

**COMMITTEE OF ADJUSTMENT
ETOBICOKE- YORK PANEL**

Hearing Date: Thursday, July 27, 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	A0370/17EYK	KRISTINE HELEN WILSON	3 CLAYMORE DR	Etobicoke-Lakeshore (05)
2	A0393/17EYK	WINONA SCHUBACK RONALD ALAN SEARLES	75 JAMES ST	Etobicoke-Lakeshore (06)
3	A0428/17EYK	KERRIE L REID SCOTT JAMES REID	29 TROMLEY DR	Etobicoke Centre (03)
4	A0430/17EYK	2305468 ONTARIO CORPORATION	701 A THE QUEENSWAY	Etobicoke-Lakeshore (05)
5	A0432/17EYK	VINKO PEHAR JOAN PEHAR	141 THIRTIETH ST	Etobicoke-Lakeshore (06)

6	A0433/17EYK	VINKO PEHAR JOAN PEHAR	139 THIRTIETH ST	Etobicoke-Lakeshore (06)
7	A0440/17EYK	JILL ANNETTE WHELAN	98 THE KINGSWAY	Etobicoke-Lakeshore (05)
8	A0447/17EYK	SHERRET NOSANCHUK PAUL GALLOP	403 THE KINGSWAY	Etobicoke Centre (04)
9	A0448/17EYK	FRANCESCO ANTONIO TUCHIARO	14 GRAND AVE	Etobicoke-Lakeshore (06)
10	A0453/17EYK	JEFFREY GORESKI	97 EDGECROFT RD	Etobicoke-Lakeshore (05)
11	A0456/17EYK	ASSUNTA MANOCCHIO	25 YORKLEIGH AVE	Etobicoke North (02)
12	A0461/17EYK	NERVIEW INVESTMENTS LIMITED	109 TWENTY SECOND ST	Etobicoke-Lakeshore (06)
13	A0462/17EYK	SEBASTIAN IWANIUK ELIZABETH DUNCAN	39 CARDIGAN RD	Etobicoke-Lakeshore (05)
14	A0466/17EYK	NATALYA ALYMOVA PETRO ALYMOV	41 ALCAN AVE	Etobicoke-Lakeshore (06)
15	A0469/17EYK	KAREN WAI KWAN NG FRANK KIAN LEEUNG TEE	19 VAN DUSEN BLVD	Etobicoke-Lakeshore (05)
16	A0470/17EYK	ANNE MARIE DESANDO	28 RIVERBANK DR	Etobicoke Centre (04)
17	A0472/17EYK	TETYANA SERGYEYEVA	14 STATLER AVE	Etobicoke-Lakeshore (05)
18	A0482/17EYK	ROSS WILSON HOLDINGS LTD ROSS W WILSON	187 BERRY RD	Etobicoke-Lakeshore (05)

19	A0483/17EYK	MATTHEW JOSEPH SCHMALZ NARDA ANNE SCHMALZ	31 TWENTY FIFTH ST	Etobicoke-Lakeshore (06)
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FILES TO BE HEARD AT 3:00 PM, OR SHORTLY THEREAFTER:

Item	File Number	Owner	Property	Community (Ward)
20	A0489/17EYK	BETTY LUONG KENNETH WOO	2 PRINCESS ANNE CRES	Etobicoke Centre (04)
21	A0499/17EYK	ALBERT MEDEIROS DEBORAH MEDEIROS	25 EIGHTH ST	Etobicoke-Lakeshore (06)
22	A0503/17EYK	KATRINA PILLOW VITO PETRUCCI	18 SAGAMORE CRES	Etobicoke Centre (03)
23	A0505/17EYK	MARY JANE SCHUESSLER SHAWN CHRISTOPHER KARN	59 BELVEDERE BLVD	Etobicoke-Lakeshore (05)
24	A0508/17EYK	PETER GERRARD SMITH LAURA SIMONE FULLER	39 OAKFIELD DR	Etobicoke-Lakeshore (05)
25	A0512/17EYK	EDWARD JOHN WINTER NORMA ROSE WINTER	11 ASHWOOD CRES	Etobicoke Centre (04)
26	A0519/17EYK	ASSEMBLY OF PRAYER	1331 MARTIN GROVE RD	Etobicoke North (02)
27A	B0014/17EYK	ANDREW ALFREDO LAZZARO JOSE GONCALVES	56 FRANCES AVE	Etobicoke-Lakeshore (05)
27B	A0162/17EYK	ANDREW ALFREDO LAZZARO JOSE GONCALVES	56 FRANCES AVE PART 1	Etobicoke-Lakeshore (05)

27C	A0163/17EYK	ANDREW ALFREDO LAZZARO JOSE GONCALVES	56 FRANCES AVE PART 2	Etobicoke-Lakeshore (05)
28A	B0035/17EYK	ALEXANDER THEODORE KOLOS	56 VICTOR AVE	Etobicoke-Lakeshore (06)
28B	A0361/17EYK	ALEXANDER THEODORE KOLOS	56 VICTOR AVE PART 1	Etobicoke-Lakeshore (06)
28C	A0362/17EYK	ALEXANDER THEODORE KOLOS	56 VICTOR AVE PART 2	Etobicoke-Lakeshore (06)

DEFERRED APPLICATIONS:

Item	File Number	Owner	Property	Community (Ward)
29	DEFERRED from May 9/17 A0243/17EYK	STEPHEN JAMES REDDEN LAURA REDDEN	75 VALECREST DR	Etobicoke Centre (04)
30	DEFERRED from May 9/17 A0306/17EYK	JOHNATAN PASSOS	168 CLEARBROOKE CRCL	Etobicoke North (02)
31	DEFERRED from Jun 1/17 A0330/17EYK	1460 THE QUEENSWAY STORAGE GP COROPORATION	1460 THE QUEENSWAY	Etobicoke-Lakeshore (05)

DELEGATED APPLICATIONS:

Item	File Number	Owner	Property	Community (Ward)
32	B0071/16EYK	JOAN PEHAR VINKO PEHAR	139 & 141 THIRTIETH ST	Etobicoke-Lakeshore (06)

APPEALS AND ORDERS:

NONE



City Planning Division

Susanne Pringle
Manager & Deputy Secretary Treasurer

www.toronto.ca/planning/comm_adj.htm

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

1. A0370/17EYK

File Number:	A0370/17EYK	Zoning	RD (ZR)
Owner(s):	KRISTINE HELEN WILSON	Ward:	Etobicoke-Lakeshore (05)
Agent:	MLA DESIGN BUILD	Heritage:	Not Applicable
Property Address:	3 CLAYMORE DR	Community:	
Legal Description:	PLAN 4524 LOT 39		

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling.

