

COMMITTEE OF ADJUSTMENT AGENDA TORONTO EAST YORK PANEL B

Hearing Date: January 11, 2012
Time: 1:30 p.m.
Location: Committee Room 2 - Toronto City Hall - 100 Queen Street West

1. OPENING REMARKS

- **Declarations of Interest**
- **Confirmation of Minutes from Previous Hearing**
- **Closed & Deferred Files**

2. DEPUTATION ITEMS

The following applications will be heard at 1:30 p.m. or shortly thereafter:

File Number	Property	Community (Ward)
1. A0737/11TEY	152 FOREST HILL RD	St. Paul's (22)
2. A0738/11TEY	45 KING EDWARD AVE	Beaches-East York (31)
3. A0739/11TEY	125 WESTERN BATTERY RD	Trinity-Spadina (19)
4. A0740/11TEY	3 HANNAFORD ST	Beaches-East York (32)
5. A0741/11TEY	56 GIVINS ST	Trinity-Spadina (19)
6. A0742/11TEY	120 MOUNT PLEASANT RD	Toronto Centre-Rosedale (27)
7. A0743/11TEY	85 - 117 EGLINTON AVE E & 79 DUNFIELD AVE	St. Paul's (22)
8. A0744/11TEY	118 OLD FOREST HILL RD	St. Paul's (21)
9. A0745/11TEY	7 GLEN CEDAR RD	St. Paul's (21)
10. A0746/11TEY	83 MADISON AVE	Trinity-Spadina (20)
11. A0747/11TEY	225 QUEENS QUAY W	Trinity-Spadina (20)
12. A0749/11TEY	111 CLAREMONT ST	Trinity-Spadina (19)
13. A0750/11TEY	16 ATHLONE RD	Toronto-Danforth (29)
14. A0751/11TEY	21 ARDMORE RD	St. Paul's (21)

The following applications will be heard at 2:30 p.m. or shortly thereafter:

File Number	Property	Community (Ward)
15. A0752/11TEY	57 HIGHLAND AVE	Toronto Centre-Rosedale (27)
16. A0753/11TEY	2 PAGE ST	Trinity-Spadina (19)
17. A0754/11TEY	1020 GERRARD ST E	Toronto-Danforth (30)

18.	A0756/11TEY	141 LISGAR ST	Davenport (18)
19.	A0757/11TEY	162 MACPHERSON AVE	Toronto Centre-Rosedale (27)
20.	A0759/11TEY	318 GLEBEMOUNT AVE	Beaches-East York (31)
21.	A0760/11TEY	501 ONTARIO ST	Toronto Centre-Rosedale (28)
22.	A0761/11TEY	96 PEMBROKE ST	Toronto Centre-Rosedale (27)
23.	A0762/11TEY	17 ARDWOLD GT	St. Paul's (22)
24.	A0763/11TEY	239 BARTLETT AVE	Davenport (18)

The following applications will be heard at 3:30 p.m. or shortly thereafter

	File Number	Property	Community (Ward)
25.	A0765/11TEY	708 BATHURST ST	Trinity-Spadina (19)
26.	A0766/11TEY	710 BATHURST ST	Trinity-Spadina (19)
27.	A0767/11TEY	138 HASTINGS AVE	Toronto-Danforth (30)
28.	A0768/11TEY	184 PAPE AVE	Toronto-Danforth (30)
29.	A0769/11TEY	92 LOGAN AVE	Toronto-Danforth (30)
30.	A0770/11TEY	134 WILLOW AVE	Beaches-East York (32)
31.	A0771/11TEY	329 STRATHMORE BLVD	Toronto-Danforth (29)
32.	A0772/11TEY	52 ELGIN AVE	Trinity-Spadina (20)
33.	A0773/11TEY	91 PARKMOUNT RD	Toronto-Danforth (30)
34.	A0775/11TEY	185 GRENADIER RD	Parkdale-High Park (14)
35A	B0074/11TEY	116 BEECH AVE	Beaches-East York (32)
35B	A0827/11TEY	116 BEECH AVE (PART 2)	
35C	A0828/11TEY	116 BEECH AVE (PART 1)	
36.	B0076/11TEY	2014 QUEEN ST E	Beaches-East York (32)
37.	B0077/11TEY	28 CARLAW AVE	Toronto-Danforth (30)
38A	B0037/11TEY	1256 QUEEN ST E	Toronto-Danforth (30)
38B	A0586/11TEY	1256 QUEEN ST E (PART 1)	
38C	A0587/11TEY	1256 QUEEN ST E (PART 2)	

3. OTHER BUSINESS

The following applications will be heard at 1:30 p.m. or shortly thereafter:

1. 152 FOREST HILL RD

File Number:	A0737/11TEY	Zoning	R1 Z0.35 (PPR)
		Ward:	St. Paul's (22)

Property Address:	152 FOREST HILL RD	Community:	
Legal Description:	PLAN 2232 LOT 70		

PURPOSE OF THE APPLICATION:

To convert the former rear detached garage for the existing two-storey detached dwelling into a cabana.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6(3) Part II 7(I), By-law 438-86**
The minimum required lot line setback from all lot lines for an accessory structure is 3.0 m.
The existing structure is located 0.4 m from the north lot line and 0.68 m from the west lot line.
- 2. Section 4(2)(d)(i), By-law 438-86**
The maximum permitted height of an accessory structure is 4.0 m.
The height of the existing accessory structure is 4.5 m.

