

COMMITTEE OF ADJUSTMENT AGENDA TORONTO EAST YORK PANEL A

Hearing Date: Wednesday, January 25, 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.	A0796/11TEY	171 TORRENS AVE	Toronto-Danforth (29)
2.	A0797/11TEY	141 VICTOR AVE	Toronto-Danforth (30)
3.	A0798/11TEY	146 KINGSWOOD RD	Beaches-East York (32)
4.	A0799/11TEY	36 EARL GREY RD	Toronto-Danforth (30)
5.	A0800/11TEY	40 GLEN CEDAR RD	St. Paul's (21)
6.	A0801/11TEY	111 A PENDRITH ST	Trinity-Spadina (19)
7.	A0802/11TEY	98 SORAUREN AVE	Parkdale-High Park (14)
8.	A0803/11TEY	541 EUCLID AVE	Trinity-Spadina (19)
9.	A0804/11TEY	105 PINE GLEN RD	Beaches-East York (32)
10.	A0806/11TEY	243 RUSSELL HILL RD	St. Paul's (22)
11.	A0807/11TEY	204 MARKHAM ST	Trinity-Spadina (19)
12.	A0808/11TEY	134 BROOKLYN AVE	Toronto-Danforth (30)
13.	A0809/11TEY	45 FRATER AVE	Beaches-East York (31)
14.	A0810/11TEY	161 FREDERICK ST	Toronto Centre-Rosedale (28)

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

	File Number	Property	Community (Ward)
15.	A0811/11TEY	1 BROWSIDE AVE	St. Paul's (22)
16.	A0812/11TEY	19 SAMMON AVE(PART 1)	Toronto-Danforth (29)
17.	A0813/11TEY	19 SAMMON AVE(PART 3)	Toronto-Danforth (29)
18.	A0814/11TEY	81 LYALL AVE	Beaches-East York (32)

19.	A0815/11TEY	80 MONARCH PARK AVE	Toronto-Danforth (30)
20.	A0816/11TEY	1344 BATHURST ST	St. Paul's (21)
21.	A0817/11TEY	241 KENILWORTH AVE	Beaches-East York (32)
22.	A0818/11TEY	30 BUTTERNUT ST	Toronto-Danforth (29)
23.	A0819/11TEY	1046-1052 YONGE ST	Toronto Centre-Rosedale (27)
24.	A0823/11TEY	367 MARGUERETTA ST	Davenport (18)
25.	A0824/11TEY	33 ELGIN AVE	Trinity-Spadina (20)
26.	A0825/11TEY	64 FRANKLIN AVE	Davenport (18)
27.	A0830/11TEY	113 BOND ST	Toronto Centre-Rosedale (27)

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

	File Number	Property	Community (Ward)
28.	A0748/11TEY	1994-2008 YONGE STREET WEST & 17 GLEBE RD W	St. Paul's (22)
29.	A0822/11TEY	324 MARGUERETTA ST	Davenport (18)
30.	A0832/11TEY	458 PALMERSTON BLVD	Trinity-Spadina (19)
31.	A0833/11TEY	46 FOREST HILL RD	St. Paul's (22)
32.	A0835/11TEY	607 PAPE AVE	Toronto-Danforth (30)
33.	A0837/11TEY	303 MARGUERETTA ST	Davenport (18)
34.	A0838/11TEY	10 BRACONDALE HILL RD	St. Paul's (21)
35.	A0839/11TEY	525 INDIAN RD	Parkdale-High Park (14)
36.	A0840/11TEY	40 WESTMORELAND AVE	Davenport (18)
37.	A0841/11TEY	130 A MAJOR ST	Trinity-Spadina (20)
38.	A0896/11TEY	12 MONTCREST BLVD	Toronto-Danforth (30)
39.	A0955/11TEY	76-88 DUNVEGAN RD	St. Paul's (22)
40.	B0004/11TEY	48 ABELL ST	Davenport (18)
41A	B0058/11TEY	110 EDGEWOOD AVE	Beaches-East York (32)
41B	A0669/11TEY	(PART 1)	
41C	A0670/11TEY	(PART 2)	

3. OTHER BUSINESS

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

1. 171 TORRENS AVE

File Number:	A0796/11TEY	Zoning	R1C (Waiver)
		Ward:	Toronto-Danforth (29)
Property Address:	171 TORRENS AVE	Community:	Toronto
Legal Description:	PLAN M40 PT LOT 223		

PURPOSE OF THE APPLICATION:

To construct: a rear two-storey addition with a basement walkout and a second floor addition to the existing bungalow; and to rebuild the existing detached garage at rear.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 7.4.3, By-law 6752**
The minimum required side yard setback is 0.45 m.
The altered dwelling will be setback 0.21 m from the east side yard setback.
- 2. Section 7.1.4, By-law 6752**
The minimum width of a driveway is 2.6 m.
In this case, the driveway width adjacent to the rear addition is 2.2 m.