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

Section 10.20.40.70.(1), By-law 569-2013

The minimum required front yard setback is 8.87 m.

The altered dwelling will be located 7.61 m from the front lot line.



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2. A0393/17EYK

File Number:	A0393/17EYK	Zoning	RM & RM1 (ZR)
Owner(s):	WINONA SCHUBACK RONALD ALAN SEARLES	Ward:	Etobicoke-Lakeshore (06)
Agent:	QBS ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	75 JAMES ST	Community:	
Legal Description:	PLAN 2172 LOT 222		

PURPOSE OF THE APPLICATION:

To convert a portion of the garage into habitable space and to construct an addition connecting the garage to the existing dwelling and a one-storey front addition.

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

1. Section 900.6.10.(2)(D)(i), By-law 569-2013

The maximum permitted floor space index is 0.35 times the area of the lot (195.12 m²).

The altered dwelling will have a floor space index equal to 0.41 times the area of the lot (227.22 m²).

2. Section 10.80.40.70.(1), By-law 569-2013

The minimum required front yard setback is 5.8 m.

The altered dwelling will be located 3.14 m from the front lot line.

3. A0428/17EYK

File Number:	A0428/17EYK	Zoning:	RD & R2 (ZR)
Owner(s):	KERRIE L REID SCOTT JAMES REID	Ward:	Etobicoke Centre (03)
Agent:	DAVID BROWN	Heritage:	Not Applicable
Property Address:	29 TROMLEY DR	Community:	
Legal Description:	PLAN 4679 LOT 79		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: a second storey addition above the existing dwelling, to extend the front of the garage, a new covered front porch and a new rear deck.

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

- 1. Section 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 9.12 m.
The altered dwelling will be located 7.75 m from the front lot line.
- 2. Section 320-40.D.(2)**
The maximum permitted projection of a porch into the required front yard is 1.6 m.
The proposed porch will project 2.87 m into the required front yard.
- 3. Section 10.5.40.60.(1)(A)(i), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor 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.
The proposed front platform will encroach 2.87 m into the required front yard setback.
- 4. Section 10.5.100.1.(1)(C)(ii), By-law 569-2013**
The maximum permitted driveway width is 4.76 m.
The proposed driveway will have a width of 5.68 m.
- 5. Section 10.5.50.10.(1)(C), By-law 569-2013**
A minimum of 60% of the front yard shall be maintained as landscaping (88.98 m²).
A total of 57% of the front yard will be maintained as landscaping (84.6 m²).
- 6. Section 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (63.45 m²).
A total of 73% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (61.83 m²).



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4. A0430/17EYK

File Number:	A0430/17EYK	Zoning	AV (ZR)
Owner(s):	2305468 ONTARIO CORPORATION	Ward:	Etobicoke-Lakeshore (05)
Agent:	DESIGN PLAN SERVICES	Heritage:	Not Applicable
Property Address:	701 A THE QUEENSWAY	Community:	
Legal Description:	PLAN M101 W PT LOT 31		

PURPOSE OF THE APPLICATION:

To construct a third storey addition above the existing commercial/residential building which will contain a third dwelling unit.

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

- Section 3.I(1) and (4), By-law 514-2003**
A total of 6 parking spaces are required.
A total of 2 legal parking spaces are provided.
- Section 3.J.(2), By-law 514-2003**
Main buildings shall front onto and be directly accessible to the public street.
The main (and only) entrance for the third storey unit will not front onto or be directly accessible by the public street.

5. A0432/17EYK

File Number:	A0432/17EYK	Zoning	E & IC1 (ZR)
Owner(s):	VINKO PEHAR	Ward:	Etobicoke-Lakeshore (06)
Agent:	URBAN GROWTH INC	Heritage:	Not Applicable
Property Address:	141 THIRTIETH ST	Community:	
Legal Description:	PLAN 2140 N PT LOT 46 TOG WITH ROW		

PURPOSE OF THE APPLICATION:

To maintain the existing detached dwelling.

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

- Section 320-67.(A)(1)**
The minimum required lot area is 465 m².
The lot area is 325 m².
- Section 60.20.30.20.(1), By-law 569-2013**
The minimum required lot frontage will be 20 m.
Section 320-67.(A)(1)
The minimum required lot frontage will be 12 m.
Section 60.20.30.20.(1), By-law 569-2013 and Section 320-67.(A)(1)
The lot frontage is 7.92 m.
- Section 60.20.40.70.(2), By-law 569-2013**
The minimum required side yard setback is 3 m.
Section 320-42.1.(C)(1)
The minimum required side yard setback is 0.9 m and the aggregate width of the side yards shall not equal less than 2.1 m.
Section 60.20.40.70.(2), By-law 569-2013 and Section 320-42.1.(C)(1)
The dwelling is located 0.45 m from the south side lot line and will have an aggregate side yard width of 0.78 m.
- Section 320-41.(D)**
The minimum required side yard setback for eaves is 0.4 m.
The eaves of the existing dwelling is located 0 m from the south side lot line.



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6. A0433/17EYK

File Number:	A0433/17EYK	Zoning	E & ICI (ZR)
Owner(s):	VINKO PEHAR	Ward:	Etobicoke-Lakeshore (06)
Agent:	URBAN GROWTH INC	Heritage:	Not Applicable
Property Address:	139 THIRTIETH ST	Community:	
Legal Description:	PLAN 2140 S PT LOT 46		

PURPOSE OF THE APPLICATION:

To maintain the existing detached dwelling.

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

- Section 320-67.(A)(1)**
The minimum required lot area is 465 m².
The lot area is 301 m².
- Section 60.20.30.20.(1), By-law 569-2013**
The minimum required lot frontage will be 20 m.
Section 320-67.(A)(1)
The minimum required lot frontage will be 12 m.
Section 60.20.30.20.(1), By-law 569-2013 and Section 320-67.(A)(1)
The lot frontage is 7.32 m.
- Section 60.20.40.70.(2), By-law 569-2013**
The minimum required side yard setback is 3 m.
The dwelling is located 2.2 m from the side lot line.



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7. A0440/17EYK

File Number:	A0440/17EYK	Zoning	RD (ZR)
Owner(s):	JILL ANNETTE WHELAN	Ward:	Etobicoke-Lakeshore (05)
Agent:	ANTHONY MORASSUTTI	Heritage:	Not Applicable
Property Address:	98 THE KINGSWAY	Community:	
Legal Description:	PLAN 1727 PT LOTS 68 & 69 PLAN 1685 PT LOT 142		

PURPOSE OF THE APPLICATION:

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

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

Section 10.20.40.70.(3)(D), By-law 569-2013

The minimum required side yard setback is 1.5 m.

