

## COMMITTEE OF ADJUSTMENT

HEARING DATE: AUGUST 21 2014

DEADLINE for submitting comments: August 14, 2014

### SUMMARY OF APPLICATIONS FOR WARD 6

#### Alderwood

2 Applications in total

1 Application to sever property into two undersized lots and construct two semi-detached dwellings with integral garages – 420 Valermo Dr

1 Application to construct a new detached dwelling with integral garage – 110 Bellman Ave

#### Long Branch

0 Applications in total

#### Mimico

2 Applications in total

1 Application to construct a second storey addition with cantilevered portion in rear and east side yards, new canopy over porch and new garage – 81 Simpson Ave

1 Application to construct a new detached dwelling with attached garage– 89 Superior Ave

#### New Toronto

1 Application in total

1 Application to construct a new detached dwelling with attached garage – 115 Sixteenth St

Disclaimer – Error and Omissions: The data in the following sheets have been re-produced from the Committee of Adjustment Notices. Please refer to the original notices from the Committee of Adjustment if relying on any data for presentations at the scheduled Hearing.

**COMMITTEE OF ADJUSTMENT VARIANCE APPLICATIONS - HEARING DATE: AUGUST 21, 2014**

DEADLINE for submitting comments - August 14, 2014

AM=Morning session	PM=Afternoon session						If Minor = (+/-)10%
Item	Address	Purpose					
<b>ALDERWOOD</b>							
PM #3	420 Valermo Drive	<b>To sever the property into two undersized residential lots and construct two new semi-detached dwellings with integral garage</b>					
		<b>Permitted</b>		<b>Proposed</b>		<b>Variance</b>	
	By-law 569-2013	- Min required lot frontage for pair of semi-detached (m)	18.00		14.02	-22%	Fails
		- Min required lot frontage for a semi-detached (m)	9.00		7.01	-22%	Fails
	By-law 569-2013	- Min required lot area for pair of semi-detached (sm)	665.00		564.02	-15%	Fails
		- Min required lot area for a semi-detached dwelling (sm)	334.00		282.01	-16%	Fails
	By-law 569-2013	- Max perm. lot coverage for pair is 33% of lot area (sm)	186.13	coverage is 37.1%	202.4	9%	
	Sec 320-63.B(3)	- Max permitted lot coverage is 33% of lot area (sm)	93.06	coverage is 36.9%	104.18	12%	Fails
		- Max permitted GFA is 0.4 of lot area (sm)	112.80	Gross Floor Area (GFA) is 0.63	178.08	58%	Fails
		- Max permitted width of exterior stairs (m)	2.00	from west side lot line	2.44	22%	Fails
	Part 1	- Min side yard setback (m)	1.50	from west side lot line	0.91	-39%	Fails
	Part 2	- Min side yard setback (m)	1.50	from east side lot line	0.91	-39%	Fails
	Part 2	- Min side yard from the flankage street lot line (m)	3.81	from Beta Street side lot line	0.91	-76%	Fails
PM #4	110 Bellman Ave	<b>To construct a new detached dwelling with an integral garage</b>					
		<b>Permitted</b>		<b>Proposed</b>		<b>Variance</b>	
	By-law 569-2013	- Min side yard setback (m)	1.20	from south side lot line	0.62	-48%	Fails
	Sec 320-42.1(C)(1)	- Min side yard setback, provided aggregate of both side yard setbacks shall not be less than 2.1 meters (m)	0.90	Aggregate side yard setback is 1.82 m	0.62	-31%	Fails
		- Max permitted building length (m)	17.00		18.80	11%	Fails
		- Max permitted building depth (m)	16.50		18.80	14%	Fails
		- Max permitted building height (m)	9.50		9.54	0%	
		- Max permitted height to mid-point of roof (m)	7.50		8.36	11%	Fails
		- Max height of 1st floor above established grade (m)	1.20		1.42	18%	Fails
		- Max permitted height of front exterior walls (m)	7.00		7.26	4%	
		- Max permitted soffit height (m)	6.50		7.18	10%	
		- Min required setback for eaves (m)	0.40	from south side lot line	0.32	-20%	Fails
		- Max permitted area of platform at/above 2nd storey (sm)	4.00		14.60	265%	Fails

**COMMITTEE OF ADJUSTMENT VARIANCE APPLICATIONS - HEARING DATE: AUGUST 21, 2014**

DEADLINE for submitting comments - August 14, 2014

AM=Morning session Item	PM=Afternoon session Address	Purpose						If Minor = (+/-)10%
<b>MIMICO</b>								
PM #13	81 Simpson Ave	<b>To construct a second storey addition with cantilevered portion in rear and east side yards, new canopy over porch and new garage</b>						
		<b>Permitted</b>		<b>Proposed</b>			<b>Variance</b>	
		- Min side yard setback (m)	0.90		0.35		-61%	Fails
	By-law 569-2013	- Max perm. projection of platform into front yard setback	2.50	canopy over front porch	3.10		24%	Fails
PM #23	89 Superior Ave	<b>To construct a new detached dwelling with attached garage</b>						
		<b>Permitted</b>		<b>Proposed</b>			<b>Variance</b>	
		- Max permitted FSI is 0.4 x lot area (sm)	245.61	FSI = 0.49	292.50		19%	Fails
<b>NEW TORONTO</b>								
PM #14	115 Sixteenth St	<b>To construct a new detached dwelling with attached garage</b>						
		<b>Permitted</b>		<b>Proposed</b>			<b>Variance</b>	
	By-law 569-2013	- Max permitted FSI is 0.6 x lot area (sm)	118.90	FSI = 0.85	167.80		41%	Fails
	Sec 350-31()(2)	- Max permitted gross floor area is 0.6 x lot area (sm)	118.90	gross floor area = 0.85	167.80		41%	Fails
		- Min required side yard setback (m)	0.60	from south side lot line	0.550		-8%	
		- Min required rear yard setback (m)	7.50	from rear lot line	6.100		-19%	Fails
		- Max perm. height of 1st floor above estab. grade (m)	1.20		2.790		133%	Fails
		- Max permitted height of front exterior walls (m)	7.00		8.180		17%	Fails
		- Max perm. projection of porch into front yard setback (m)	2.50		4.140		66%	Fails
		- Max perm. projection of porch into rear yard setback (m)	1.60		2.740		71%	Fails