2. 141 VICTOR AVE

File Number:	A0797/11TEY	Zoning	R2 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (30)
Property Address:	141 VICTOR AVE	Community:	Toronto
Legal Description:	PLAN 591 PT LOT 41 PT LOT 42		

PURPOSE OF THE APPLICATION:

To construct a rear third floor addition to the existing three-storey single family dwelling.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. 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 (142.9 m²).
The altered dwelling will have a gross floor area 0.99 times the area of the lot (206.9 m²).
- 2. Section 4(2), By-law 438-86**
The maximum permitted building height for is 10.0 m.
The altered dwelling will have a building height of 10.5 m.

3. 146 KINGSWOOD RD

File Number:	A0798/11TEY	Zoning	R1 Z0.6(PPR)
		Ward:	Beaches-East York (32)
Property Address:	146 KINGSWOOD RD	Community:	Toronto
Legal Description:	PLAN 1408 LOT 41		

PURPOSE OF THE APPLICATION:

To construct an rear two-storey addition and an attached garage to the existing detached dwelling.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6(3) Part II 3.B(I), By-law No. 438-86**
The minimum required side yard setback is 0.90 m.
The proposed attached garage will be located 0.30 m from the south side lot line.
- 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 rear 1.50 m of the dwelling, including the proposed attached garage, exceeding the depth of 17 m will be located 0.30 m from the south side lot line.

4. 36 EARL GREY RD

File Number:	A0799/11TEY	Zoning	R2 Z0.6 (PPR)
		Ward:	Toronto-Danforth (30)
Property Address:	36 EARL GREY RD	Community:	
Legal Description:	PLAN M183 PT LOT 12		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a south side, two-storey addition and a rear two-storey addition with a ground floor verandah with balcony above. Further, to construct a green roof above the proposed two-storey south side/rear addition and to demolish the existing rear fence and build a new rear fence.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 4(14)(A), By-law 438-86**
A building or structure shall be setback a minimum of 2.5 m from the centre line of a public lane.
The proposed rear fence structure will be located 1.5 m to the centre of the lane.
- 2. 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 (151.14 m²).
The proposed residential gross floor area is 0.671 times the area of the lot (169.07 m²).
- 3. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback is 0.45 m, where the side wall contains no openings.
The proposed north side lot line setback will be 0 m for the addition and 0.15 m for the balcony.
- 4. Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted depth for a semi-detached dwelling is 17.0 m.
The proposed depth for the semi-detached dwelling will be 18.97 m.

5. 40 GLEN CEDAR RD

File Number:	A0800/11TEY	Zoning	R1 (ZZC)
		Ward:	St. Paul's (21)
Property Address:	40 GLEN CEDAR RD	Community:	
Legal Description:	PLAN 2599 PT BLK O		

PURPOSE OF THE APPLICATION:

To demolish the existing dwelling and to construct a new two-storey detached dwelling.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 3(f), By-law 1-83**
The minimum required front yard setback is 7.1 m.
The new dwelling will be located 5.87 m from the front lot line.
- 2. Section 3(1), By-law 1-83**
The maximum permitted floor space index is 0.4 times the lot area (236.49 m²).
The new dwelling will have a floor space index equal to 0.699 times the lot area (413.14 m²).

6. 111 A PENDRITH ST

File Number:	A0801/11TEY	Zoning	R2 Z0.6 (PPR)
		Ward:	Trinity-Spadina (19)
Property Address:	111 A PENDRITH ST	Community:	Toronto
Legal Description:	PLAN 1088 PT LOT 121		

PURPOSE OF THE APPLICATION:

To convert the existing three-storey single detached dwelling to two (2) units and to legalize and maintain the existing second floor deck that was constructed with out a building permit.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

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

Additions to the rear of a detached house 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 altered dwelling will have a depth of 21.80 m.

