

COMMITTEE OF ADJUSTMENT

HEARING DATE: JULY 24, 2014

SUMMARY OF APPLICATIONS FOR WARD 6

Alderwood

8 Applications in total

1 Application to sever property and construct 2 semi-detached dwellings – 186 Gamma St

Long Branch

4 Applications in total

2 Applications to sever property and construct 2 dwellings – 18 Daisy Ave and 86 Twenty Third St

Mimico

3 Applications in total

1 Application to sever property and construct 2 dwellings – 81 Milton St

New Toronto

5 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: JULY 24, 2014

AM=Morning session		PM=Afternoon session						If Minor = (+/-)10%	
Item	Address	Purpose							
ALDERWOOD									
AM	277 Delta St	To construct a second storey addition and rear two-storey addition, and attached one-car garage at front of dwelling							
#10		Permitted		Proposed		Variance			
		- Max FSI is 0.45 x lot area (sm)	217.50	0.58 x lot area	282.56	30%	30%	Fails	
		- Min side yard setback (m)	1.20	from south side lot line	0.91	-24%	-24%	Fails	
		- Max building length (m)	17.00	length	17.63	4%	4%		
		- Max building depth (m)	16.50	depth	17.68	7%	7%		
		- Max dwelling height to mid-point of roof (m)	7.50	height	7.58	1%	1%		
		- Min width parking space (m)	3.30	parking space	3.00	-9%	-9%		
AM	188 Delta St	To construct a new detached building							
#12		Permitted		Proposed		Variance			
		- Max lot coverage is 33% x lot area (sm)	110.60	36.1% coverage	121.10	9%	9%		
		- Max FSI is 0.45 x lot area (sm)	150.80	0.50 x lot area	167.50	11%	11%	Fails	
		- Max dwelling height (m)	9.50	height	10.11	6%	6%		
		- Max dwelling height to mid-point of roof(m)	7.50	height	7.8	4%	4%		
		- Max height of front exterior walls (m)	7.00	height front exterior wall	9.04	29%	29%	Fails	
		- Min 50% of rear yard must be soft landscaping (sm)	80.40	rear - soft landscaping	52.00	-35%	-35%	Fails	
PM	186 Gamma St	To sever the property into undersized lots and construct two semi-detached dwellings with attached garage							
#2		Permitted		Proposed		Variance			
		- Min required lot area (sm)	334.00		232.29	-30%	-30%	Fails	
		- Min required frontage (m)	9.00		7.62	-15%	-15%	Fails	
		- Max lot coverage is 33% (sm)	76.60	proposed lot coverage = 40.86%	94.90	24%	24%	Fails	
		- Max FSI is 0.4 time lot area (sm)	92.90	proposed FSI = 0.7	163.40	76%	76%	Fails	
		- Min front yard setback (m)	8.04	from front lot line	6.00	-25%	-25%	Fails	
		- Min side yard setback (m)	1.50	from south side lot line	1.22	-19%	-19%	Fails	
		- Max dwelling height to mid-point of roof (m)	7.50		8.00	7%	7%		
		- A building may not be erected on land that does not abut a street	1.00	new dwelling is on land not abutting a street	0.00	-100%	-100%	Fails	
		- Does not meet definition of lot since it does not abut a street	1.00	- Does not meet definition of lot since it does not abut a street	0.00	-100%	-100%	Fails	

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Item	Address	Purpose					
PM #11	128 Thirtieth St	To construct a new industrial building					
		Permitted			Proposed		Variance
		- Min side yard setback (m)	3.0	from south side lot line	0.91	-70%	Fails
		- One type B loading space is required	1.0	No type B will be provided	0.0	-100%	Fails
		- Min driveway aisle in front of parking space (m)	6.0	parking area from 30th St lot line	3.0	-50%	Fails
		- No parking area shall be located closer than 4.5 m from any lot line abutting a street	4.5	2 Parking spaces will be located 3 m from 30th St lot line and have 0 m access area	3.0	-33%	Fails
		- Min of 3 parking spaces required for industrial contractor's establishment	3.0	3 parking spaces are provided, but 2 are located in the front yard and do not comply with code requirement	1.0	-67%	Fails
		- Min of 6 parking spaces are required for industrial occupancy only	6.0	A total of 7 parking spaces will be provided, but 2 are located in the front yard and do not comply with code requirement	5.0	-17%	Fails
PM #21	6 Helsby Cres	To construct a second floor addition, a front porch and a deck at the rear					
		Permitted			Proposed		Variance
		- Max FSI is 0.45 x lot area (sm)	235.54	0.58 x lot area	304.88	29%	Fails
		- Min front yard setback (m)	7.71	from front lot line	6.56	-15%	Fails
		- Aggregate width of side yard setbacks	2.10		1.56	-26%	Fails
		- Max height of dwelling with flat roof	6.50		7.96	22%	Fails
PM #39	160 Thirtieth St	To continue to operate a public garage, previously approved for 10 years, expiring on May 30, 2003					
		Permitted			Proposed		
		Section 304-32		Vehicle related uses in a multiple occupancy building are prohibited			
PM #42	201 Aldercrest Rd	To construct a new detached dwelling with an integral garage					
	DEFERRED from 2/20/2014	Permitted			Proposed		Variance
		- Max FSI is 0.45 x lot area (sm)	175.20	0.62 x lot area	241.80	38%	Fails
		- Max dwelling height to mid-point of roof(m)	7.50		8.47	13%	Fails
		- Max soffit height	6.50		7.29	12%	Fails
		- Max height of main exterior walls (m)	7.00		7.29	4%	
PM #43	26 Belvia Rd	To permit the operation of an exotic animal shelter					
	DEFERRED from 4/24/2014	Permitted			Proposed		
		Section 60.20.20.10, By-law 569-2013		An animal shelter is a permitted use in an E1 zone; however, an "exotic" animal shelter is not listed			
		Section 304-33		An animal shelter or an exotic animal shelter is not listed as a permitted use in an I.C1 zone			

