

COMMITTEE OF ADJUSTMENT AGENDA TORONTO EAST YORK PANEL A

Hearing Date: Wednesday, January 11, 2012
Time: 9:00 a.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 9:00 a.m. or shortly thereafter:

	File Number	Property	Community (Ward)
1.	A0461/11TEY	532 RUSHTON RD	St. Paul's (21)
2.	A0661/11TEY	321 RICHVIEW AVE	St. Paul's (21)
3.	A0717/11TEY	338 DOUGLAS DR	Toronto Centre-Rosedale (27)
4.	A0718/11TEY	2 WELLESLEY PL	Toronto Centre-Rosedale (27)
5.	A0719/11TEY	155 CHURCH ST	Toronto Centre-Rosedale (27)
6.	A0720/11TEY	132 BRAEMAR AVE	St. Paul's (22)
7.	A0722/11TEY	109 LAPPIN AVE	Davenport (18)
8.	A0724/11TEY	140 CHATHAM AVE	Toronto-Danforth (30)
9.	A0727/11TEY	27 HAMPTON AVE	Toronto-Danforth (30)
10.	A0728/11TEY	212 HOWLAND AVE	Trinity-Spadina (20)
11.	A0729/11TEY	221 CRAVEN RD	Beaches-East York (32)
12.	A0730/11TEY	665 HILLSDALE AVE E	St. Paul's (22)
13.	A0733/11TEY	25 GLEN STEWART AVE	Beaches-East York (32)
14.	A0736/11TEY	270 DOUGLAS DR	Toronto Centre-Rosedale (27)

3. OTHER BUSINESS

3. 338 DOUGLAS DR

File Number:	A0717/11TEY	Zoning	R1S Z0.6 (WAIVER)
		Ward:	Toronto Centre-Rosedale (27)
Property Address:	338 DOUGLAS DR	Community:	
Legal Description:	PLAN E 421 PT LOT 35		

PURPOSE OF THE APPLICATION:

To demolish the north chimney and to construct a 0.866 m one-storey ground floor addition at the north end of the existing three-storey detached dwelling.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6(3) Part II 3.B(II), By-law 438-86**
The portion of a dwelling that exceeds a depth of 17 m shall maintain a minimum side yard setback of 7.5 m.
The 19.24 m portion of the altered dwelling that exceeds the 17 m depth will be located 3.2 m from the east side lot line.
- 2. Section 6(3) Part VI 1(V), By-law 438-86**
Additions to the rear of detached houses erected before October 15, 1953, or to a converted house are permitted provided the depth of the residential building including the addition or additions does not exceed 17.0 m.
The dwelling, including the one-storey ground floor addition, will have a depth of 36.24 m.

4. 2 WELLESLEY PL

File Number:	A0718/11TEY	Zoning	R3 Z2.0 (PPR)
		Ward:	Toronto Centre-Rosedale (27)
Property Address:	2 WELLESLEY PL	Community:	Toronto
Legal Description:	PLAN D30 PT LOT 44 RP 66R19793 PART 18		

PURPOSE OF THE APPLICATION:

To permit office uses in the basement and second floor levels of the existing three-storey single detached dwelling. The first and third floors will remain residential.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Section 6(1)(A), By-law 438-86

An office use is not permitted in an area zoned R3.

In this case, the basement and second floor will be used as offices.

5. 155 CHURCH ST

File Number:	A0719/11TEY	Zoning	CR T3.0, C2.0, R3.0 (PPR)
		Ward:	Toronto Centre-Rosedale (27)
Property Address:	155 CHURCH ST	Community:	
Legal Description:	PLAN 22A PT LOT 6		

PURPOSE OF THE APPLICATION:

To construct a front second floor addition, a rear two-storey addition and to change the existing pitched roof to a new flat roof on the existing two-storey mixed-use building. Further, to maintain no parking spaces on the site.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

1. Section 8(3) Part II 1(A)(II), By-law 438-86

A window of a dwelling unit shall be set back a minimum of 5.5 m from a lot line that is not a street line or from a wall of a building.

In this case, the second floor windows of the dwelling unit in the building will be setback 1.829 m from the rear lot line and 3.785 m from the south lot line/building.

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

A minimum of two (2) parking spaces are to be provided on-site.

No on-site parking is or will be provided.

6. 132 BRAEMAR AVE

File Number:	A0720/11TEY	Zoning	R4 Z1.0 (ZZC)
		Ward:	St. Paul's (22)
Property Address:	132 BRAEMAR AVE	Community:	Toronto
Legal Description:	PLAN 598E PT BLK A		

PURPOSE OF THE APPLICATION:

To construct a rear second floor balcony with steps to grade to the existing double duplex dwelling.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Section 6(3) Part II 5(I), By-law 438-86

The maximum permitted dwelling depth is 14.0 m.