7. 98 SORAUREN AVE

File Number:	A0802/11TEY	Zoning	R2 Z0.6(ZZC)
		Ward:	Parkdale-High Park (14)
Property Address:	98 SORAUREN AVE	Community:	Toronto
Legal Description:	PLAN 399 PT LOT 10 PLUS ROW		

PURPOSE OF THE APPLICATION:

To construct a rear third floor addition with a deck to the existing 2 ½-storey semi-detached dwelling.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

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

The maximum permitted gross floor area is 0.69 times the area of the lot (130.57 m²).

The altered dwelling will have a gross floor area 0.87 times the area of the lot (166.26 m²).

8. 541 EUCLID AVE

File Number:	A0803/11TEY	Zoning	R2 Z0.6 (PPR)
		Ward:	Trinity-Spadina (19)
Property Address:	541 EUCLID AVE	Community:	Toronto
Legal Description:	PLAN 574 BLK F PT LOT 301		

PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition to the existing converted dwelling containing two dwelling units.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6(3) Part VI 1(I)**
Addition to the rear of a semi-detached dwelling or a converted dwelling are permitted provided the residential gross floor area of the dwelling as enlarged does not exceed 0.69 times the area of the lot (160.25 m²).
The altered dwelling will have a gross floor area equal to 1.13 times the area of the lot (263.29 m²).
- 2. Section 6(2) 1(iii) A, By-law 438-86**
The permitted gross floor area of an addition is 0.15 times the area of the lot (34.83 m²).
The addition will have a gross floor area of 0.16 times the area of the lot (37.52 m²).
- 3. Section 6(3) Part VI 1(V), By-law 438-86**
The maximum permitted depth is 17.0 m.
The altered dwelling will have a depth of 18.44 m.

***REVISED FOR MAILOUT AND AGENDA**

9. 105 PINE GLEN RD

File Number:	A0804/11TEY	Zoning	Z0.35(ZZC)
		Ward:	Beaches-East York (32)
Property Address:	105 PINE GLEN RD	Community:	Toronto
Legal Description:	PLAN M390 PT LOT 68		

PURPOSE OF THE APPLICATION:

To construct a new two-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 (119.98 m²).
The new dwelling will have a gross floor area **0.77** times the area of the lot (**265.48 m²**).
- 2. Section 6(3) Part II 2(III), By-law 438-86**
The minimum required front yard setback is 7.91 m.
The new dwelling will have a front yard setback of 6.76 m.
- 3. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The new dwelling will have a rear yard setback of 5.84 m.
- 4. Section 6(3) Part II 8 D, By-law 438-86**
The maximum permitted projection into the rear yard setback is 2.5 m.
In this case, the uncovered platform will project 3.66 m into the rear yard setback.
- 5. Section 6(3) Part II 8 D (I), By-law 438-86**
The maximum permitted height of an uncovered platform is 1.2 m above grade.
In this case, the uncovered platform will have a height of 1.56 m above grade.

10. 243 RUSSELL HILL RD

File Number:	A0806/11TEY	Zoning	R1 Z0.6 (PPR)
		Ward:	St. Paul's (22)
Property Address:	243 RUSSELL HILL RD	Community:	
Legal Description:	PLAN 1324Y PT LOT 36 & 37		

PURPOSE OF THE APPLICATION:

To construct a cabana in the rear yard of the subject property, occupied by a 2½-storey detached dwelling.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Section 6(3) Part II 7(i), By-law 438-86

The minimum required setback of an accessory structure is 3.0 m from all lot lines.

The proposed rear lot line setback will be 0.76 m and the proposed south side lot line setback will be 0.76 m.

11. 204 MARKHAM ST

File Number:	A0807/11TEY	Zoning	R2 Z0.6 (Waiver)
		Ward:	Trinity-Spadina (19)
Property Address:	204 MARKHAM ST	Community:	Toronto
Legal Description:	PLAN 74 PT LOT 126		

PURPOSE OF THE APPLICATION:

To construct a second floor addition to the existing two-storey single detached dwelling and to legalize and to maintain a second dwelling unit, installed without proper authorization.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

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

Additions to the rear of a detached house erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (121.8 m²).