2. 45 KING EDWARD AVE

File Number:	A0738/11TEY	Zoning	RIC (PPR)
		Ward:	Beaches-East York (31)
Property Address:	45 KING EDWARD AVE	Community:	Toronto
Legal Description:	PLAN 1386 PT LOT 29		

PURPOSE OF THE APPLICATION:

To construct front two-storey addition and covered front porch to the existing detached dwelling.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 7.1.3(e), By-law 6752**
Additions to the front of a dwelling are not permitted.
The proposed addition and covered porch will be at the front of the dwelling.
- 2. Section 7.4.3, By-Law 6752**
The maximum permitted lot coverage is 35% of the lot area (102.84 m²).
The proposed lot coverage will be 38% of the lot area (112.24 m²).
- 3. Section 7.4.3, By-Law 6752**
The maximum permitted building length is 16.75 m.
The altered dwelling will have a length of 18.71 m.

3. 125 WESTERN BATTERY RD

File Number: A0739/11TEY Zoning I3D3 Site Specific By-law
566-2000 (Waiver)
Ward: Trinity-Spadina (19)

Property Address: 125 WESTERN BATTERY RD Community: Toronto
Legal Description: PLAN 66M2394 PT BLK 2 RP 66R21124 PARTS 5 6 9 19

PURPOSE OF THE APPLICATION:

To modify the redevelopment plan for a 27-storey residential development containing 291 live-work units, approved under Site Specific By-law 566-2000, by constructing an additional three storeys and 47 additional live-work units.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 2(13), By-law 566-2000**
A minimum of 110 visitor parking spaces are required.
In this case, 60 visitor parking spaces will be provided.
- 2. Section 4(12), By-law 438-86**
A minimum of 876 m² of outdoor residential amenity space is required.
In this case, a minimum of 802 m² of outdoor residential amenity space is being provided.
- 3. Section 2(17), By-law 566-2000**
Height limits shall not exceed those set out on Map 3 (3F) (which permissions range from 16 m to 70 m, plus mechanical penthouse).
In this case, the height limits will not exceed those set out on the Revised Height Map Plan (which permissions range from 5.80 m to 89.90 m, inclusive of mechanical penthouse).
- 4. Section 2(18), By-law 566-2000**
Not less than 30% of the live-work units within Block 6 shall comply with the size requirements for each of the unit types listed being: 93 one-bedroom units are required to have a maximum floor area of 60.4 m² and 38 two-bedroom units are required to have a maximum floor area of 79 m².
In this case the following is proposed:
161 one-bedroom live-work units will be designated as affordable, of which 67 or 21.5% of the units will have a maximum unit size of 60.4 m² and the remaining 94 units will exceed the maximum permitted size, measuring a maximum of 62.80 m² in size.
99 two-bedroom live-work units will be designated as affordable, of which 11 or 8.66% will have a maximum unit size of 79 m² and the remaining 88 units will exceed the maximum permitted size, measuring a maximum of 83 m².

***REVISED FOR AGENDA**

7. 85 - 117 EGLINTON AVE E & 79 DUNFIELD AVE

File Number: A0743/11TEY Zoning CR T5.0 C3.0 R3.0, R2 Z0.6
By-law 622-2010 (PPR)
Ward: St. Paul's (22)

Property Address: **85 - *117 EGLINTON AVE E & *79 DUNFIELD AVE** Community: Toronto

Legal Description: PLAN 653 BLK E PT LOTS 1 & 2

PURPOSE OF THE APPLICATION:

To alter the redevelopment plan for a mixed-use building with towers of 26 and 29 storeys, respectively, and an eight-storey podium with retail at grade and five levels of below grade parking, approved under Site Specific By-law 622-2010, by increasing the total number of dwelling units and increasing the height of both the east and west tower.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 1(2), By-law 622-2010**
The maximum permitted number of dwelling units is 571.
Committee of Adjustment Decision A0137/11TEY permitted 646 dwelling units.
In this case, there will be 704 dwelling units.
- 2. Section 1(3), By-law 622-2010**
The maximum permitted combined residential and non-residential gross floor area, including indoor amenity space, shall not exceed 55,000.0 m², of which the residential gross floor area on the lot shall not exceed 49,000 m², and the non-residential gross floor area on the lot shall not exceed 5,000 m².
***Committee of Adjustment Decision A0137/11TEY permitted 49 573.24 m² of residential gross floor area.**
In this case, the proposed total gross floor area is 62,926.89 m², of which 53,504.0 *m² will be residential gross floor area, and 9,422.54 m² will be non-residential gross floor area.
- 3. Section 1(4), By-law 622-2010**
No portion of the mixed use building above grade is located otherwise than wholly within the area delineated by the heavy lines on Map 2.
In this case, various portions of the proposed building are outside the area delineated by heavy lines as shown on Map 2.
- 4. Section 1(5), By-law 622-2010**
No person shall erect or use a building on the lot having a greater height in metres than the height limits specified on Map 2.
In this case, the proposed height of the west tower is 114.6 m (36-storeys) and 120.95 m for the mechanical penthouse and the east tower height will be 105.5 m (33-storeys) and 110.95 m for the mechanical penthouse.