The altered dwelling will be located 0.9 m from the east side lot line.

8. A0447/17EYK

File Number:	A0447/17EYK	Zoning	RD & R1 (ZR)
Owner(s):	PAUL GALLOP SHERRET NOSANCHUK	Ward:	Etobicoke Centre (04)
Agent:	KEITH O'BRIEN	Heritage:	Not Applicable
Property Address:	403 THE KINGSWAY	Community:	
Legal Description:	PLAN 3950 LOT 59		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: a partial second storey addition above the existing dwelling, a one-storey front which will include a garage, a second storey south side platform and a one-storey south side addition.

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

- 1. Section 900.3.10(28)(C), By-law 569-2013**
The maximum permitted gross floor area is 165 m² plus 25% of the lot area (407.75 m²)
The altered dwelling will have a gross floor area of 165 m² plus 26.42% of the lot area (421.57 m²).
- 2. Section 10.5.40.70.(1)(A), By-law 569-2013 & Section 320-40.A.(1)**
The minimum required front yard setback is 13.24 m.
The altered dwelling will be located 6.86 m from the front lot line.
- 3. Section 900.3.10.(28)(D)(ii), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.93 m from the north side lot line.
- 4. Section 10.20.40.70.(2)(B) By-law 569-2013**
The minimum required rear yards setback is 12.65 m.
The altered dwelling will be located 10.24 m from the rear lot line.
- 5. Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The altered dwelling will have a length of 33.85 m.
- 6. Section 900.3.10.(28)(B), By-law 569-2013**
The maximum permitted dwelling depth is 19 m.
The altered dwelling will have a depth of 27.58 m.

- 7. Section 900.3.10.(28)(A), By-law 569-2013**
The maximum permitted flat roof height is 6.5 m.
The altered dwelling will have a flat roof height of 8.01 m.
- 8. Section 10.20.40.10.(5), By-law 569-2013**
The maximum permitted height of a parapet is 0.3 m.
The altered dwelling height of the parapet will be 1.14 m.
- 9. Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed second storey south side platform will have an area of 22.63 m².
- 10. Section 10.5.100.1.(1)(C), By-law 569-2013 & Section 320-44.A.(1)(c)**
The maximum permitted driveway width is 6 m.
The proposed driveway will have a width of 6.17 m.
- 11. Section 900.3.10.(28)(E), By-law 569-2013**
A 3 car garage is only permitted on a lot with a frontage of 27 m or greater.
The lot frontage is 17.18 m.



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9. A0448/17EYK

File Number:	A0448/17EYK	Zoning	RM & R2 (ZR)
Owner(s):	FRANCESCO ANTONIO TUCHIARO	Ward:	Etobicoke-Lakeshore (06)
Agent:	FRANCESCO ANTONIO TUCHIARO	Heritage:	Not Applicable
Property Address:	14 GRAND AVE	Community:	
Legal Description:	PLAN M110 PT LOT 354		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 900.6.10(22)(D), By-law 569-2013 and Section 340-30(A)(4)**
The minimum required side yard setback is 0.9 m.
The new dwelling will be located 0.63 m from the south side lot line.
- Section 10.80.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of the front exterior main walls is 7 m.
The front exterior main walls of the new dwelling will have a height of 7.66 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 first floor above established grade of the new dwelling will have a height of 2.64 m.
- Section 200.5.1.10(2)(A)(i), By-law 569-2013 and Section 340-31.A.(1)**
The minimum required parking space width is 3.2 m.
The proposed garage will be 3.15 m in width.



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10. A0453/17EYK

File Number:	A0453/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	JEFFREY GOESKI	Ward:	Etobicoke-Lakeshore (05)
Agent:	OE DESIGN BUILD	Heritage:	Not Applicable
Property Address:	97 EDGECROFT RD	Community:	
Legal Description:	PLAN 4149 LOT 32		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (238.3 m²).
Section 10.20.40.40.(1)(A), By-law 569-2013
The new dwelling will have a floor space index of 0.65 times the area of the lot (346.4 m²).
Section 320-42.1.A.(1)
The new dwelling will have a floor space index of 0.69 times the area of the lot (362.5 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The new dwelling will be located 0.9 m from the east side lot line.
- Section 10.20.40.10.(2)(B), By-law 569-2013**
The maximum permitted height of a specified pairs of side walls is 7 m.
The new dwelling will have a side wall height of 7.2 m.
- Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 7.2 m.

11. A0456/17EYK

File Number:	A0456/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	ASSUNTA MANOCCHIO	Ward:	Etobicoke North (02)
Agent:	ARMANDO BARBINI	Heritage:	Not Applicable
Property Address:	25 YORKLEIGH AVE	Community:	
Legal Description:	RCP 9748 PT LOT 148 RP 66R27766 PART 1		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 10.20.40.40(1)(A), By-law 569-2013 and Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (510.8 m²).
Section 10.20.40.40(1)(A), By-law 569-2013
The proposed dwelling will have a floor space index equal to 0.66 times the area of the lot (747 m²).
Section 320-42.1A(1)
The proposed dwelling will have a floor space index equal to 0.47 times the area of the lot (531.42 m²).
- Section 10.20.40.70(5)(A), By-law 569-2013**
The minimum required side yard setback is 7.5 m.
The proposed dwelling will be located 2.27 m from the west side lot line.
- Section 10.20.40.10(2)(A), By-law 569-2013**
The maximum permitted height of main walls from established grade is 7 m.
The proposed dwelling will have a main wall height of 9.5 m from established grade.
- Section 10.20.40.10(6), 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 1.95 m above established grade.
- Section 320-42.1.B.2**
The maximum permitted soffit height is 6.5 m.
The proposed dwelling will have a soffit height of 8 m.
- Section 10.20.40.50(1)(A), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached house is 4 m².
The proposed rear deck at or above the second storey will have an area of 41.8 m².

12. A0461/17EYK

File Number:	A0461/17EYK	Zoning:	RM & R2 (ZR)
Owner(s):	NERVIEW INVESTMENTS LIMITED	Ward:	Etobicoke-Lakeshore (06)
Agent:	AJTDESIGN	Heritage:	Not Applicable
Property Address:	109 TWENTY SECOND ST	Community:	
Legal Description:	PLAN 1469 PT LOT 7		

PURPOSE OF THE APPLICATION:

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

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

- 1. Section 10.80.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the lot area (165.8 m²).
The altered dwelling will have a floor space index of 0.96 times the lot area (265.8 m²).
- 2. Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The altered dwelling will have a length of 18.31 m.
- 3. Section 10.80.40.10.(4), 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 1.23 m above established grade.
- 4. 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 altered dwelling will have a height of 9.3 m.
- 5. Section 900.6.10.(23)(C), By-law 569-2013 & Section 350-31.A.(8)**
The maximum permitted dwelling height is 9.5 m.
The altered dwelling will have a height of 9.7 m.
- 6. Section 10.80.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed third storey platform will have an area of 12 m².

