

## COMMITTEE OF ADJUSTMENT AGENDA TORONTO EAST YORK PANEL

**Hearing Date:** February 8, 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:**

	<b>File Number</b>	<b>Property</b>	<b>Community (Ward)</b>
1.	A0795/11TEY	154 HAMILTON ST	Toronto-Danforth (30)
2.	A0850/11TEY	606-618 YONGE ST, 5-9 ST JOSEPH ST, 15-25 ST NICHOLAS ST	Toronto Centre-Rosedale (27)
3.	A0861/11TEY	266 BRUNSWICK AVE	Trinity-Spadina (20)
4.	A0862/11TEY	297 ASHDALE AVE	Toronto-Danforth (30)
5.	A0863/11TEY	43 STRATHCONA AVE	Toronto-Danforth (30)
6.	A0864/11TEY	577 O'CONNOR DR	Beaches-East York (31)
7.	A0866/11TEY	60 TORBRICK RD	Toronto-Danforth (30)
8.	A0867/11TEY	54 CHELSEA AVE	Parkdale-High Park (14)
9.	A0868/11TEY	775 KING ST W	Trinity-Spadina (19)
10.	A0869/11TEY	66 INDIAN RD	Parkdale-High Park (14)
11.	A0870/11TEY	65 RAGLAN AVE	St. Paul's (21)
12.	A0871/11TEY	1350 VICTORIA PARK AVE	Beaches-East York (31)
13.	A0872/11TEY	8 FOLLIS AVE	Trinity-Spadina (20)
14.	A0873/11TEY	446 SPADINA AVE	Trinity-Spadina (20)

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

	<b>File Number</b>	<b>Property</b>	<b>Community (Ward)</b>
15.	A0874/11TEY	9 JACKES AVE,	St. Paul's (22)

		SUITE 101	
16.	A0875/11TEY	1090 BLOOR ST W	Davenport (18)
17.	A0876/11TEY	153 RUSHOLME RD	Davenport (18)
18.	A0877/11TEY	107 CADORNA AVE	Toronto-Danforth (29)
19.	A0878/11TEY	27 CHESTNUT PK	Toronto Centre-Rosedale (27)
20.	A0879/11TEY	200 DANFORTH AVE	Toronto-Danforth (29)
21.	A0880/11TEY	375 CLINTON ST	Trinity-Spadina (20)
22.	A0883/11TEY	406 SACKVILLE ST	Toronto Centre-Rosedale (28)
23.	A0884/11TEY	39 PARKVIEW HILL CRES	Beaches-East York (31)
24.	A0885/11TEY	213 ALBANY AVE	Trinity-Spadina (20)
25.	A0886/11TEY	43 HANNA AVE (Unit 23, Level 5)	Trinity-Spadina (19)
26.	A0887/11TEY	635 KING ST E	Toronto Centre-Rosedale (28)
27.	A0888/11TEY	224 PARKVIEW HILL CRES	Beaches-East York (31)
28.	<del>A0889/11TEY</del>	<del>15 ADMIRAL RD</del>	<del>Trinity-Spadina (20)</del>
29.	A0890/11TEY	21 RYERSON AVE	Trinity-Spadina (20)

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

	<b>File Number</b>	<b>Property</b>	<b>Community (Ward)</b>
30.	A0891/11TEY	2216 QUEEN ST E	Beaches-East York (32)
31.	A0892/11TEY	579 ARLINGTON AVE	St. Paul's (21)
32.	A0893/11TEY	781 PAPE AVE	Toronto-Danforth (29)
33.	A0894/11TEY	566 PALMERSTON AVE	Trinity-Spadina (20)
34.	A0895/11TEY	10 GLENMORE RD	Beaches-East York (32)
35.	A0897/11TEY	16 SCARTH RD	Toronto Centre-Rosedale (27)
36.	A0899/11TEY	52 DIXON AVE	Beaches-East York (32)
37.	A0909/11TEY	58 LANGLEY AVE	Toronto-Danforth (30)
38.	A0962/11TEY	12 PRESTEIGN AVE	Beaches-East York (31)
39A	B0086/11TEY	85 HURON ST	Trinity-Spadina (20)
39B	A0906/11TEY	85 HURON ST (PART 2)	
40.	B0090/11TEY	141 D'ARCY ST	Trinity-Spadina (20)
41A	B0088/11TEY	8 DE GRASSI ST	Toronto-Danforth (30)
41B	A0915/11TEY	(PART 1)	
41C	A0916/11TEY	(PART 2)	
42.	A0487/11TEY	273 CHAPLIN CRES	St. Paul's (22)
43.	A0662/11TEY	90 LONSDALE RD	St. Paul's (22)
44.	A0632/11TEY	69 DELAWARE AVE	Trinity-Spadina (19)