- 5. Section 1(8) and (9), By-law 622-2010**
The minimum required number of parking spaces that shall be provided and maintained on the lot is 558 parking spaces designated for residential units, 85 parking spaces designated as residential visitor parking, and 128 parking spaces designated for the grocery store use.
In this case, the proposed number of residential visitor parking spaces is 6 and there will be zero (0) parking spaces designated for grocery store use.
- 6. Section 1(10), By-law 622-2010**
A minimum of 6 bicycle parking spaces for Retail visitors is required.
In this case, there will be zero (0) bicycle parking spaces provided for Retail visitors.
- 7. Section 8(1)(f), By-law 483-86**
A commercial parking garage on Level P1 is not a permitted use.
In this case, a commercial parking garage is proposed on Level P1.
- 8. Section 8(3) Part II 2(A), By-law 483-86**
The minimum setback for the non-residential portion of a mixed use building, above grade, from a lot in a residential district is 3 m.
In this case, the mixed-use building will be setback 1.15 m from the south lot line, which abuts a R zoned lot.

8. 118 OLD FOREST HILL RD

File Number: A0744/11TEY

Zoning R1 Z0.6 (PPR)
Ward: St. Paul's (21)

Property Address: 118 OLD FOREST HILL RD
Legal Description: PT BLK C

Community:

PURPOSE OF THE APPLICATION:

To demolish the existing two-storey detached dwelling and to construct a new two-storey detached dwelling with a below-grade garage, a rear terrace with stairs, and an uncovered platform along the north side wall.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (673.5 m²).
The proposed residential gross floor area of the dwelling is 0.63 times the area of the lot (710.44 m²).
2. **Section 6(3) Part II 3.B(I)(2), By-law 438-86**
The minimum required side lot line setback is 7.5 m from the side lot line for the portion of the dwelling exceeding 17.0 m in depth.
A 0.65 m portion of the dwelling, exceeding 17.0 m in depth, will be setback 1.76 m on the south side.
A 3.41 m portion of the dwelling, exceeding 17.0 m in depth, will be setback 6.65 m on the south side.
A 6.51 m portion of the dwelling, exceeding 17.0 m in depth will be setback 0.32 m on the north side.
3. **Section 6(3) Part II 3.B(II)(1), By-law 438-86**
The minimum required side lot line setback is 0.9 m for that portion of a dwelling not exceeding 17.0 m in depth.
The proposed side lot line setback will be 0.32 m on the north side.
4. **Section 6(3) Part II 8 E, By-law 438-86**
An uncovered platform may project into the required setbacks, provided it does not extend beyond the side walls of the building.
The proposed uncovered platform on the north side will extend beyond the side walls.
5. **Section 6(3) Part III 4, By-law 438-86**
The maximum permitted width of a walkway located between the front lot line and any wall of the building facing the front lot line is 1.06 m.
The proposed walkway will be 2.82 m wide.
6. **Section 6(3) Part IV 3(II), By-law 438-86**
Integral garages are not permitted in a dwelling where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line.
The proposed integral garage will be below grade.

9. 7 GLEN CEDAR RD

File Number:	A0745/11TEY	Zoning	R1 (ZZC)
		Ward:	St. Paul's (21)
Property Address:	7 GLEN CEDAR RD	Community:	York
Legal Description:	PLAN M516 LOT 38		

PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition to the existing two-storey single family dwelling.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Section 3(1), By-law 83-1

The maximum permitted floor space index is 0.4 times the area of the lot (223.0 m²).

Section 7.3, By-law 3623-97

The maximum permitted floor space index is 0.53 times the area of the lot (297.0 m²).

The altered dwelling will have a floor space index 0.57 times the area of the lot (316.39 m²).

10. 83 MADISON AVE

File Number: A0746/11TEY

Zoning R2 Z1.0 (ZZC)
Ward: Trinity-Spadina (20)

Property Address: **83 MADISON AVE**
Legal Description: PLAN M2 N PT LOT 115

Community: Toronto

PURPOSE OF THE APPLICATION:

To convert the basement of the existing semi-detached converted dwelling into a fourth dwelling unit.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Section 6(3) Part I 1, By-law 438-86

The maximum permitted gross floor area is 1.0 times the area of the lot (290.83 m²).

The altered dwelling will have a gross floor area 1.66 times the area of the lot (484.04 m²).