13. A0462/17EYK

File Number:	A0462/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	SEBASTIAN IWANIUK	Ward:	Etobicoke-Lakeshore (05)
Agent:	PAUL DA CUNHA ARCHITECT	Heritage:	Not Applicable
Property Address:	39 CARDIGAN RD	Community:	
Legal Description:	PLAN 4469 LOT 54		

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)**
The maximum permitted lot coverage is 33% of the lot area (191.62 m²).
The proposed dwelling will cover 35.16% of the lot area (204.13 m²).
- Section 10.20.40.40(1)(A), By-law 569-2013 and Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (261.29 m²).
The proposed dwelling will have a floor space index equal to 0.61 times the area of the lot (358.67 m²).
- Section 10.5.40.70(1)(B), By-law 569-2013 and Section 320-40.C.(1)**
The minimum required front yard setback is 7.62 m.
The proposed dwelling will be located 7.17 m from the front lot line.
- Section 10.5.40.60(6)(B)(ii), By-law 569-2013**
A window projection from the main wall of a building may encroach a maximum of 0.6 m into a side yard setback provided it is no closer than 0.6 m to the side lot line.
The proposed window well projects 0.86 m into the west side yard setback and is located 0.35 m from the west side lot line.
- 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 19.23 m.
- Section 10.20.40.10(1)(A), By-law 569-2013**
The maximum permitted exterior main wall height is 7 m.
The proposed dwelling will have an exterior main wall height of 8.39 m.
- Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The proposed dwelling will have a soffit height of 7.18 m.
- Section 10.5.100.1(1)(C)(iii), By-law 569-2013**
The maximum permitted driveway width is 4.66 m.
The proposed dwelling will have a driveway width of 5.29 m.
- Section 10.5.50.10(1)(C), By-law 569-2013**
A minimum of 60% of the front yard shall be maintained as landscaping.
A total of 58.05% of the front yard will be maintained as landscaping.

14. A0466/17EYK

File Number:	A0466/17EYK	Zoning:	RM & R3 (ZR)
Owner(s):	NATALYA ALYMOVA PETRO ALYMOV	Ward:	Etobicoke-Lakeshore (06)
Agent:	INSPIRE HOMES INC	Heritage:	Not Applicable
Property Address:	41 ALCAN AVE	Community:	
Legal Description:	PLAN 2123 E PT LOT 49		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage and a secondary suite in the basement.

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

- Section 900.6.10.(C)(i), By-law 569-2013**
The maximum permitted lot coverage is 33% of the lot area (91.98 m²).
The new dwelling will cover 41% of the lot area (114.05 m²).
- Section 900.6.10.(18), By-law 569-2013 and Section 1.(a), By-law 1979-67 & By-law 1981-272**
The maximum permitted gross floor area is 0.4 times the area of the lot (111.5 m²).
The new dwelling will have a gross floor area of 0.66 times the area of the lot (183.97 m²).
- Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The new dwelling will be located 0.9 m from the west side lot line and 0.51 m from the east side lot line.
- Section 320-41.C.**
The minimum required distance for windows on the first storey to the side lot line is 1.2 m.
The proposed window will be located 0.51 m from the east side lot line.
- Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwelling will have a depth of 17.66 m.
- Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 6.64 m.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
The eaves of the new dwelling will be located 0.2 m from the east side lot line.
- Section 150.10.40.1.(1), By-law 569-2013**
A secondary suite is a permitted use provided that the entire building was constructed more than 5 years prior to the introduction of the secondary suite.
The new dwelling will not be constructed more than 5 years prior to the introduction of the secondary suite.



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15. A0469/17EYK

File Number:	A0469/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	KAREN WAI KWAN NG FRANK KIAN LEEUNG TEE	Ward:	Etobicoke-Lakeshore (05)
Agent:	FRANK KIAN LEEUNG TEE	Heritage:	Not Applicable
Property Address:	19 VAN DUSEN BLVD	Community:	
Legal Description:	PLAN 2465 E PT LOT 77 W PT LOT 78		

PURPOSE OF THE APPLICATION:

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

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

1. **Section 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 33% of the lot area (135 m²).
The altered dwelling will have a lot coverage of 36.1% of the lot area (147.8 m²).
2. **Section 900.3.10.(18)(E), By-law 569-2013 & Section 1(b)(1), By-law 1992-22**
The maximum permitted floor space index/ gross floor area, including the attached or detached garage is 185 m².
The altered dwelling, including the attached garage will have a floor space index/ gross floor area of 255.8 m².
3. **Section 900.3.10.(18)(F)(i), By-law 569-2013 & Section 1(c)(1), By-law 1992-22**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.41 m from the east side lot line.
4. **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/roof projection of the altered dwelling will be located 0.2 m from the east side lot line.
5. **Section 900.3.10.(18)(A), By-law 569-2013 & Section 1(a)(1), By-law 1992-22**
The maximum permitted dwelling height is 8.5 m.
The altered dwelling will have a height of 9.31 m.
6. **Section 900.3.10.(18)(B), By-law 569-2013**
The maximum permitted main wall height is 6 m above established grade.
The altered dwelling will have a main wall height of 9.31 m above established grade.

16. A0470/17EYK

File Number:	A0470/17EYK	Zoning	RD & R1 (ZR)
Owner(s):	ANNE MARIE DESANDO	Ward:	Etobicoke Centre (04)
Agent:	GOODMANS LLP	Heritage:	Not Applicable
Property Address:	28 RIVERBANK DR	Community:	
Legal Description:	PLAN 4036 LOT 2		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage. A previous Committee of Adjustment application (A383/15EYK) approved variances relating to lot coverage, floor space index/gross floor area, side yard setback, height of dwelling, elevation of the lowest point of a vehicle entrance, landscaping and soft landscaping.

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

- Section 900.3.10.(37)(C), By-law 569-2013 and Section 1(b)1, By-law 1992-25**
The maximum permitted floor space index is 0.5 times the area of the lot (231.8 m²).
A previous Committee of adjustment Decision (A383/15EYK) approved a floor space index of 0.72 times the area of the lot (334.9 m²).
The proposed dwelling will have a floor space index equal to 0.74 times the area of the lot (341.8 m²).
- Section 10.20.40.10(6), 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 1.49 m above established grade.
- Section 900.3.10(37)(A), By-law 569-2013 and Section 1(a)(2), By-law 1992-25**
The maximum permitted height of a flat roofed dwelling from established grade is 6.5 m.
A previous Committee of adjustment Decision (A383/15EYK) approved a flat roofed dwelling height of 8.04 m from established grade.
The proposed flat roofed dwelling will have a height of 8.17 m from established grade.