The existing dwelling has a residential gross floor area equal to 0.66 times the area of the lot (117.35 m²). Following the alterations, the gross floor area will be equal to 0.748 times the area of the lot (132.17 m²).

12. 134 BROOKLYN AVE

File Number:	A0808/11TEY	Zoning	R2 Z0.6 (PPR)
		Ward:	Toronto-Danforth (30)
Property Address:	134 BROOKLYN AVE	Community:	Toronto
Legal Description:	PLAN M8 S PT LOT 59		

PURPOSE OF THE APPLICATION:

To construct a rear third floor addition with a deck to the existing detached dwelling.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

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

Addition to the rear of a detached dwelling are permitted provided the residential gross floor area of the dwelling as enlarged does not exceed 0.69 times the area of the lot (154.47 m²).

The altered dwelling will have a gross floor area equal to 1.06 times the area of the lot (236.87 m²).

13. 45 FRATER AVE

File Number:	A0809/11TEY	Zoning	R2A (PPR)
		Ward:	Beaches-East York (31)
Property Address:	45 FRATER AVE	Community:	
Legal Description:	PLAN M437 PT LOT 81		

PURPOSE OF THE APPLICATION:

To replace the existing rear one-storey addition with a new rear one-storey addition to the existing one-storey detached dwelling.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Section 7.5.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (83.71 m²).

The proposed lot coverage is 36.86% of the lot area (88.18 m²).

14. 161 FREDERICK ST

File Number:	A0810/11TEY	Zoning	RA (PPR)
		Ward:	Toronto Centre-Rosedale (28)
Property Address:	161 FREDERICK ST	Community:	Toronto
Legal Description:	RP66R16591 PARTS 2,7,12,13, 14 & 19		

PURPOSE OF THE APPLICATION:

To convert the basement level of the existing mixed-use (retail, office & residential dwelling units) building into a language centre.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Section 1(3) By-law 629-88

The maximum permitted non-residential gross floor area is 792 m².

The altered building will contain a non-residential gross floor area of 1,086.39 m².

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

15. 1 BROWSIDE AVE

File Number:	A0811/11TEY	Zoning	R1 Z0.35 (PPR)
		Ward:	St. Paul's (22)
Property Address:	1 BROWSIDE AVE	Community:	
Legal Description:	PLAN 824 LOT 94		

PURPOSE OF THE APPLICATION:

To demolish the existing 1½-storey detached dwelling and to construct a new three-storey detached dwelling with a below-grade garage and a rear third floor terrace.

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 of a detached dwelling is 0.35 times the area of the lot (194.74 m²).
The proposed residential gross floor area of the detached dwelling will be 0.904 times the area of the lot (503 m²)
- 2. Section 6(3) Part II 3.A(I), By-law 438-86**
The minimum required setback from a flanking street lot line is 3.05 m (in this case).
The new dwelling will be located 1.56 m from the flanking street (Archer Road) lot line.
- 3. Section 6(3) Part IV 3(II), By-law 438-86**
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 is not permitted.
In this case, there will be a below grade garage.
- 4. Section 6(3) Part IV 2, By-law 438-86**
A building that abuts a flanking street or public lane shall gain its vehicular access from the flanking street or public lane.
In this case, the proposed access to vehicle parking will be from the main street.
- 5. Section 6(3) Part III 3(d)(D), By-law 438-86**
There shall be a minimum required 75% of the area of the portion of the front yard not covered by a permitted driveway to be provided and maintained as soft landscaping for a detached dwelling where the driveway leads directly to the dwelling.
In this case, 71% of the front yard excluding the driveway will be provided as soft landscaping.

16. 19 SAMMON AVE (PART 1)

File Number:	A0812/11TEY	Zoning	R2A (Waiver)
		Ward:	Toronto-Danforth (29)
Property Address:	19 SAMMON AVE (PART 1)	Community:	Toronto
Legal Description:	PLAN 825 PT LOT 2		

PURPOSE OF THE APPLICATION:

To construct a detached garage in the rear yard.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 7.5.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (56.94 m²).
The lot coverage will be equal to 59.9% of the lot area (97.5 m²).
- 2. Section 7.5.3, By-law 6752**
The minimum required setback of an accessory structure to all lot lines is 0.45 m.
The garage will be setback 0.4 m from the east side lot line and 0.4 m west side lot line.
- 3. Section 7.5.3, By-law 6752**
The minimum required setback of an accessory structure to all lot lines is 0.45 m.
The garage will be setback 0.3 m from the rear lot line.