11. 225 QUEENS QUAY W

File Number:	A0747/11TEY	Zoning	G1(PPR)
		Ward:	Trinity-Spadina (20)
Property Address:	225 QUEENS QUAY W	Community:	Toronto
Legal Description:	PLAN E616 PT BLK 12 RP 66R12835 PART 1		

PURPOSE OF THE APPLICATION:

To construct an underground parking garage to replace the surface parking lot at the site.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Subsection 4(1), Site Specific By-law 289-93

The minimum unobstructed area of a parking space is at least 5.9 m in length, and at least 2.6 m in width. The proposed parking spaces will be 5.6 m in length and 2.6 m in width.

12. 111 CLAREMONT ST

File Number:	A0749/11TEY	Zoning	R4 Z1.0 (PPR)
		Ward:	Trinity-Spadina (19)
Property Address:	111 CLAREMONT ST	Community:	Toronto
Legal Description:	PLAN 75 PT LOT 12		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the existing enclosed verandah at the rear of the existing two-storey row house that was constructed without a building permit.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of an area zoned R4 Z1.0 is 1.0 times the area of the lot (97.55 m²).
The altered dwelling has a residential gross floor area equal to 1.43 times the area of the lot (139.36 m²).
- 2. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback for a row house is 0.45 m where the side wall contains no openings.
The north and south side walls of the altered row house are located 0.0 m from the north and south side lot lines.
- 3. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered dwelling is located 1.61 m from the rear east lot line.

13. 16 ATHLONE RD

File Number:	A0750/11TEY	Zoning	R 1A (PPR/WAIVER)
		Ward:	Toronto-Danforth (29)
Property Address:	16 ATHLONE RD	Community:	
Legal Description:	PLAN 3181 LOT 9		

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by replacing the front porch, demolishing the front bay window, constructing a second floor addition, a rear two-storey addition with ground floor deck, and a new rear basement entrance.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 7.2.3, By-law 6752**
The maximum permitted floor space index is 0.45 times the area of the lot (166.29 m²).
The proposed floor space index will be 0.61 times the area of the lot (226.12 m²).
- 2. Section 7.2.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The proposed front yard setback will be 5.72 m.
- 3. Section 7.2.3, By-law 6752**
The minimum required side yard setback is 0.45 m.
The proposed south side yard setback will be 0.27 m.

14. 21 ARDMORE RD

File Number:	A0751/11TEY	Zoning	R1 Z0.35 (PPR)
		Ward:	St. Paul's (21)
Property Address:	21 ARDMORE RD	Community:	Toronto
Legal Description:	PLAN M502 LOT 56		

PURPOSE OF THE APPLICATION:

To construct a one-storey addition to the southwest corner of the existing two-storey detached dwelling.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area shall not exceed 0.35 times the area of the lot (178.3 m²).
The altered dwelling will have a residential gross floor area of 0.61 times the area of the lot (311.5 m²).
- 2. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback is 0.9 m.
The existing dwelling is located 0.84 m from the east side lot line.
The proposed addition will be located 0.84 m from the east side lot line.

The following applications will be heard at 2:30 p.m. or shortly thereafter:

15. 57 HIGHLAND AVE

File Number:	A0752/11TEY	Zoning	R1 Z0.35(ZZC)
		Ward:	Toronto Centre-Rosedale (27)
Property Address:	57 HIGHLAND AVE	Community:	Toronto
Legal Description:	PLAN 528 PT LOTS 36 & 37		

PURPOSE OF THE APPLICATION:

To construct a third floor addition to the existing 2 ½ storey single family dwelling.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.35 times the area of the lot (363.40 m²).
The altered dwelling will have a gross floor area 0.53 times the area of the lot (554.73 m²).
- 2. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 6.86 m.
The altered dwelling will have a front yard setback of 6.72 m.

16. 2 PAGE ST

File Number:	A0753/11TEY	Zoning	R2 Z0.6 (PPR)
		Ward:	Trinity-Spadina (19)
Property Address:	2 PAGE ST	Community:	Toronto
Legal Description:	PLAN 75 PT LOT 20		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the two residential dwelling units installed in the basement of the two-storey dwelling containing four dwelling units (for a total of six dwelling units).

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of an area zoned R2 Z0.6 is 0.6 times the area of the lot (132 m²).
The altered dwelling will have a residential gross floor area equal to 1.08 times the area of the lot (236.9 m²).
- 2. Section 4(4)(b), By-law 438-86**
A minimum of one on-site parking space is required to be provided for each dwelling unit (two additional parking spaces are required to be provided).
In this case, no on-site parking is provided.

