

COMMITTEE OF ADJUSTMENT

HEARING DATE: AUGUST 7, 2014

DEADLINE for submitting comments: **July 31, 2014**

SUMMARY OF APPLICATIONS FOR WARD 6

Alderwood

1 Application in total

1 Application to construct a second storey addition above the existing dwelling and a rear deck – 207 Aldercrest Rd

Long Branch

2 Application in total

1 Application to legalize and to maintain an existing residential building with three dwelling units – 50 Forty First St

1 Application to construct a second storey addition above existing dwelling; a portion will project beyond existing south side wall – 12 Twenty Fifth St

Mimico

2 Applications in total

1 Application to construct a third storey addition and a three-storey rear addition – 20 Queens Ave

1 Application to construct a new detached garage in the rear yard – 40 Royal York Rd

New Toronto

0 Applications in total

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 7, 2014

DEADLINE for submitting comments - July 31, 2014

AM=Morning session		PM=Afternoon session				If Minor = (+/-)10%	
Item	Address	Purpose					
ALDERWOOD							
PM	207 Aldercrest Rd	To construct a second storey addition above the existing dwelling and a rear deck					
#31		Permitted		Proposed		Variance	
		- Min side yard setback (m)	0.90	from south side lot line	0.45	-50%	Fails
		- Min eaves setback (m)	0.40	from south side lot line	0.30	-25%	Fails
LONG BRANCH							
PM	50 Forty First St	To legalize and to maintain an existing residential building with three dwelling units					
#25		Permitted		Proposed		Variance	
		- Min lot frontage (m)	18.00		13.72	-24%	Fails
		- Min required lot area (sm)	557.00		501.88	-10%	
		- Max permitted FSI is 0.6 of lot area (sm)	301.13	FSI = 0.71	355.80	18%	Fails
		- Min required side yard setback (m)	3.00	from east side lot line	1.83	-39%	Fails
		- Min 50% of rear yard shall be soft landscaping (sm)	97.40	total of 33.2%	64.60	-34%	Fails
PM	12 Twenty Fifth St	To construct a second storey addition above existing dwelling. A portion will project beyond existing south side wall					
#32		Permitted		Proposed		Variance	
		- Max permitted FSI is 0.35 of lot area (sm)	126.95	FSI = 0.45	162.99	28%	Fails
		- Min required side yard setback (m)	0.90	from north side lot line	0.32	-64%	Fails
	Section 10.5.40.60(7)	- *Min required side yard setback for eaves (m)	0.30	from north side lot line	0.10	-67%	Fails
	Section 330-13A(2)	- *Min required side yard setback for eaves (m)	0.50	from north side lot line	0.10	-80%	Fails
MIMICO							
PM	20 Queens Ave	To construct a third storey addition and a three-storey rear addition					
#26		Permitted		Proposed		Variance	
		- Max permitted FSI = 0.6 of lot area (sm)	182.60	FSI = 0.74	226.10	24%	Fails
		- Min side yard setback (m)	0.90	from north side lot line	0.00	-100%	Fails
		- Max permitted building height (m)	9.50		11.14	17%	Fails
	Section 10.5.40.60(7)	- *Min side yard setback for eaves (m)	0.30	from north side lot line	0.00	-100%	Fails
	Section 340-16(B)	- *Min side yard setback for eaves (m)	0.40	from north side lot line	0.00	-100%	Fails
PM	40 Royal York Rd	To construct a new detached garage in the rear yard					
#28		Permitted		Proposed		Variance	
		- Max permitted floor area for ancillary buildings (sm)	40.00		54.68	37%	Fails
		- *Max coverage for all accessory buildings = 12% (sm)	41.81		54.68	31%	Fails
		- *Max coverage for private garage = 10% of lot area (sm)	34.84	coverage = 15.7%	54.68	57%	Fails
		- Max permitted height for accessory building (m)	2.50		3.34	34%	Fails