17. 19 SAMMON AVE (PART 3)

File Number:	A0813/11TEY	Zoning	R2A (Waiver)
		Ward:	Toronto-Danforth (29)
Property Address:	19 SAMMON AVE (PART 3)	Community:	Toronto
Legal Description:	PLAN 825 PT LOT 2		

PURPOSE OF THE APPLICATION:

To construct a detached garage in the rear yard.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 7.5.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (56.94 m²).
The lot coverage will be equal to 59.9% of the lot area (97.5 m²).
- 2. Section 7.5.3, By-law 6752**
The minimum required setback of an accessory structure to all lot lines is 0.45 m.
The garage will be setback 0.4 m from the east side lot line and 0.4 m west side lot line.
- 3. Section 7.5.3, By-law 6752**
The minimum required setback of an accessory structure to all lot lines is 0.45 m.
The garage will be setback 0.3 m from the rear lot line.

18. 81 LYALL AVE

File Number: A0814/11TEY Zoning R2 Z0.6 (ZZC)
Ward: Beaches-East York (32)

Property Address: 81 LYALL AVE Community:
Legal Description: PLAN M10 BLK 28 PT LOT 1

PURPOSE OF THE APPLICATION:

To replace the existing detached garage in the rear yard with a new detached garage.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Section 6(3) Part II 7(ii), By-law 438-86

No accessory structure, including a detached garage, can be closer than 4.5 m to a residential building.
The new detached garage will be located 3.16 m to the adjacent building at 37 Malvern Avenue.

***REVISED FOR AGENDA AND PUBLIC HEARING NOTICE**

20. 1344 BATHURST ST

File Number:	A0816/11TEY	Zoning	R1 Z0.35(ZZC)
		Ward:	St. Paul's (21)
Property Address:	1344 BATHURST ST	Community:	Toronto
Legal Description:	PLAN D1405 PT LOT 8		

PURPOSE OF THE APPLICATION:

To construct a rooftop stairwell and playground to the existing community centre.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted non-residential gross floor area is 0.35 times the area of the lot (127.72 m²).
The altered building will have a non-residential gross floor area 1.89 times the area of the lot (692.50 m²).
- 2. Section 6(3) Part II 3.B (I), By-law 438-86**
The minimum required side yard setback is 0.45 m.
The altered building will have a side yard setback of **0.09 m** on the west side.

21. 241 KENILWORTH AVE

File Number:	A0817/11TEY	Zoning	R2 Z0.6 (ZZC)
		Ward:	Beaches-East York (32)
Property Address:	241 KENILWORTH AVE	Community:	Toronto
Legal Description:	PLAN M288 PT LOT 5		

PURPOSE OF THE APPLICATION:

To construct an extension to the rear deck and a new detached garage in the rear yard of the property occupied by a two-storey single family dwelling.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6(3) Part VI 1 (V), By-law 438-86**
The maximum permitted building depth is 17.0 m.
The altered dwelling will have a depth of 18.23 m.
- 2. Section 5.4, By-law 438-86**
The minimum required width of a parking space is 3.20 m.
In this case, the parking space will have a width of 2.89 m.

22. 30 BUTTERNUT ST

File Number:	A0818/11TEY	Zoning	R1 Z0.35 (PPR)
		Ward:	Toronto-Danforth (29)
Property Address:	30 BUTTERNUT ST	Community:	Toronto
Legal Description:	PLAN 1463 PT LOT 171		

PURPOSE OF THE APPLICATION:

To construct a rear one-storey addition to the existing three-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 (81.9 m²).
The altered dwelling will have a residential gross floor area of 0.89 times the area of the lot (207.5 m²).
- 2. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.45 m from the east side lot line.