17. 1020 GERRARD ST E

File Number:	A0754/11TEY	Zoning	MCR T2.5 C1.0 R2.5 (PPR)
		Ward:	Toronto-Danforth (30)
Property Address:	1020 GERRARD ST E	Community:	
Legal Description:	PLAN M286 LOT 6		

PURPOSE OF THE APPLICATION:

To construct a rear three-storey addition to the existing three-storey mixed-use building. Further, to demolish the existing rear detached garage and to create a rear parking pad.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 4(4)(b), By-law 438-86**
A minimum of two parking spaces are required to be provided.
In this case, one parking space will be provided.
- 2. Section 4(17)(a), By-law 438-86**
The minimum required dimensions of a parking space are 5.6 m x 2.9 m.
The parking space will have dimensions of 4.95 m x 2.74 m.

18. 141 LISGAR ST

File Number:	A0756/11TEY	Zoning	R4 Z1.0 (ZZC)
		Ward:	Davenport (18)
Property Address:	141 LISGAR ST	Community:	Toronto
Legal Description:	PLAN 736 LOT F		

PURPOSE OF THE APPLICATION:

To convert the existing two-storey dwelling into a two-unit dwelling.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Section 6(2) 1(ii), By-law 438-86

A conversion is not permitted in a building less than five years old.
In this case, the existing two-storey dwelling is less than five years old.

19. ~~162 MACPHERSON AVE~~

File Number:	A0757/11TEY	Zoning	R2 Z0.6 (Waiver)
		Ward:	Toronto Centre-Rosedale (27)
Property Address:	162 MACPHERSON AVE	Community:	Toronto
Legal Description:	PLAN 624 PT LOTS 14 & 15		

ITEM WITHDRAWN FROM AGENDA. NOTICES OF PUBLIC HEARING NOT MAILED.

20. 318 GLEBEMOUNT AVE

File Number:	A0759/11TEY	Zoning	R1A
		Ward:	Beaches-East York (31)
Property Address:	318 GLEBEMOUNT AVE	Community:	Toronto
Legal Description:	PLAN 3248 LOT 15		

PURPOSE OF THE APPLICATION:

To construct a complete second storey addition over the bungalow, a rear two storey addition with deck, a new front porch and a garage.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 7.2.3, By-Law 6752**
The minimum required front yard setback is 6m.
The proposed front yard setback is 5.5m
- 2. Section 7.2.3, By-Law 6752**
The minimum required north side yard setback is 0.45m.
The proposed north side yard setback is 0.29 m.
- 3. Section 7.2.3, By-Law 6752**
The maximum permitted floor space index is 0.45 times the lot area (151.76 m²).
The proposed floor space index is 0.65 times the lot area (218.61 m²).
- 4. Section 7.2.3, By-Law 6752**
The maximum permitted lot coverage is 35% (118.03 m²) of the lot area.
The proposed lot coverage is 40% of the lot area (133.55 m²).

21. 501 ONTARIO ST

File Number:	A0760/11TEY	Zoning	R3 Z1.0
		Ward:	Toronto Centre-Rosedale (28)
Property Address:	501 ONTARIO ST	Community:	Toronto
Legal Description:	PLAN 440 LOT C		

PURPOSE OF THE APPLICATION:

To construct a rear third floor dormer addition to the single family detached dwelling.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6(3) Part II 3. C(1), Zoning By-Law 438-86,**
The by-law requires a row house in an R3 district to have a side lot line setback of 0.45 metres, where the side wall contains no openings.
The proposed side lot line setback is 0.15 metres on the north side.
- 2. Section 6(3) Part I 1, Zoning By-Law 438-86,**
The gross floor area of a detached two storey dwelling shall not exceed 1.0 times the area of the lot (176.23 m²).
The altered dwelling will have a gross floor area equal to 1.2 times the area of the lot (212.34 m²).

22. 96 PEMBROKE ST

File Number: A0761/11TEY

Zoning

R3 Z1.0 (PPR)

Ward:

Toronto Centre-Rosedale (27)

Property Address: **96 PEMBROKE ST**

Community:

Legal Description: PLAN 150 PT LOT 30

PURPOSE OF THE APPLICATION:

To legalize and to maintain the existing bachelor dwelling unit on the third floor of the existing eight-room Rooming House.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Section 4(5)(B), By-law 438-86

A minimum of four (4) parking spaces are required.

In this case, there is one parking space that complies with the requirements of the by-law.

23. 17 ARDWOLD GT

File Number:	A0762/11TEY	Zoning	R1 Z0.35 (PPR)
		Ward:	St. Paul's (22)
Property Address:	17 ARDWOLD GT	Community:	Toronto
Legal Description:	PLAN E711 PT LOT 17 LOT 16		

PURPOSE OF THE APPLICATION:

To demolish the existing two-storey detached dwelling and to construct a new three-storey detached dwelling with an integral garage having accessed by way of a circular driveway.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area shall not exceed 0.35 times the area of the lot (926.95 m²).
The new dwelling will have a residential gross floor area of 0.39 times the area of the lot (1,025.1 m²).
- 2. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum side yard setback is 7.5 m for the portion of the dwelling exceeding a depth of 17 m.
The 5.5 m of the new dwelling exceeding the depth of 17 m will be located 1.81 m from the west side lot line and 4.55 m from the east side lot line.
- 3. Section 4(2), By-law 438-86**
The maximum permitted building height is 10 m.
The new dwelling will have a height of 11.31 m to the top of the flat roof.
- 4. Section 6(3) Part II, By-law 438-86**
An eaves, fence, chimney breast, uncovered platforms, cold storage, bay window, second storey additions and a balcony are permitted to project into the required setbacks.
The basement level is not a permitted projection beyond the front wall and into the required setback.
- 5. Section 6(3) Part III 4, By-law 438-86**
The width of a walkway located between the front lot line and any wall of the building facing the front lot line is limited to 1.06 m.
The proposed walkway is 1.6 m wide.
- 6. By-law 438-86 Section 6(3) Part IV 3(II)**
The by-law does not permit an integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line.
A portion of the floor level of the proposed integral garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line.
- 7. Section 6(3) Part IV 4(iii), By-law 438-86**
A driveway located between the front lot line, as projected to the side lot lines, and any wall facing the front lot line, is required not to exceed a width of 6.14 m
The proposed circular driveway will have a width of 23.75 m measured at the largest section.

24. 239 BARTLETT AVE

File Number:	A0763/11TEY	Zoning	R2 Z0.6 (ZZC)
		Ward:	Davenport (18)
Property Address:	239 BARTLETT AVE	Community:	
Legal Description:	P622 BLK S L9PT		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by demolishing the existing rear deck and constructing a new rear covered (concrete) deck with cold storage below and a rear basement entrance.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Section 6(3) Part VI 1(V), By-law 438-86

Additions to the rear of a semi-detached house erected before October 15, 1953 are permitted provided that the depth of the residential building including the addition or additions does not exceed 17.0 m.

The dwelling, as altered, will have a depth of 20.14 m (measured to the end of the concrete deck stairs).

The following applications will be heard at 3:30 p.m. or shortly thereafter:

25. 708 BATHURST ST

File Number:	A0765/11TEY	Zoning	R4 Z1.0 (PPR)
		Ward:	Trinity-Spadina (19)
Property Address:	708 BATHURST ST	Community:	Toronto
Legal Description:	PLAN 120 PT LOT 3 PLAN 93 PT LOT 52		

PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition to the existing two-storey semi-detached dwelling.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 1.0 times the area of the lot (156.82 m²).
The altered dwelling will have a gross floor area 1.10 times the area of the lot (174.0 m²).
- 2. Section 6(3) Part II 3, By-law 438-86**
The minimum required side yard setback is 0.45 m.
The altered dwelling will have a side yard setback of 0 m on the south side.
- 3. Section 6(3) Part II 5, By-law 438-86**
The maximum permitted dwelling depth is 17.0 m.
The altered dwelling will have a depth of 25.48 m.
- 4. Section 6(30 Part II 1(a), By-law 438-86**
A required minimum of 30% of the lot area shall be maintained as landscaped open space (47.0 m²).
In this case, 22.8% of the lot area will be maintained as landscaped open space (35.76 m²).

27. 138 HASTINGS AVE

File Number:	A0767/11TEY	Zoning	R2 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (30)
Property Address:	138 HASTINGS AVE	Community:	
Legal Description:	PLAN 482 E PT LOT 20		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a third floor addition with a rear balcony and a new front porch with a covered deck above.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (152.39 m²).
The dwelling, as altered, will have a residential gross floor area equal to 0.78 times the area of the lot (197.72 m²).
- 2. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for a detached house in an R2 district is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.
The dwelling, as altered, will maintain the existing setback of 0.32 m from the north side lot line (measured to the third floor addition).
- 3. Section 6(3) Part II 3(II), By-law 438-86**
The building shall be located no closer than 1.2 m to the portion of the side wall of an adjacent building that contains openings.
The dwelling, as altered, will maintain the existing setback of 0.63 m from the adjacent building (140 Hastings Avenue).
- 4. Section 6(3) Part II 2 (II), By-law 438-86**
The minimum required front yard setback of a building on an inside lot is 2.88 m.
The front porch with a new covered deck above will maintain the existing setback of 0.86 m from the front lot line.
- 5. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for a detached house in an R2 district is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.
The front porch with a new covered deck above will maintain the existing setback of 0.32 m from the north side lot line.

28. 184 PAPE AVE

File Number:	A0768/11TEY	Zoning	Z0.6 (PPR)
		Ward:	Toronto-Danforth (30)
Property Address:	184 PAPE AVE	Community:	
Legal Description:	PLAN 718 PT LOT 38		

PURPOSE OF THE APPLICATION:

To alter the existing 2½ storey row house by constructing a rear third floor addition with a deck.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Section 6(3) Part I 1, By-law 438-86

The maximum permitted residential gross floor area is 0.6 times the area of the lot (98.94 m²).

The proposed residential gross floor area is 0.82 times the area of the lot (136.71 m²).