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17. A0472/17EYK

File Number:	A0472/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	TETYANA SERGYEYEVA	Ward:	Etobicoke-Lakeshore (05)
Agent:	MILOSLAV OLEJAR	Heritage:	Not Applicable
Property Address:	14 STATLER AVE	Community:	
Legal Description:	PLAN 3486 EPT SPT 200 FT16		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition.

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

- Section 900.3.10.(21)(C), By-law 569-2013 and Section 1.b)(1), By-law 1992-23**
The maximum permitted gross floor area, including an attached or detached garage, is 135 m² plus 25% of the lot area (367.2 m²) provided that the maximum floor space index for the dwelling does not otherwise exceed 0.5 (464.52 m²).
The altered dwelling, including the attached garage, will have a gross floor area equal to 135 m² plus 36% of the lot area (469.3 m²) and will have a floor space index equal to 0.51 (469.3 m²).
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered dwelling will have a length of 20.89 m.
- Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
Section 1.d)(1), By-law 1992-23
The maximum permitted building depth is 16.5 m.
Section 10.20.40.30.(1), By-law 569-2013 and Section 1.d)(1), By-law 1992-23
The altered dwelling will have a depth of 21.5 m.

18. A0482/17EYK

File Number:	A0482/17EYK	Zoning:	RA & R5 (ZR)
Owner(s):	ROSS W WILSON ROSS WILSON HOLDINGS LTD	Ward:	Etobicoke-Lakeshore (05)
Agent:	POMEROY ARCHITECTURE INC	Heritage:	Not Applicable
Property Address:	187 BERRY RD	Community:	
Legal Description:	PLAN 4270 LOT 4 PT LOTS 1 2		

PURPOSE OF THE APPLICATION:

To create two additional dwelling units within the existing building. A total of 31 dwelling units are being proposed.

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

- Section 900.7.10.(153)(A)(ii), By-law 569-2013 & Section 320-74.C.(1)(b)**
The minimum required lot area is 4309 m².
The lot area is 2746.2 m².
- Section 15.10.40.50.(1)(A), By-law 569-2013**
A minimum of 62 m² of indoor amenity space is required.
No indoor amenity space is being provided within the existing building.
- Section 15.10.40.50.(1)(B), By-law 569-2013**
A minimum of 40 m² of outdoor amenity area is required to be accessible to the indoor amenity space.
No indoor amenity space is being provided within the existing building.
- Section 200.5.10.1, By-law 569-2013**
A minimum of 35 parking spaces are required.
Section 320-18.B.(2)(a)(1), (2) & (4)
A minimum of 47 parking spaces are required.
Section 200.5.10.1, By-law 569-2013 & Section 320-18.B.(2)(a)(1), (2) & (4)
A total of 28 parking spaces will be provided.
- Section 320-18(2)(a)(4)**
A minimum of 16 parking spaces are required within the building.
A total of 13 parking spaces are provided within the existing building.
- Section 320-18(2)(a)(5)(c)**
A minimum of 262 m² of landscaping shall be provided in the rear yard.
A total of 74.3 m² of the rear yard will be landscaped.

19. A0483/17EYK

File Number:	A0483/17EYK	Zoning:	RD & RS (ZR)
Owner(s):	MATTHEW JOSEPH SCHMALZ NARDA ANNE SCHMALZ	Ward:	Etobicoke-Lakeshore (06)
Agent:	ADAM THOM	Heritage:	Not Applicable
Property Address:	31 TWENTY FIFTH ST	Community:	
Legal Description:	PLAN 1581 N PT LOT 85		

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 and Section 330-23(9)**
The maximum permitted floor space index is 0.35 times the area of the lot (130.1 m²).
Section 10.20.40.40(1)(A), By-law 569-2013
The proposed dwelling will have a floor space index equal to 0.51 times the area of the lot (190 m²).
Section 330-23(9)
The proposed dwelling will have a floor space index equal to 0.56 times the area of the lot (208 m²).
- Section 10.20.40.70(1), By-law 569-2013 and Section 330-23(6)**
The minimum required front yard setback is 4.67 m.
The proposed dwelling will be located 4 m from the front lot line.
- Section 10.20.40.70(4), By-law 569-2013 and Section 330-23(7)**
The minimum required side yard setback is 0.9 m.
The proposed dwelling will be located 0.48 m from the north 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 proposed dwelling will be located 0 m from the north side lot line.
- Section 10.5.40.60(1)(A)(i), By-law 569-2013**
The maximum permitted encroachment for a front porch is 2.5 m.
Section 330-13A(1)
The maximum permitted encroachment for a front porch is 1.6 m.
Section 10.5.40.60(1)(A)(i), By-law 569-2013 and Section 330-13A(1)
The front porch will encroach 2.81 m into the front lot line.
- Section 10.5.80.10(3), By-law 569-2013**
A parking space may not be located in a front yard abutting a street.
The proposed parking spaces will be located in the front and side yards.
- Section 330-9B**
A parking space shall be provided in an attached/detached garage, carport or rear yard parking space.
The proposed parking space will be located in the front yard.



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20. A0489/17EYK

File Number:	A0489/17EYK	Zoning	RD & R1 (ZR)
Owner(s):	BETTY LUONG KENNETH WOO	Ward:	Etobicoke Centre (04)
Agent:	CADAXX DESIGN	Heritage:	Not Applicable
Property Address:	2 PRINCESS ANNE CRES	Community:	
Legal Description:	PLAN 4651 LOT 115		

PURPOSE OF THE APPLICATION:

To construct a secondary suite in the basement of the existing dwelling.

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

Section 150.10.40.1.(1), By-law 569-2013

A secondary suite is a permitted use provided that the entire building was constructed more than 5 years prior to the introduction of the secondary suite.

The entire building was not constructed more than 5 years prior to the introduction of the secondary suite.

21. A0499/17EYK

File Number:	A0499/17EYK	Zoning:	RM & R2 (ZR)
Owner(s):	DEBORAH MEDEIROS ALBERT MEDEIROS	Ward:	Etobicoke-Lakeshore (06)
Agent:	SANZ SOLE ARCHITECT	Heritage:	Not Applicable
Property Address:	25 EIGHTH ST	Community:	
Legal Description:	PLAN 1592 PT LOT 246		

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling with a front deck and a rear two-storey addition with a rear deck on the second storey.