24. 367 MARGUERETTA ST

File Number:	A0823/11TEY	Zoning	R2 Z0.6 (ZZC)
		Ward:	Davenport (18)
Property Address:	367 MARGUERETTA ST	Community:	Toronto
Legal Description:	PLAN M36 PT LOTS 37 & 38		

PURPOSE OF THE APPLICATION:

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

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. 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 (178.37 m²).
The altered dwelling will have a gross floor area 0.76 times the area of the lot (195.68 m²).
- 2. Section 6(3) Part VI 1 (IV), By-law 438-86**
The minimum required side yard setback is 2.71 m.
The altered dwelling will have a side yard setback of 2.59 m on the south side.
- 3. Section 6(3) Part VI 1(V), By-law 438-86**
The maximum permitted dwelling depth is 17.0 m.
The altered dwelling will have a dwelling depth of 20.66 m.

25. 33 ELGIN AVE

File Number:	A0824/11TEY	Zoning	R2 Z1.0 (PPR)
		Ward:	Trinity-Spadina (20)
Property Address:	33 ELGIN AVE	Community:	Toronto
Legal Description:	PLAN 371 PT LOT 36		

PURPOSE OF THE APPLICATION:

To construct a second-storey addition supported by columns along the rear east side of the existing semi-detached dwelling.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

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

The maximum permitted building depth is 17.0 m.

The existing dwelling has a depth of 22.14 m.

The altered dwelling will have a depth of 22.14 m.

26. 64 FRANKLIN AVE

File Number:	A0825/11TEY	Zoning	R2 Z0.6 (ZZC)
		Ward:	Davenport (18)
Property Address:	64 FRANKLIN AVE	Community:	
Legal Description:	PLAN M211 PT LOTS 7 TO 9		

PURPOSE OF THE APPLICATION:

To demolish the existing rear one-storey addition and to construct a new rear two-storey addition to the existing two-storey semi-detached dwelling.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6(3) Part VI 1(I), By-law 438-86**
Additions to the rear of a semi-detached house erected before October 15, 1953 are permitted provided the residential gross floor area of the building as enlarged does not exceed 0.69 times the area of the lot (110.24 m²).
The dwelling, as altered, will have gross floor area equal to 0.92 times the area of the lot (146.83 m²).
- 2. 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 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 17.77 m.

27. 113 BOND ST

File Number:	A0830/11TEY	Zoning	CR T4.0 C0.5 R4.0 (ZZC)
		Ward:	Toronto Centre-Rosedale (27)
Property Address:	113 BOND ST	Community:	Toronto
Legal Description:	PLAN 22A PT LOT 65		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey mixed use building by converting the ground floor to six dwelling rooms and to construct a new north side window on the ground floor. Further, to legalize and to maintain the existing three windows on the ground floor north side.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

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

A window of a dwelling room shall be setback 5.5 m from a lot line that is not a street line or from a main wall of a building.

In this case, the windows of the proposed dwelling rooms on the ground floor will be setback 0 m on from the north side lot line.

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

28. 1994-2008 YONGE STREET WEST & 17 GLEBE RD W

File Number:	A0748/11TEY	Zoning	MCR T3.0 C2.0 R2.5 (PPR/WAIVER)
		Ward:	St. Paul's (22)
Property Address:	1994-2008 YONGE STREET WEST & 17 GLEBE RD W	Community:	
Legal Description:	PLAN 484E LOTS 29 AND PT LOTS 27 AND 28 RP 66R23949 PART 1		

PURPOSE OF THE APPLICATION:

To alter the redevelopment plan approved under Site Specific By-law 999-2010 by increasing the height of the proposed 10-storey mixed use building containing 196 dwelling units with retail at grade and decreasing the amount of resident and visitor parking spaces in the three-level below grade parking garage.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 8(3) Part II 1(b)(ii), By-law 438-86**
The windows of a dwelling unit shall be set back a minimum of 5.5 m from a lot line that is not a street line.
In this case, on the 8th floor there will be 6 windows of the proposed building that will be set back 2.5 m from the south lot line and 6 windows will be setback 1.5 m from the west lot line.
On the 9th floor, there will be 6 windows of the proposed building that will be set back 4.5 m from the south lot line and 6 windows will be setback 1.5 m from the west lot line.
On the 10th floor, there will be 6 windows of the proposed building that will be setback 1.5 m from the west lot line.
- 2. Section 7(7), By-law 999-2010**
The minimum required resident parking is 146 spaces and the minimum required visitor parking is 24 spaces.
There will be 142 resident parking spaces and 16 visitor parking spaces provided on the lot.
- 3. Section 7(5), By-law 999-2010**
The building shall not exceed the heights shown on Map 2.
Within the area with a maximum permitted height of 6.7 m, a portion of the building will have a proposed height of 9.6 m.
Within the portion at the northeast corner limited to covered balconies with a maximum permitted height of 28.0 m, the building will have a proposed height of 35.9 m (including a parapet).
Within the area with a maximum permitted height of 39.7 m, the proposed height will be 40.9 m (measured to the top of the mechanical penthouse).
- 4. Section 7(6)(b), By-law 999-2010**
Balconies are not permitted to project into the area on Map 2 identified as H 24.9 m and adjacent to Yonge Street.
In this case, balconies and supporting walls will project 1.5 m into the area on Map 2 identified as H 24.9 m adjacent to Yonge Street.