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Item	Address	Purpose							
LONG BRANCH									
AM	53 Thirty Sixth St	To construct a second storey addition above the existint dwelling, a rear two-storey addition and a new rear deck							
#3		Permitted		Proposed		Variance			
		- Max FSI is 0.35 x lot area (sm)	110.35	0.48 x lot area	152.22	38%	38%	Fails	
		- Min front yard setback (m)	4.41	from front lot line	4.19	-5%	-5%		
		- Min side yard setback (m)	0.90	from north side lot line	0.39	-57%	-57%	Fails	
		- Max height of main exterior walls (m)	7.00	height exterior walls	8.50	21%	21%	Fails	
		- Min side yard setback for eaves	0.50	from north side lot line	0.22	-56%	-56%	Fails	
PM	18 Daisy Ave	To sever the property into undersized lots and construct two new semi-detached dwellings with attached garage							
#1		Permitted		Proposed		Variance			
		- Min lot frontage (m)	10.50	proposed lot frontage	6.86	-35%	-35%	Fails	
		- Min lot area (sm)	325.00		261.37	-20%	-20%	Fails	
		- Max FSI is 0.6 x lot area (sm)	156.82	FSI is 1.00	261.55	67%	67%	Fails	
		- Max height of exterior walls facing side lot line (m)	7.50	height exterior walls	7.99	7%	7%		
		- Max height of first floor above established grade (m)	1.20		1.47	23%	23%	Fails	
PM	48 Twentieth St	To construct second storey addition, also extend above existing rear deck, and new second storey balcony on front wall							
#28		Permitted		Proposed		Variance			
		- Max FSI is 0.4 x lot area (sm)	146.00	0.58 x lot area	210.60	44%	44%	Fails	
		- Min front yard setback (m)	5.35	from front lot line	4.27	-20%	-20%	Fails	
		- Min side yard setback (m)	0.60	from north side lot line	0.20	-67%	-67%	Fails	
		- Max height of front exterior wall (m)	7.00	height front exterior wall	8.34	19%	19%	Fails	
		- Max area of platform above 2nd storey (sm)	4.00	second floor balcony	7.30	83%	83%	Fails	
		- Min driveway width (m)	2.60	driveway	2.30	-12%	-12%	Fails	
PM	86 Twenty Third St	To sever property into two undersized residential lots and construct two detached dwellings with an integral garage							
#40	DEFERRED	Permitted		Proposed		Variance			
	from 9/12/2013	- Min required lot frontage (m)	12.00		7.62	-37%	-37%	Fails	
		- Min required lot area (sm)	371.00		290.30	-22%	-22%	Fails	
		- Max permitted FSI = 0.35 (sm) PART 1	101.60		209.29	106%	106%	Fails	
		- Max permitted FSI = 0.35 (SM) PART 2	101.60		201.17	98%	98%	Fails	
		- Min side yard setback	0.90		0.60	-33%	-33%	Fails	
		- Min eaves setback from side lot line	0.50		0.20	-60%	-60%	Fails	