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

- Section 10.80.40.40(1)(A), By-law 569-2013 and Section 350-31F(2)**
The maximum permitted floor space index/gross floor area is 0.6/60% of the lot area (198.6 m²).
Section 10.80.40.40(1)(A), By-law 569-2013
The altered dwelling will have a floor space index equal to 0.73 times the area of the lot (242.8 m²).
Section 350-31F(2)
The altered dwelling will have a gross floor area equal to 65% times the area of the lot (214.9 m²).
- Section 10.80.40.70(1), By-law 569-2013**
The minimum required front yard setback is 4.66 m.
The altered dwelling will be located 2.57 m from the front lot line.
- Section 10.80.40.20(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The altered dwelling will have a length of 18.36 m.
- Section 10.80.40.10(2)(B), By-law 569-2013**
The maximum permitted main wall height from established grade is 7 m.
The altered dwelling will have a main wall height of 7.34 m from established grade.
- Section 10.80.40.10(4), By-law 569-2013**
The maximum permitted first floor height above established grade is 1.2 m.
The altered dwelling will have a first floor height of 1.5 m above established grade.
- Section 10.80.40.50(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed second storey rear platform will have an area of 4.5 m² and front platform will have an area of 4.92 m².
- Section 150.10.40.1(1), By-law 569-2013**
A secondary suite is permitted provided the dwelling is more than 5 years old.
A secondary suite is proposed within the altered dwelling which is less than 5 years old.
- Section 150.10.40.1(3)(A), By-law 569-2013**
A secondary suite is a permitted use provided that an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof that faces a street.
The proposed addition will alter the front wall facing a street.



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22. A0503/17EYK

File Number:	A0503/17EYK	Zoning	RD (Waiver)
Owner(s):	KATRINA PILLOW VITO PETRUCCI	Ward:	Etobicoke Centre (03)
Agent:	FAUSTINO DESIGN	Heritage:	Not Applicable
Property Address:	18 SAGAMORE CRES	Community:	
Legal Description:	PLAN 5135 LOT 13		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: a two-storey north side addition which will include an attached garage, a partial second storey addition and a new 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 7.9 m.

The altered dwelling will be located 6.42 m from the front lot line.



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23. A0505/17EYK

File Number:	A0505/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	MARY JANE SCHUESSLER MARY JANE SCHUESSLER	Ward:	Etobicoke-Lakeshore (05)
Agent:	RE PLACEMENT DESIGN	Heritage:	Not Applicable
Property Address:	59 BELVEDERE BLVD	Community:	
Legal Description:	PLAN 2147 W PT LOT 23 E PT LOT 24		

PURPOSE OF THE APPLICATION:

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

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

- 1. Section 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 33% of the lot area (111.3 m²).
The altered dwelling will cover 43.6% of the lot area (147.1 m²).
- 2. Section 900.3.10.(38)(A), By-law 569-2013 & Section (1)(a), By-law 1993-107**
The maximum permitted gross floor area is 125 m² plus 25% of the lot area (209.3 m²), upto a maximum floor space index of 0.5 (168.6 m²).
The altered dwelling will have a gross floor area of 125 m² plus 32% of the lot area (267.2 m²), with a floor space index of 0.61 (267.2 m²).



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24. A0508/17EYK

File Number:	A0508/17EYK	Zoning	RD & R3 (ZR)
Owner(s):	PETER GERRARD SMITH LAURA SIMONE FULLER	Ward:	Etobicoke-Lakeshore (05)
Agent:	ERICKSON ARCHITECTS	Heritage:	Not Applicable
Property Address:	39 OAKFIELD DR	Community:	
Legal Description:	PLAN 2330 LOT 22		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The proposed dwelling will have a length of 19.58 m.
- Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted dwelling depth is 19 m.
The proposed dwelling will have a depth of 19.58 m.
- Section 320-42.1.B.(2)**
The maximum permitted flat roof height is 6.5 m.
The proposed dwelling will have a flat roof height of 7.22 m.
- Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed rear platform at or above the second storey will have an area of 40 m².



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25. A0512/17EYK

File Number:	A0512/17EYK	Zoning	RD (ZR)
Owner(s):	EDWARD JOHN WINTER NORMA ROSE WINTER	Ward:	Etobicoke Centre (04)
Agent:	FRANK BELLINI	Heritage:	Not Applicable
Property Address:	11 ASHWOOD CRES	Community:	
Legal Description:	PLAN 4967 LOT 189		

PURPOSE OF THE APPLICATION:

To construct a rear one-storey addition.

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

Section 10.20.40.70.(3)(F), By-law 569-2013

The minimum required side yard setback is 2.4 m.

The altered dwelling will be located 1.86 m from the east side lot line.



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26. A0519/17EYK

File Number:	A0519/17EYK	Zoning	E (Waiver)
Owner(s):	ASSEMBLY OF PRAYER	Ward:	Etobicoke North (02)
Agent:	ASSEMBLY OF PRAYER	Heritage:	Not Applicable
Property Address:	1331 MARTIN GROVE RD	Community:	
Legal Description:	PLAN 4630 PT LOT 79		

PURPOSE OF THE APPLICATION:

To convert the existing industrial use building to a place of worship.

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

Section 60.20.20.10(1), By-law 569-2013

A place of worship is not listed as a permitted use in the Employment Industrial Zone (E).



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27A. B0014/17EYK

File Number:	B0014/17EYK	Zoning:	RD & R2 (ZR)
Owner(s):	ANDREW ALFREDO LAZZARO JOSE GONCALVES	Ward:	Etobicoke-Lakeshore (05)
Agent:	EPIC DESIGNS INC	Heritage:	Not Applicable
Property Address:	56 FRANCES AVE	Community:	
Legal Description:	PLAN M428 LOT 31		

THE CONSENT REQUESTED:

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

Retained - Part 1

Address to be assigned

The lot frontage will be 7.62 m and the lot area will be 325.14 m². The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage and will require variances to the Zoning By-law, as outlined in Application A0162/17EYK.

Conveyed - Part 2

Address to be assigned

The lot frontage will be 7.62 m and the lot area will be 325.14 m². The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage and will require variances to the Zoning By-law, as outlined in Application A0163/17EYK.

File Numbers B0014/17EYK, A0162/17EYK AND A0163/17EYK will be considered jointly.