5. Section 2(1), By-law 438-86

A visitor bicycle parking space shall not be located in a secured room or enclosure.

In this case, the proposed bicycle parking spaces will be located within a secured area on Parking Level P1.

31. 46 FOREST HILL RD

File Number:	A0833/11TEY	Zoning	R1 Z0.35 (PPR)
		Ward:	St. Paul's (22)
Property Address:	Agent:	Community:	Toronto
Legal Description:	PLAN 280E LOT 10 PLAN 1315		

PURPOSE OF THE APPLICATION:

To construct a second floor addition to the existing three-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 Z0.35 is 0.35 times the area of the lot (434.35 m²).
The altered dwelling will have a residential gross floor area equal to 0.822 times the area of the lot (1020.0 m²).
- 2. Section 6(3) Part II 8.J(I), By-law 438-86**
Second storey additions are permitted provided the total depth of the addition does not exceed 17.0 m.
The second storey addition will have a depth of 20.55 m.

32. 607 PAPE AVE

File Number:	A0835/11TEY	Zoning	R2 Z0.6 (Waiver)
		Ward:	Toronto-Danforth (30)
Property Address:	607 PAPE AVE	Community:	Toronto
Legal Description:	PLAN 352 E PT LOT 3		

PURPOSE OF THE APPLICATION:

To alter the existing lawful non-conforming three-storey mixed-use building by constructing: a front second floor addition; a front third floor dormer and a rear three-storey addition with a third floor deck with stairs to grade.

REQUESTED PERMISSION:

The property has lawful-nonconforming status under the Planning Act, as the mixed use building existed prior to the passing of the Zoning By-law, which does not permit the said use in a R2 Z0.6 zone. Any change of use, alterations or additions to the building requires the permission of the Committee of Adjustment.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6(1) - Legal Non-Conforming Uses**
The mixed use constitutes a non-conforming use. Any change of use, extension or enlargement is not permitted.
- 2. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted combined non-residential and residential gross floor area of an area zoned Z0.6 is 0.6 times the area of the lot (93.01 m²).
The altered building will have a combined non-residential and residential gross floor area equal to 1.52 times the area of the lot (235.22 m²).
- 3. Section 6(3) Part II 3.A(I), By-law 438-86**
Any building located on a corner lot is required to have a setback of 1.66 m from the flanking street. The building is setback 0.53 m from the flanking street, which in this case is Strathcona Ave.
- 4. Section 6(3) Part II 3(ii)G, By-law 438-86**
The minimum required side lot line setback for a non-permitted building in an R Zone is 7.5 m. The altered building will be setback 0.0 m from the north side lot line.
- 5. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a row house is 14.0 m. The altered building will have a depth of 19.9 m.
- 6. 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 altered building will be setback 0.0 m from the side wall of the adjacent building at 609 Pape Ave.

33. 303 MARGUERETTA ST

File Number:	A0837/11TEY	Zoning	R2 Z0.6(ZZC)
		Ward:	Davenport (18)
Property Address:	303 MARGUERETTA ST	Community:	Toronto
Legal Description:	PLAN 256 OR 300 PT LOT 7C		

PURPOSE OF THE APPLICATION:

To convert the existing two-storey single family dwelling into a four unit 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 0.6 times the area of the lot (175.58 m²).
The altered dwelling will have a gross floor area 1.20 times the area of the lot (350.47 m²).
- 2. Section 4(4)(b), By-law 438-86**
A minimum of three parking spaces are required to be provided on site.
In this case, two parking spaces will be provided on site in a private garage.
- 3. Section 6(3) Part III 3 (B), By-law 438-86**
A minimum of 30% of the front yard shall be maintained as soft landscaping (3.90 m²).
In this case 1.48 m² of the front yard will be maintained as soft landscaping.

