



LAKESHORE PLANNING COUNCIL CORP.

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July 24, 2014

Committee of Adjustment  
Etobicoke York Panel  
2 Civic Centre Court  
Toronto, ON M9C 5A3

Attn: Ms. Susanne Pringle, Manager & Deputy Secretary Treasurer

Dear Panel Members:

**Re: 25 TWENTY FOURTH ST – Hearing July 31, 2014**

File No. A314/14EYK – To construct a detached dwelling with an attached garage, a covered front porch and rear deck

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It is noted that applicant has requested the following variances from the zoning by-laws:

**32% variance** - A variance to the setback from the south side lot line from the required 0.9 meters to 0.61 meters.

**84% variance** - There is also a request for a variance to the setback from the south side lot line from the required 3.92 meters to 0.61 meters for a deck located above the ground floor. This variance request appears unreasonable since a deck above ground floor located 0.61 meters from the lot line would overlook the neighbour's property, infringing on any minimal amount of expected privacy.

**177% variance** - Maximum permitted FSI is 0.35. The new dwelling will have a FSI of 0.96, or will consist of more than 3,100 square feet of living space on a 3,250 square foot property.

**36% variance** - Maximum permitted height of all front exterior main walls is 7.0 meters. The height of the front exterior main walls for the new dwelling is 9.55 meters.

The neighbouring houses in this long-established Long Branch community are 1-1/2 stories in height.

The size and design of the proposed dwelling does not respect or reinforce the physical characteristics of the neighbourhood as required in the Toronto Official Plan Policy 4.1.5 for "Neighbourhoods". The proposed massing and setbacks of the dwelling does not visually fit in with other properties on the street or in the neighbourhood and reduces privacy for adjacent properties.

**We oppose the application for the above variances, which are substantial and not minor.**

We believe the design of the house should be modified to respect the setback and privacy for the neighbouring property located on the south side lot line. The design of the house should be further modified to reduce the height and FSI so that it fits better into the character and scale of the neighbourhood.

Thank you for your consideration.

Sincerely,

(signed)

Timothy Dobson, OALA, ISA, Landscape Architect & Arborist  
Chairman  
LAKESHORE PLANNING COUNCIL CORP.