29. 92 LOGAN AVE

File Number: A0769/11TEY

Zoning

R2 Z0.6 (PPR)

Ward:

Toronto-Danforth (30)

Property Address: 92 LOGAN AVE

Community:

Toronto

Legal Description: PLAN M19 PT LOT 55

PURPOSE OF THE APPLICATION:

To demolish the existing two-storey single detached dwelling and to construct a new three-storey single detached dwelling, with detached garage at the rear.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

1. Section 6(3) Part I 1, By-law 438-86

The maximum permitted gross floor area of an area zoned R2 is 0.6 times the area of the lot (95.91 m²). The new dwelling will have a residential gross floor area equal to 0.99 times the area of the lot (159.75 m²).

2. Section 6(3) Part II 3(i), By-law 438-86

The minimum required side lot line setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.

The new dwelling will be setback 0.30 m from the side wall of the adjacent building at 94 Logan Avenue.

3. Section 6(3) Part II 3.B(I), By-law 438-86

The minimum required side lot line setback for a detached house in an R2 district is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.

The new dwelling will be located 0.30 m from both the north and south side lot lines.

30. 134 WILLOW AVE

File Number:	A0770/11TEY	Zoning	R2 Z0.6 (PPR)
		Ward:	Beaches-East York (32)
Property Address:	134 WILLOW AVE	Community:	Toronto
Legal Description:	PLAN 733 PT LOTS 16 TO 18		

PURPOSE OF THE APPLICATION:

To convert the existing attic of the detached dwelling into habitable space.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Section 6(3) Part I 1, By-law 438-86

The residential gross floor area shall not exceed 0.60 times the area of the lot (156.13 m²).

The altered dwelling will have a residential gross floor area equal to 0.66 times the area of the lot (172.09 m²).

32. 52 ELGIN AVE

File Number:	A0772/11TEY	Zoning	R2 Z1.0 (PPR)
		Ward:	Trinity-Spadina (20)
Property Address:	52 ELGIN AVE	Community:	Toronto
Legal Description:	PLAN M6 PT LOTS 136 TO 138		

PURPOSE OF THE APPLICATION:

To replace the existing rear one-storey portion of the existing two-storey detached dwelling with a rear two-storey addition.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Section 6(3) Part II 3.B(II), By-law 438-86

The minimum required side lot line setback for a detached house in an R2 district is 7.5 m for a depth exceeding 17.0 m.

The altered dwelling will be located 0.5 m from the west side lot line and 2.58 m from the east side lot line.

33. 91 PARKMOUNT RD

File Number:	A0773/11TEY	Zoning	R2 Z0.6 (PPR)
		Ward:	Toronto-Danforth (30)
Property Address:	91 PARKMOUNT RD	Community:	
Legal Description:	PLAN E411 LOT 59		

PURPOSE OF THE APPLICATION:

To construct a third floor addition on the existing two-storey detached dwelling and to demolish and reconstruct the detached garage.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (172.86 m²).
The proposed residential gross floor area will be 0.72 times the area of the lot (207.61 m²).
- 2. Section 6(3) Part II 3(II), By-law 438-86**
The minimum required side lot line setback of a dwelling to the side wall of an adjacent dwelling that contains openings is 1.2 m.
The altered dwelling will be located 0.74 m from the adjacent building at 93 Parkmount Road, which contains openings.
- 3. Section 6(3) Part II 3.A(I), By-law 438-86**
The minimum required setback from a flanking street lot line is 3.17 m.
The altered dwelling will be located 0.48 m from the south flanking street, Hanson Street.
- 4. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for the portion of the dwelling not exceeding a depth of 17 m is 0.45 m, where the side walls contain no openings.
The portion of the altered dwelling, not exceeding 17 m in depth, will be located 0.41 m from the north side lot line.
- 5. Section 4(2)(d)(i), By-law 438-86**
The maximum permitted height of a detached garage is 4.0 m.
The proposed height of the reconstructed garage will be 5.02 m.

34. 185 GRENADIER RD

File Number: A0775/11TEY

Zoning R2 Z0.6 (ZZC)
Ward: Parkdale-High Park (14)

Property Address: **185 GRENADIER RD**
Legal Description: PLAN 1259 PT LOT 70

Community: Toronto

PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition along with a rear dormer on the third floor of the existing 2 ½ storey semi-detached dwelling.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Section 6(3) Part VI 1(I), By-law 438-86

The maximum permitted gross floor area is 0.69 times the area of the lot (201.36 m²).

The altered dwelling will have a gross floor area 0.76 times the area of the lot (221.49 m²).

35 A. 116 BEECH AVE

File Number:	B0074/11TEY	Zoning	R2 Z0.6 (WAIVER)
		Ward:	Beaches-East York (32)
Property Address:	116 BEECH AVE	Community:	
Legal Description:	PLAN 1183 LOT 85		

THE CONSENT REQUESTED:

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

Conveyed - Part 1

Address to be assigned

The lot frontage is 7.65 m and the lot area is 295.48 m². The existing dwelling will be demolished and a new three-storey single family detached dwelling with an attached single car garage will be constructed.