34. 10 BRACONDALE HILL RD

File Number:	A0838/11TEY	Zoning	R1 Z0.35 (PPR)
		Ward:	St. Paul's (21)
Property Address:	10 BRACONDALE HILL RD	Community:	Toronto
Legal Description:	PLAN D1366 LOT 39		

PURPOSE OF THE APPLICATION:

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

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 0.35 times the area of the lot (214.41 m²).

The altered dwelling will have a residential gross floor area equal to 0.38 times the area of the lot (231.20 m²).

35. 525 INDIAN RD

File Number:	A0839/11TEY	Zoning	R2 Z0.6 (PPR)
		Ward:	Parkdale-High Park (14)
Property Address:	525 INDIAN RD	Community:	
Legal Description:	PLAN M376 PT LOT 7		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by demolishing the existing rear one-storey addition with basement entrance and to construct a new rear one-storey addition.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

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

Additions to the rear of semi-detached dwellings erected before October 15, 1953 are permitted, provided the residential gross floor area of the building as enlarged does not exceed 0.69 times the area of the lot (106.92 m²). The altered dwelling will have a residential gross floor area of 0.79 times the area of the lot (123.29 m²).

37. 130 A MAJOR ST

File Number:	A0841/11TEY	Zoning	R3 Z1.0(ZZC)
		Ward:	Trinity-Spadina (20)
Property Address:	130 A MAJOR ST	Community:	Toronto
Legal Description:	PLAN 87 PT LOT 25		

PURPOSE OF THE APPLICATION:

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

REQUESTED VARIANCE 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 (152.77 m²).
The altered dwelling will have a gross floor area 1.26 times the area of the lot (192.95 m²).
- 2. Section 6(3) Part II 3(I), By-law 438-86**
The minimum required side yard setback is 0.90 m.
The altered dwelling will have a side yard setback 0.15 m on the south side, and 0.45 m on the north side.
- 3. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side yard setback 0.45 m where the side wall contains no openings.
The altered dwelling will have a side yard setback of 0.15 m on the south side.
- 4. Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted building depth is 17.0 m.
The altered dwelling will have a depth of 18.67 m.

38. 12 MONTCREST BLVD

File Number:	A0896/11TEY	Zoning	R4 Z1.0 (WAIVER)
		Ward:	Toronto-Danforth (30)
Property Address:	12 MONTCREST BLVD	Community:	
Legal Description:	PLAN 274E PT BLK A		

PURPOSE OF THE APPLICATION:

To maintain the existing buildings on the conveyed lot described in Consent Application Number B0080/11TEY for the technical severance of 10 and 12 Montcrest Boulevard.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6.(3), Part II.3(b)(II)(1), By-law 438-86**
The minimum required side yard setback is 0.9 m.
The existing building will be located 0.75 m from the west side lot line.
- 2. Section 6.(3), Part II.7(iii), By-law 438-86**
The minimum required distance of a private garage from any part of the main building is 1.5 m.
The existing detached garage is located 0.8 m from the main building.
- 3. Section 6.(3), Part II.8(A), By-law 438-86**
The maximum permitted eaves projection into a required side yard is 0.45 m.
The existing eaves project 0.65 into the west side yard.

41A. 110 EDGEWOOD AVE

File Number:	B0058/11TEY	Zoning	R1S Z0.6 (PPR)
		Ward:	Beaches-East York (32)
Property Address:	110 EDGEWOOD AVE	Community:	
Legal Description:	PLAN 504 LOT 25		

THE CONSENT REQUESTED:

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

Retained - Part 1

Address to be assigned

The lot frontage is 7.61 m and the lot area is 570.6 m². The existing dwelling will be demolished and a new three-storey single family detached dwelling will be constructed. A parking space will be located in the front yard.

Conveyed - Part 2

Address to be assigned

The lot frontage is 7.61 m and the lot area is 571 m². The existing dwelling will be demolished and a new three-storey single family detached dwelling will be constructed. A parking space will be located in the front yard.

File Numbers B0058/11TEY, A0669/11TEY & A0670/11TEY are considered jointly.