27B. A0162/17EYK

File Number:	A0162/17EYK	Zoning:	RD & R2 (ZR)
Owner(s):	ANDREW ALFREDO LAZZARO JOSE GONCALVES	Ward:	Etobicoke-Lakeshore (05)
Agent:	EPIC DESIGNS INC	Heritage:	Not Applicable
Property Address:	56 FRANCES AVE (PART 1)	Community:	
Legal Description:	PLAN M428 LOT 31		

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**
The minimum required lot area is 510 m².
The new lot area will be 325.14 m².
- Section 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 13.5 m.
The new lot frontage will be 7.62 m.
- Section 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 33% of the lot area (107.3 m²).
The new dwelling will cover 37.65% of the lot area (122.4 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index 0.45 times the area of the lot (146.3 m²).
The new dwelling will have a floor space index of 0.65 times the area of the lot (210.28 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-42.1.C.(1)
The minimum required side yard setback is 0.9 m and the aggregate width of both yards shall not equal less than 2.1 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 320-42.1 C (1)
The new dwelling will be located 0.45 m from the south side lot line and 1.22 m from the north side lot line and will have an aggregate side yard setback of 1.67 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 m.
- Section 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted height for a flat roofed dwelling is 7.2 m.
Section 320-42.1.B.(2)
The maximum permitted height for a flat roofed dwelling is 6.5 m.
Section 10.20.40.10.(4)(A), By-law 569-2013 and Section 320-42.1.B.(2)
The new dwelling will have a flat roofed height of 9.36 m.

8. Section 10.5.40.10.(5), By-law 569-2013

A minimum of 10 m² of the first floor must be within 4 m of the front main wall.

A total of 3.7 m² of the first floor will be located within 4 m of the front main wall.

27C. A0163/17EYK

File Number:	A0163/17EYK	Zoning:	RD & R2 (ZR)
Owner(s):	ANDREW ALFREDO LAZZARO JOSE GONCALVES	Ward:	Etobicoke-Lakeshore (05)
Agent:	EPIC DESIGNS INC	Heritage:	Not Applicable
Property Address:	56 FRANCES AVE (PART 2)	Community:	
Legal Description:	PLAN M428 LOT 31		

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**
The minimum required lot area is 510 m².
The new lot area will be 325.14 m².
- Section 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 13.5 m.
The new lot frontage will be 7.62 m.
- Section 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 33% of the lot area (107.3 m²).
The new dwelling will cover 37.46% of the lot area (121.79 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index 0.45 times the area of the lot (146.31 m²).
The new dwelling will have a floor space index of 0.65 times the area of the lot (211.27 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-42.1.C.(1)
The minimum required side yard setback is 0.9 m and the aggregate width of both yards shall not equal less than 2.1 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 320-42.1 C (1)
The new dwelling will be located 1.22 m from the south side lot line and 0.45 m from the north side lot line and will have an aggregate side yard setback of 1.67 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 m.
- Section 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted height for a flat roofed dwelling is 7.2 m.
Section 320-42.1.B.(2)
The maximum permitted height for a flat roofed dwelling is 6.5 m.
Section 10.20.40.10.(4)(A), By-law 569-2013 and Section 320-42.1.B.(2)
The new dwelling will have a flat roofed height of 9.7 m.

8. Section 10.5.40.10.(5), By-law 569-2013

A minimum of 10 m² of the first floor must be within 4 m of the front main wall.

A total of 3.7 m² of the first floor will be located within 4 m of the front main wall.



City Planning Division

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28A. B0035/17EYK

File Number:	B0035/17EYK	Zoning	RM & R2A (ZR)
Owner(s):	ALEXANDER THEODORE KOLOS	Ward:	Etobicoke-Lakeshore (06)
Agent:	VANESSA MANNO	Heritage:	Not Applicable
Property Address:	56 VICTOR AVE	Community:	
Legal Description:	PLAN M77 LOT 226		

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 7.6 m and the lot area is 306.4 m². 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 A0362/17EYK.

Conveyed - Part 1

Address to be assigned

The lot frontage is 7.6 m and the lot area is 307.9 m². 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 A0361/17EYK.

File numbers B0035/17EYK, A0361/17EYK and A0362/17EYK will be considered jointly.



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28B. A0361/17EYK

File Number:	A0361/17EYK	Zoning	RM & R2A (ZR)
Owner(s):	ALEXANDER THEODORE KOLOS	Ward:	Etobicoke-Lakeshore (06)
Agent:	VANESSA MANNO	Heritage:	Not Applicable
Property Address:	56 VICTOR AVE - PART 1	Community:	
Legal Description:	PLAN M77 LOT 226		

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.(479)(B)(i), By-law 569-2013 & Section 340-30.A.(2)**
The minimum required lot frontage is 10.5 m.
The lot frontage will be 7.6 m.
- Section 900.6.10.(479)(A)(i), By-law 569-2013 & Section 340-30.A.(1)**
The minimum required lot area is 325 m².
The lot area will be 307.9 m².
- Section 900.6.10.(479)(D), By-law 569-2013 & Section 340-30.A.(4)**
The minimum required side yard setback is 0.9 m.
The proposed dwelling will be located 0.62 m from the south side lot line.
- Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The proposed dwelling will have a length of 18.22 m.
- Section 200.5.1.10.(2)(A)(ii), By-law 569-2013 & Section 340-31.A.(2)(c)**
The minimum required parking space width is 3.2 m.
The proposed parking space width within the attached garage will have a width of 3 m.

File numbers B0035/17EYK, A0361/17EYK and A0362/17EYK will be considered jointly.



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28C. A0362/17EYK

File Number:	A0362/17EYK	Zoning	RM & R2A (ZR)
Owner(s):	ALEXANDER THEODORE KOLOS	Ward:	Etobicoke-Lakeshore (06)
Agent:	VANESSA MANNO	Heritage:	Not Applicable
Property Address:	56 VICTOR AVE - PART 2	Community:	
Legal Description:	PLAN M77 LOT 226		

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.(479)(B)(i), By-law 569-2013 & Section 340-30.A.(2)**
The minimum required lot frontage is 10.5 m.
The lot frontage will be 7.6 m.
- Section 900.6.10.(479)(A)(i), By-law 569-2013 & Section 340-30.A.(1)**
The minimum required lot area is 325 m².
The lot area will be 306.4 m².
- Section 900.6.10.(479)(D), By-law 569-2013 & Section 340-30.A.(4)**
The minimum required side yard setback is 0.9 m.
The proposed dwelling will be located 0.62 m from the north side lot line.
- Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The proposed dwelling will have a length of 18.22 m.
- Section 200.5.1.10.(2)(A)(ii), By-law 569-2013 & Section 340-31.A.(2)(c)**
The minimum required parking space width is 3.2 m.
The proposed parking space width within the attached garage will have a width of 3 m.

File numbers B0035/17EYK, A0361/17EYK and A0362/17EYK will be considered jointly.

