

COMMITTEE OF ADJUSTMENT

HEARING DATE: DECEMBER 11, 21 2014

DEADLINE for submitting comments: December 4, 2014

SUMMARY OF APPLICATIONS FOR WARD 6

Alderwood

1 Application in total

1 Application to convert existing industrial building into a semi-detached building – 21 & 23 Carson St.

Long Branch

2 Applications in total

1 Application to sever property into two undersized lots and construct two semi-detached dwellings with integral garages – 59 Thirtieth St

1 Application to increase building heights of back-to-back townhouses – 3600 Lake Shore Blvd West

Mimico

4 Applications in total

1 To sever the property into two undersized residential lots and construct two detached dwellings with attached garage – 37 Elma St

1 Application to increase total number of compact parking spaces – 36 Park Lawn Rd

1 Application to construct a one-storey ramp enclosure above the existing underground garage ramp – 2493 Lake Shore Blvd West

1 Application to construct a 2nd storey front balcony, wall on north side of porch, front yard parking pad, convert existing garage to living space – 16 Grand Ave

New Toronto

0 Application 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: DECEMBER 11, 2014

DEADLINE for submitting comments -December 4, 2014

AM=Morning session	PM=Afternoon session							If Minor = (+/-)10%
Item	Address	Purpose						
ALDERWOOD								
PM	21 & 23 Carson St	To convert existing industrial building into a semi-detached building by constructing a partition wall along common lot line						
#20		Permitted			Proposed		Variance	
LONG BRANCH								
PM	59 Thirtieth St	To sever the property into two undersized residential lots and construct two new semi-detached dwellings with integral garage						
#18		Permitted			Proposed		Variance	
	PART 1	- Min lot frontage (m)	10.50		7.63	-27%	Fails	
		- Min required lot area (sm)	325.00		176.70	-46%	Fails	
		- Max permitted gross floor area is 0.6 x lot area (sm)	106.00	0.80 x lot area	141.70	34%	Fails	
		- Min front yard setback (m)	6.00		4.68	-22%	Fails	
		- Min rear yard setback (m)	7.50		6.78	-10%		
	PART 2	- Min lot frontage (m)	10.50		7.60	-28%	Fails	
		- Min required lot area (sm)	325.00		172.10	-47%	Fails	
		- Max permitted gross floor area is 0.6 x lot area (sm)	103.30	0.84 x lot area	143.80	39%	Fails	
		- Min distance in front of parking space (m)	6.00		0.00	-100%	Fails	
PM	3600 LSBW	To increase the maximum permitted height in Block 1 of proposed back-to-back townhouse units						
#21		Permitted			Proposed		Variance	
		- Max permitted building height (m)	13.10		14.25	9%		

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Item	Address	Purpose					
MIMICO							
PM #19	37 Elma St	To sever the property into two undersized residential lots and construct two detached dwellings with attached garage					
		Permitted		Proposed		Variance	
	PART 1	- Min required lot area (sm)	325.00		291.30	-10%	
		- Min lot frontage (m)	10.50		7.62	-27%	Fails
		- Max permitted FSI is 0.6 x lot area (sm)	174.80	0.63 x lot area	184.00	5%	
		- Min side yard set-back (m)	0.90	from east side lot line	0.61	-32%	Fails
		- Max permitted building length (m)	17.00		18.24	7%	
		- Min side yard setback for eaves (m)	0.40	from east side lot line	0.30	-25%	Fails
		- Min width for parking space (m)	3.20		3.05	-5%	
	PART 2	- Min required lot area (sm)	325.00		291.00	-10%	
		- Min lot frontage (m)	10.50		7.62	-27%	Fails
		- Max permitted FSI is 0.6 x lot area (sm)	174.80	0.63 x lot area	184.00	5%	
		- Min side yard set-back (m)	0.90	from west side lot line	0.61	-32%	Fails
		- Max permitted building length (m)	17.00		18.24	7%	
		- Min side yard setback for eaves (m)	0.40	from west side lot line	0.30	-25%	Fails
		- Min width for parking space (m)	3.20		3.05	-5%	
PM #43	36 Park Lawn Rd	To increase total number of compact parking spaces					
		Permitted		Proposed		Variance	
		- Min of 345 parking spaces, incl. 6 compact parking sp.	6.00	345 spaces, incl. 20 compact parking sp.	20.00	233%	Fails
PM #46	2493 LSBW	To construct a one-storey ramp enclosure above the existing underground garage ramp					
		Permitted		Proposed		Variance	
		- Min required side yard setback (m)	12.60	from west side lot line	0.14	-99%	Fails
PM #53	16 Grand Ave	To construct a 2nd storey front balcony, wall on north side of porch, front yard parking pad, convert existing garage to living space					
		Permitted		Proposed		Variance	
		- Min front yard setback (m)	7.63		6.46	-15%	Fails
		- Min side yard setback (m)	1.20		0.91	-24%	Fails
		- Max permitted area of platform above 2nd storey (sm)	4.00		8.90	123%	Fails
		- Parking space not permitted in front yard	0.00	Front yard parking pad proposed	1.00	100%	Fails
		- Min front yard soft landscaping 75% (sm)	35.10	66% soft landscaping	31.10	-11%	Fails