The altered dwelling will have a depth of 21.44 m.

7. 109 LAPPIN AVE

File Number:	A0722/11TEY	Zoning	R2 Z0.6 (PPR)
		Ward:	Davenport (18)
Property Address:	109 LAPPIN AVE	Community:	Toronto
Legal Description:	PLAN M88 BLK X PT LOT 2 PT LOT 3		

PURPOSE OF THE APPLICATION:

To maintain and to legalize the existing two-storey addition located at the rear of the detached dwelling constructed without a building permit.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

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

The maximum permitted depth is 17.0 m.

The altered dwelling has a depth of 23.6 m.

9. 27 HAMPTON AVE

File Number:	A0727/11TEY	Zoning	R2 Z0.6 (waiver)
		Ward:	Toronto-Danforth (30)
Property Address:	27 HAMPTON AVE	Community:	Toronto
Legal Description:	PLAN 761 PT LOT 14		

PURPOSE OF THE APPLICATION:

To construct a detached garage at the rear of the site gaining access from the rear public laneway.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 4(2)(d), By-law 438-86**
The maximum permitted height of an accessory building or structure is 4 m.
The new garage will have a height of 6.3 m.
- 2. Section 4(4)(c), By-law 438-86**
A parking facility shall have access to a public highway by means of a driveway having a width of 2.6 m.
In this case, the parking facility will have access from a driveway that abuts the rear public laneway and will have a width of 2.4 m.

8. 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.

In this case, the walkway will be 1.22 m wide.

12. 665 HILLSDALE AVE E

File Number:	A0730/11TEY	Zoning	R2 Z0.6 (PPR)
		Ward:	St. Paul's (22)
Property Address:	665 HILLSDALE AVE E	Community:	Toronto
Legal Description:	PLAN 866 PT LOT 215		

PURPOSE OF THE APPLICATION:

To demolish the existing detached dwelling and to construct a new two-storey detached dwelling with an integral garage. Also proposed is a rear deck and stairs to grade.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6(3) Part I 1, By-law 438-86**
The gross floor area of a detached dwelling shall not exceed 0.6 times the area of the lot (203.01 m²).
The new dwelling will have a gross floor area equal to 0.68 times the area of the lot (229 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 4.2 m portion of the new dwelling, including the rear deck and stairs to grade, exceeding the depth of 17 m will be located 1.16 m from the west lot line and 0.45 m from the east lot line.
- 3. Section 6(3) Part III 3(A), By-law 438-86**
The minimum required landscaped open space between the front wall and the front line is 50% of the lot area (21.15 m²).
The proposed landscaped area is 37.1% (15.7 m²).
- 4. Section 6(3) Part III 3(B), By-law 438-86**
A minimum of 75% of the required front yard landscaped open space shall be in the form of soft landscaping (18.75 m²).
In this case 48% (12 m²) of the front yard landscape open space will be in the form of soft landscaping.

13. 25 GLEN STEWART AVE

File Number:	A0733/11TEY	Zoning	R1 Z0.35 (PPR)
		Ward:	Beaches-East York (32)
Property Address:	25 GLEN STEWART AVE	Community:	Toronto
Legal Description:	PLAN M467 PT LOT 86		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition and deck to the existing two-storey single 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 of an area zoned R1 is 0.35 times the area of the lot (126.62 m²).
The altered dwelling will have a residential gross floor area equal to 0.418 times the area of the lot (151.34 m²).
- 2. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the dwelling not exceeding a depth of 17 m, where the side wall contains openings, is 0.9 m.
The altered dwelling will be located 0.88 m from the east side lot line.

14. 270 DOUGLAS DR

File Number: A0736/11TEY

Zoning

R1 Z0.6 (PPR)

Ward:

Toronto Centre-Rosedale (27)

Property Address: **270 DOUGLAS DR**

Community:

Legal Description: PLAN 421E LOT 11

PURPOSE OF THE APPLICATION:

To replace the existing detached garage for the existing detached dwelling with a new detached garage, in the same location.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

1. Section 6(3) Part II 7(II) A, By-law 438-86

The minimum required setback of an accessory structure to an adjacent residential building is 4.5 m.
The proposed setback of the garage will be 2.6 m to the adjacent building at 266 Douglas Drive.

2. Section 6(3) Part II 7(III), By-law 438-86

The minimum required setback for a private garage to the main building is 1.5 m.
The proposed setback of the garage will be 1.24 m to the main dwelling.