Retained - Part 2

Address to be assigned

The lot frontage is 7.65 m and the lot area is 295.41 m². The existing dwelling will be demolished and a new three-storey single family detached dwelling with an attached single car garage will be constructed.

File Numbers B0074/11TEY, A0827/11TEY & A0828/11TEY will be considered jointly.

35 B. 116 BEECH AVE (PART 1)

File Number:	A0827/11TEY	Zoning	R2 Z0.6 (WAIVER)
		Ward:	Beaches-East York (32)
Property Address:	116 BEECH AVE (PART 1)	Community:	
Legal Description:	PLAN 1183 LOT 85		

PURPOSE OF THE APPLICATION:

To construct a new three-storey single family detached dwelling with an attached single car garage.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6.(3), Part I.1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (177 m²).
The new dwelling will have a gross floor area equal to 1.0 times the area of the lot (295.82 m²).
- 2. Section 6.(3), Part II.8.K(I), By-law 438-86**
A balcony is permitted to project into a required setback provided that the house (including the front or rear wall) is at least 5 years old.
A balcony along the rear wall of the new dwelling is proposed.

35 C. 116 BEECH AVE (PART 2)

File Number:	A0828/11TEY	Zoning	R2 Z0.6 (WAIVER)
		Ward:	Beaches-East York (32)
Property Address:	116 BEECH AVE (PART 2)	Community:	
Legal Description:	PLAN 1183 LOT 85		

PURPOSE OF THE APPLICATION:

To construct a new three-storey single family detached dwelling with an attached single car garage.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Section 6.(3), Part I.1, By-law 438-86

The maximum permitted gross floor area is 0.6 times the area of the lot (177 m²).

The new dwelling will have a gross floor area equal to 0.87 times the area of the lot (256.39 m²).

36. 2014 QUEEN ST E

File Number:	B0076/11TEY	Zoning	MCR T2.0 C1.0 R2.0 (WAIVER)
		Ward:	Beaches-East York (32)
Property Address:	2014 QUEEN ST E	Community:	
Legal Description:	PLAN 5E PART LOT 5		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two lots.

Retained - Part 1

2014 Queen Street East

The lot frontage is 15.24 m and the lot area is 460.13 m². The existing building will be maintained.

Conveyed - Part 2

2 Wheeler Avenue (Address to be assigned)

The lot frontage is 6.37 m and the lot area is 97.27 m². The existing building will be maintained.

37. 28 CARLAW AVE

File Number:	B0077/11TEY	Zoning	R2 Z0.6 (WAIVER)
		Ward:	Toronto-Danforth (30)
Property Address:	28 CARLAW AVE	Community:	
Legal Description:	PLAN 423 PT LOTS 29 & 30		

THE CONSENT REQUESTED:

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

Retained - Part 1

30 Carlaw Avenue

The lot frontage is 4.51 m and the lot area is 176.4 m². The existing townhouse will be maintained.

Conveyed - Part 2

28 Carlaw Avenue

The lot frontage is 4.67 m and the lot area is 184.39 m². The existing townhouse will be maintained.

38 A. 1256 QUEEN ST E

File Number:	B0037/11TEY	Zoning	MCR T2.5 C1.0 R2.0 (PPR)
		Ward:	Toronto-Danforth (30)
Property Address:	1256 QUEEN ST E	Community:	
Legal Description:	PLAN 324E PT BLK B		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two lots.

Conveyed - Part 1

1256 Queen Street East

The lot frontage is 10.36 m and the lot area is 154 m². The existing commercial/residential building will be maintained.

Retained - Part 2

Address to be assigned along Hastings Avenue

The lot frontage is 18.76 m and the lot area is 194 m². The existing residential building will be maintained.

File Numbers B0037/11TEY, A0586/11TEY & A0587/11TEY will be considered jointly.

38 B. 1256 QUEEN ST E (PART 1)

File Number:	A0586/11TEY	Zoning Ward:	MCR T2.5 C1.0 R2.0 (PPR) Toronto-Danforth (30)
Property Address:	1256 QUEEN ST E (PART 1)	Community:	
Legal Description:	PLAN 324E PT BLK B		

PURPOSE OF THE APPLICATION:

To maintain the existing building on the reduced (conveyed) lot.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Section 4.(5)(B), B y-law 438-86

At least one parking space shall be provided on the site.

No parking will be provided on the site.

38 C. 1256 QUEEN ST E (PART 2)

File Number:	A0587/11TEY	Zoning	MCR T2.5 C1.0 R2.0 (PPR)
		Ward:	Toronto-Danforth (30)
Property Address:	1256 QUEEN ST E (PART 2)	Community:	
Legal Description:	PLAN 324E PT BLK B		

PURPOSE OF THE APPLICATION:

To maintain the existing building on the reduced (retained) lot.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Section 8.(3), Part II.3(a), By-law 438-86

The maximum permitted residential gross floor area is 2.0 times the area of the lot (388.71 m²).

The building will have a residential gross floor area equal to 3.01 times the area of the lot (583.05 m²).