 m<sup>2</sup>).  
The new dwelling will cover 35.9% of the lot area (188.24 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 (235.95 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 0.66 times the area of the lot (344.7 m<sup>2</sup>).  
**Section 320-42.1.(A)(1)**  
The new dwelling will have a floor space index of 0.63 times the area of the lot (331.35 m<sup>2</sup>).
- Section 320-42.1.C.(2)**  
The minimum required side yard setback is 1.2 m, provided that the aggregate width of both side yards shall equal not less than 20% of the lot frontage (3.34 m).  
The new dwelling will have an aggregate side yard width of 18.2% of the lot frontage (3.04 m).
- Section 10.5.40.60.(3)(A)(ii), By-law 569-2013**  
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2 m.  
The proposed rear basement walk-out exterior stairs, which are encroaching into the required rear yard setback, will have a width of 2.55 m.
- Section 320-42.E**  
The maximum permitted encroachment for stairs into the required rear yard setback is 1.71 m.  
The proposed basement walk-out stairs will project 3.81 m into the required rear yard.
- Section 10.20.40.10(1)(A), By-Law 569-2013 and Section 320-42.1.B(1)**  
The maximum permitted height is 9.5 m.  
The new dwelling will have a height of 9.85 m.

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