29. A0243/17EYK

File Number:	A0243/17EYK	Zoning:	RD & R1 (Waiver)
Owner(s):	STEPHEN JAMES REDDEN LAURA REDDEN	Ward:	Etobicoke Centre (04)
Agent:	CULMONE AND ASSOCIATES LTD	Heritage:	Not Applicable
Property Address:	75 VALECREST DR	Community:	
Legal Description:	PLAN 4059 PT LOT 14		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 900.3.10.(32)(C), By-law 569-2013 and Section 1.h), By-law 1988-194**

The maximum permitted gross floor area, including an attached garage or detached garage, is 465 m² or a maximum floor space index of 0.35 (572.6 m²).

Section 900.3.10.(32)(C), By-law 569-2013

The new dwelling, including the attached garage, will have a gross floor area of 650.51 m² and a floor space index of 0.4 times the area of the lot (650.51 m²).

Section 1.h), By-law 1988-194

The new dwelling, including the attached garage, will have a gross floor area of 650.51 m² and a floor space index of 0.24 times the area of the lot (650.51 m²).
- Section 10.20.40.70.(1), By-law 569-2013 and Section 320-40.C.(2)**

The minimum required front yard setback is 23.81 m.
The new dwelling will be located 21.14 m from the front lot line.
- Section 900.3.10.(32)(H), By-law 569-2013 and Section 1.e), By-law 1988-194**

The minimum required side yard setback is 2 m with an aggregate side yard width of 5 m.
The new dwelling will be located 2 m from the west side lot line and 2.12 m from the east side lot line and will have a total aggregate side yard width of 4.12 m.
- Section 10.20.40.70.(5), By-law 569-2013**

The minimum required side yard setback is 7.5 m for any portion of the building that is farther from the front lot line than the lesser of: (A) 17 m from the front main wall of the building or (B) 19 m from the required front yard setback.
The new dwelling will be located 2.12 m from the east side lot line for the portion of the dwelling that exceeds 17 m from the main wall and 19 m from the front yard setback.

5. **Section 900.3.10.(32)(B), By-law 569-2013 and Section 1.a), By-law 1988-194**
The maximum permitted dwelling height is 8.6 m.
The new dwelling will have a height of 9.25 m.
6. **Section 10.5.100.1.(1), By-law 569-2013 and Section 320-44.(A)(1)(ii)**
The maximum permitted driveway width is 6 m.
The driveway will have a width of 12.41 m.
7. **Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey of a detached house is 4 m².
The proposed second storey rear balcony will have an area of 25.23 m².
8. **Section 10.5.40.60.(1)(A), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach 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.
Section 320-40.D.
The maximum permitted projection of a porch into the required front yard is 1.6 m.
Section 10.5.40.60.(1)(A), By-law 569-2013 and Section 320-40.D.
The proposed front covered porch will encroach 4.49 m into the required front yard setback.



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30. A0306/17EYK

File Number:	A0306/17EYK	Zoning	RD & R2 (ZR)
Owner(s):	JOHNATAN PASSOS	Ward:	Etobicoke North (02)
Agent:	JOHNATAN PASSOS	Heritage:	Not Applicable
Property Address:	168 CLEARBROOKE CRCL	Community:	
Legal Description:	PLAN 4411 LOT 511		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (154.6 m²).
The new dwelling will cover 35.1% of the lot area (164.7 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 320-42.1.(A)(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (210.8 m²).
The new dwelling will have a floor space index of 0.59 times the area of the lot (278.3 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The new dwelling will be located 0.91 m from the north side lot line.
- 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 7.19 m.
- Section 320-42.1.(B)(2)**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 6.98 m.



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31. A0330/17EYK

File Number:	A0330/17EYK	Zoning:	E1 & I.C2 (Waiver)
Owner(s):	1460 THE QUEENSWAY STORAGE GP COROPORATION	Ward:	Etobicoke-Lakeshore (05)
Agent:	FOTENN CONSULTANTS	Heritage:	Not Applicable
Property Address:	1460 THE QUEENSWAY	Community:	
Legal Description:	CON 3 PT LOT 7		

PURPOSE OF THE APPLICATION:

To convert the existing industrial warehouse to include a self-storage warehouse and an office with associated parking deficiencies and to construct second-storey additions above portions of the building.

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

- 1. Section 60.20.20.10.(1), By-law 569-2013**
The proposed self-storage warehouse use is not a permitted use in an E zone.
- 2. Section 60.20.40.70(2) , By-law 569-2013**
The minimum required side yard setback is 3 m.
Section 304-36.D.(6)
The minimum required side yard setback, where the side lot line abuts a railway right-of-way, is 1.5 m.
Section 60.20.40.70(2), By-law 569-2013 and Section 304-36.D.(6)
The existing building is located 1.29 m from the east side lot line abutting a railway right-of-way.
- 3. Section 304-36.D.(4)**
The minimum required side yard setback is 10% of the lot frontage, to a maximum of 4.5 m. A landscaped strip, at least 3 m wide, shall be provided along a side lot line abutting a street, except for the necessary driveway access(es).
The existing building is located 19.4 m from the west side lot line abutting Vansco Road.
- 4. Section 60.5.80.10.(1)(A), By-law 569-2013**
A parking area must be located a minimum of 3 m from the front and side lot lines abutting a street.
Section 304-36.G.(1)
A parking area shall be located a minimum of 4.5 m from a lot line abutting a street.
Section 60.5.80.10.(1)(A), By-law 569-2013 and Section 304-36.G.(1)
The proposed parking spaces will be located 0.33 m from west lot line abutting Vansco Road.
- 5. Section 60.20.80.20.(1), By-law 569-2013**
The minimum required setback for a parking space from any lot line is 0.5 m.
The proposed parking spaces will be located 0 m from the north side lot line.

6. Section 60.5.100.1.(1)(B), By-law 569-2013

A driveway must have a maximum width of 11 m for a minimum depth of 3 m measured from the lot line abutting a street.

The proposed driveway will have a width of 15.5 m for a depth greater than the minimum required 3 m abutting Vansco Road.

7. Section 304-36.G.(2)

The maximum permitted driveway access width is 10.5 m, excluding corner radii. No two such means of access on any said properties shall be less than 5 m apart.

The proposed driveway access width on the Vansco Road frontage will be 15.5 m.

8. Section 60.5.80.10.(2)(A), By-law 569-2013

A maximum of 39 parking spaces are permitted in the front yard or the side yard that abuts a street.

A total of 110 parking spaces will be located along the west side lot line abutting Vansco Road.

9. Section 320-18(C)(3)(f)(1), Section 320-18(F)(2) and Section 320-18(F)(3)(f)

A total of 359 parking spaces are required.

A total of 273 parking spaces will be provided.