



City Planning Division
Jennifer Keesmaat
Chief Planner and Executive Director

Susanne Pringle
Manager & Deputy Secretary Treasurer

www.toronto.ca/planning/comm_adj.htm

Committee of Adjustment
Etobicoke York Panel
2 Civic Centre Crt, 4th
Toronto ON M9C 5A3
Tel: 416-394-8060
Fax: 416-394-6042

2A B2/13EYK

File Number:	B2/13EYK	Zoning	R2 (PPR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:			
Property Address:	32 NINTH ST	Community:	
Legal Description:	PLAN 1592 PT LOT 145		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two undersized residential lots.

Retained - Part 1

Address to be assigned

The lot frontage is 7.62 m and the lot area is 262.7 m². The property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A7/13EYK.

Conveyed - Part 2

Address to be assigned

The lot frontage is 7.62 m and the lot area is 262.7 m². The property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A8/13EYK.

File Numbers: B2/13EYK, A7/13EYK and A8/13EYK are considered jointly.



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2B A7/13EYK

File Number:	A7/13EYK	Zoning	R2 (PPR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:			
Property Address:	32 NINTH ST - PART 1	Community:	
Legal Description:	PLAN 1592 PT LOT 145		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- 1. Section 350-31(F)(2)**
The maximum permitted gross floor area is 0.6 times the lot area (157.4 m²).
The new dwelling will have a gross floor area of 0.7 times the lot area (184.8 m²).
- 2. Section 350-13(B)**
The minimum required setback to eaves is 0.5 m from the side lot lines.
The proposed eaves will be located 0.3 m from the north side lot line.
- 3. Section 350-26(A)(1)**
The minimum required parking space width is 3.2 m.
The proposed parking space width is 3.05 m.
- 4. Section 350-30.9(A)**
The minimum required landscaping is 75% (34.29 m²) of the front yard area.
The proposed landscaping will be 60.6% (27.72 m²) of the front yard area.



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2C A8/13EYK

File Number:	A8/13EYK	Zoning:	R2 (PPR)
Owner(s):		Ward:	Etobicoke-Lakeshore (06)
Agent:		Community:	
Property Address:	32 NINTH ST - PART 2		
Legal Description:	PLAN 1592 PT LOT 145		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- 1. Section 350-31(F)(2)**
The maximum permitted gross floor area is 0.6 times the lot area (157.4 m²).
The new dwelling will have a gross floor area of 0.7 times the lot area (184.8 m²).
- 2. Section 350-13(B)**
The minimum required side yard setback for eaves, including the eavestrough, is 0.5 m.
The proposed eaves, including the eavestrough, will be located 0.3 m from the south side lot line.
- 3. Section 350-26(A)(1)**
The minimum required parking space width is 3.2 m.
The proposed parking space width is 3.05 m.
- 4. Section 350-30.9(A)**
The minimum required soft landscaping is 75% (34.29 m²) of the front yard area.
The proposed soft landscaping will be 60.6% (27.72 m²) of the front yard area.