

COMMITTEE OF ADJUSTMENT

HEARING DATE: JULY 31, 2014

DEADLINE for submitting comments: **July 24, 2014**

SUMMARY OF APPLICATIONS FOR WARD 6

Alderwood

1 Application in total

To sever property into two undersized lots and construct two new dwellings with attached garage – 460 Rimilton Ave

Long Branch

1 Application in total

To construct a detached dwelling with an attached garage, a covered front porch and rear deck – 25 Twenty Fourth St

Mimico

3 Applications in total

1 Application to permit a parking deficiency at “Self Storage” industrial site – 2256 Lake Shore Blvd West

1 Application to construct a new detached dwelling with attached garage – 2 Evans Ave

1 Application to construct a complete second storey addition – 66 Lake Cres

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: JULY 31, 2014

DEADLINE for submitting comments - July 24, 2014

AM=Morning session		PM=Afternoon session				If Minor = (+/-)10%		
Item	Address	Purpose						
ALDERWOOD								
AM #1	460 Rimilton Ave	To sever the property into two undersized residential lots and construct two new dwellings with attached garage						
		Permitted		Proposed		Variance		
	Parts 1 & 2	- Min required lot area (sm)	465.00		301.60	-35%	Fails	
		- Min lot frontage (m)	12.00		7.61	-37%	Fails	
		- Max permitted lot coverage 33% (sm)	99.50	lot coverage 40%	120	21%	Fails	
		- Max permitt FSI is 0.45 (sm)	135.70	FSI is 0.69	207.8	53%	Fails	
		- Min side yard setback (m)	0.90	Pt1 from east side lot line; Pt2 west side	0.60	-33%	Fails	
		- Min aggregate width of side yards (m)	2.10		1.50	-29%	Fails	
		- Max permitted dwelling length (m)	17.00		19.00	12%	Fails	
		- Max permitted dwelling height to midpoint of roof (m)	7.50		8.34	11%	Fails	
		- Max soffit height (m)	6.50		7.18	10%		
		- Max height of front exterior walls (m)	7.00		7.18	3%		
		- Min setback of eaves from lot line (m)	0.40	Pt1 from east side lot line; Pt2 west side	0.20	-50%	Fails	
LONG BRANCH								
AM #3	25 Twenty Fourth St	To construct a detached dwelling with an attached garage, a covered porch and rear deck						
		Permitted		Proposed		Variance		
		- Max FSI is 0.35 x lot area (sm)	106.29	0.96 x lot area	294.00	177%	Fails	
		- Min side yard setback (m)	0.90	from south side lot line	0.61	-32%	Fails	
		- Min side yard setback for deck above ground floor (m)	3.92	from south side lot line	0.61	-84%	Fails	
		- *Max permitted dwelling length (m)	19.00	*Section 10.80.40.30(1) By-law 569-2013	19.16	1%		
		- *Max permitted dwelling length (m)	17.00	*Section 10.80.40.20(1) By-law 569-2013	18.92	11%	Fails	
		- Max permitted dwelling height (m)	9.50		11.66	23%	Fails	
		- Max permitted height of first floor above est. grade (m)	1.20		3.45	188%	Fails	
		- Max permitted height of front exterior main walls (m)	7.00		9.55	36%	Fails	
		- Min required side yard for eaves and projections (m)	0.30	from side lot line	0.20	-33%	Fails	
		- Min width of parking space (m)	3.20		3.14	-2%		

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Item	Address	Purpose					
<i>MIMICO</i>							
AM	2256 LSBW	To permit parking deficiency (at "Self Storage" - one storey industrial building)					
#13		Permitted		Proposed		Variance	
		- Min of 82 parking spaces are required	82.00	A total of 33 parking spaces are provided	33.00	-60%	Fails
AM	2 Evans Ave	To construct a new detached dwelling with attached garage					
20		Permitted		Proposed		Variance	
		- Min required lot area (sm)	465.00		446.66	-4%	
		- Min permitted lot coverage is 33% (sm)	147.40		155.13	5%	
		- Max permitted FSI is 0.45 (sm)	201.00	FSI is 0.53	235.03	17%	Fails
		- *Max permitted building depth (m)	19.00	*Section 10.80.40.30(1) By-law 569-2013	20.05	6%	
		- *Max permitted building depth (m)	16.50	*Section 320-42.1 D(1)	20.05	22%	Fails
		- Max permitted building length	17.00		18.69	10%	
PM	66 Lake Cres	To construct a complete second storey					
#22	DEFERRED from	Permitted		Proposed		Variance	
	6/26/2014	- Min front yard setback (m)	4.50		3.87	-14%	Fails
		- Min side yard setback (m)	0.90	from west side lot line	0.030	-97%	Fails
		- Min side yard setback (m)	0.90	from east side lot line	0.520	-42%	Fails
		- Min side yard setback (m)	0.90	from east side lot line, ground floor garage	0.012	-99%	Fails
		- Min eaves setback from lot line (m)	0.30	from west side lot line	0.000	-100%	Fails
		- Min eaves setback from lot line (m)	0.30	from east side lot line	0.230	-23%	Fails
		- Min setback for roof eaves (m)	0.40	from west side lot line	0.000	-100%	Fails
		- Min setback for roof eaves (m)	0.40	from east side lot line	0.230	-43%	Fails
		- Min required length of parking space (m)	5.60		3.710	-34%	Fails