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MIMICO								
AM	67 Victor Ave	To construct second storey addition and a partial third storey addition above existing dwelling						
#2		Permitted		Proposed		Variance		
		- Max FSI is 0.6 x lot area (sm)	185.62	0.64 x lot area (sm)	197.70	7%		
		- Min side yard setback (m)	0.90	from north side lot line	0.28	-69%	FAILS	
PM	81 Milton St	To sever property into undersized lots and construct two new detached residences with integral garages						
#4		Permitted		Proposed		Variance		
		- Min lot frontage (m)	12.00	new frontage	7.62	-37%	FAILS	
		- Min lot area (sm)	465.00	new area	289.90	-38%	FAILS	
		- Max FSI is 0.45 x lot area (sm)	130.40	new FSI = 0.71	205.60	58%	FAILS	
		- Min side yard setback (m)	0.90	new min	0.77	-14%	FAILS	
		- Min aggregate side yard width	2.10	south side lot line	1.99	-5%		
		- Max permitted dwelling height	9.50		10.69	13%	FAILS	
		- Max permitted front exterior main wall height (m)	7.00		8.52	22%	FAILS	
		- Max permitted soffit height (m)	6.50		7.63	17%	FAILS	
		- Max height of first floor above established grade (m)	1.20		3.04	153%	FAILS	
		- Max area of platform at or above 2nd storey (sm)	4.00		9.20	130%	FAILS	
		- Min required setback for eaves	0.40	from south side lot line	0.34	-15%	FAILS	
		- Min width of parking space	3.20		3.10	-3%		
PM	172 Melrose St	To construct a new detached dwelling with an integral garage						
#17		Permitted		Proposed		Variance		
		- Max FSI is 0.6 x lot area (sm)	174.20	0.66 x lot area	191.80	10%		
		- Max height of front exterior walls (m)	7.00	height exterior walls	7.82	12%	FAILS	
		- Max height of first floor above established grade (m)	1.20	above established grade	2.68	123%	FAILS	
		- Min 75% of front yard must be soft landscaping (sm)	16.76	soft landscaping	14.83	-12%	FAILS	

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NEW TORONTO							
AM	55 Eighth St	To construct detached dwelling with an integral garage					
#1		Permitted		Proposed		Variance	
		- Max FSI is 0.6 x lot area (sm)	174.20	1.03 x lot area	298.7	71%	Fails
		- Min side yard setback (m)	0.60	from north side lot line	0.47	-22%	Fails
		- Min setback for eaves	0.50	from north side lot line	0.17	-66%	Fails
		- Max building length (m)	17.00	length	18.41	8%	
		- Max building depth (m)	19.00	depth	19.81	4%	
		- Max building height (m)	9.50	height	9.97	5%	
		- Max height of front exterior walls (m)	7.00	height exterior walls	8.6	23%	Fails
PM	45 Emerald Cres	To construct new detached dwelling with attached garage, covered front and rear porches, second floor balcony and loft floor					
#25		Permitted		Proposed		Variance	
		- Max FSI is 0.4 x lot area (sm)	140.27	0.8 x lot area	281.40	101%	Fails
		- Min side yard setback (m)	3.00	from east side lot line	1.58	-47%	Fails
		- Min side yard setback for air conditioning units (m)	1.50	from west side lot line	0.31	-79%	Fails
		- Max dwelling height to top of pitched roof(m)	9.50	height	11.52	21%	Fails
		- Max wall height (m)	7.00	height exterior walls	8.99	28%	Fails
		- Min 75% of front yard must be soft landscaping (sm)	24.19	soft landscaping	23.69	-2%	
		- Max area of platform above 2nd storey (sm)	4.00	second floor balcony	13.66	242%	Fails
		- Max area of platform above 2nd storey (sm)	4.00	loft floor balcony	12.68	217%	Fails
		- On corner lots, no shrubs or fence to block vision within 12 m of street intersections	12.00	proposed planter and address wall are within this area	0.00	-100%	Fails
PM	92 Twelfth St	To legalize a maintain the six unit apartment building					
#32		Permitted		Proposed			
		Section 10.80.20.40.(1) F, By-law 569-2013 & Section 350-34		An apartment building is not a permitted use. A six unit apartment building is being proposed. The addition of two units to a legal non-conforming			
PM	2802 LSBW	To construct second and third storey additions above existing building and first, second, third storey additions along rear wall. Mixed-use, ground floor commercial					
#37		Permitted		Proposed		Variance	
		- Min rear yard setback for residential floor of mixed use (m)	7.5		3.2	-57%	Fails
		- Total on-site legal parking spaces required	4		0	-100%	Fails
		- Parking space must be located on same lot	4	Parking spaces will be provided off-site	0	-100%	Fails
		- Min landscaped open space (sm)	37.2		10.5	-72%	Fails
		- A platform attached to front of building must be located above first three storeys	1	A platform will be attached to the front of the building at the third floor	0	-100%	Fails
PM	107 Seventeenth St	To construct a new detached dwelling with an attached garage					
#41	DEFERRED	Permitted		Proposed		Variance	
	from 5/22/2014	- Max FSI is 0.6 x lot area (sm)	167.10	0.75 x lot area	207.70	24%	Fails
		- Max dwelling height (m)	9.50	height	10.17	7%	
		- Max height of first floor (m) above grade	1.20	above established grade	2.95	146%	Fails
		- Max height of side exterior walls (m)	7.00		8.39	20%	Fails