**3. OTHER BUSINESS**

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

**1. 154 HAMILTON ST**

File Number: A0795/11TEY

Zoning

R3 Z1.0 (PPR)

Ward:

Toronto-Danforth (30)

Property Address: **154 HAMILTON ST**  
Legal Description: PLAN 188 PT LOT 74

Community:

**PURPOSE OF THE APPLICATION:**

To construct a new four-storey detached dwelling that will maintain the existing building envelope.

**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 1.0 times the area of the lot (119.78 m<sup>2</sup>).

The new dwelling will have a residential gross floor area equal to 1.3 times the area of the lot (155.67 m<sup>2</sup>).

**2. Section 6(3) Part II 4, By-law 438-86**

The minimum required rear yard setback is 7.5 m.

The new dwelling will be located 1.98 m from the rear lot line.

**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 R3 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 0.17 m from the north side lot line.

**4. 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 5.9 m portion of the new dwelling that exceeds the 17 m depth will be located 0.17 m from the north side lot line and 0.45 m from the south side lot line.



### 3. 266 BRUNSWICK AVE

File Number:	A0861/11TEY	Zoning	R3 Z1.0 (PPR)
		Ward:	Trinity-Spadina (20)
Property Address:	266 BRUNSWICK AVE	Community:	Toronto
Legal Description:	PLAN D123 PT LOT 23		

#### PURPOSE OF THE APPLICATION:

To construct a rear one-storey and a rear third floor addition to the two and one half storey detached dwelling. A new detached garage will also be constructed with access from the rear public lane.

#### 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 a row house is 1.0 times the area of the lot (184.06 m<sup>2</sup>)

The altered dwelling will have a residential gross floor area equal to 1.13 times the area of the lot (207.2 m<sup>2</sup>).

2. **Section 6(3) Part II 3.C(1), By-Law 438-86**

The minimum required side lot line setback of a semi-detached or row house dwelling is 0.45 m where the side wall contains no openings.

In this case, the one-storey addition and deck above will be located 0.0 m from the north side lot line.

3. **Section 6(3) Part II 5(1), By-Law 438-86**

The maximum permitted depth of a row house is 14 m.

The altered dwelling will have a depth of 17.97 m.

#### 4. 297 ASHDALE AVE

File Number: A0862/11TEY

Zoning

R2 Z0.6 (ZZC)

Ward:

Toronto-Danforth (30)

Property Address: 297 ASHDALE AVE  
Legal Description: PLAN 1345 PT LOT 52

Community:

#### PURPOSE OF THE APPLICATION:

To construct a third storey addition to existing two-storey row house.

#### 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 (104.1 m<sup>2</sup>).

The dwelling, as altered, will have a residential gross floor area equal to 0.93 times the area of the lot (162 m<sup>2</sup>).

**2. Section 6(3) Part II 3.C(I), By-law 438-86**

The minimum required side lot line setback for a row house in an R2 district is 0.45 m, where the side wall contains no openings.

The dwelling, as altered, will maintain the existing setback of 0 m from the north and south side lot lines.

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

A building shall be located no closer than 0.90 m to the side wall of an adjacent building that contains no openings.

The dwelling, as altered, will maintain the existing setback of 0 m from the adjacent buildings on the north and south (299 Ashdale Avenue and 295 Ashdale Avenue, respectively).

## 5. 43 STRATHCONA AVE

File Number: A0863/11TEY

Zoning

R2 Z0.6 (PPR)

Ward:

Toronto-Danforth (30)

Property Address: 43 STRATHCONA AVE

Community:

Legal Description: PLAN M311 PT LOT 20

### PURPOSE OF THE APPLICATION:

To construct a third floor addition with a rear juliet balcony on 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 residential gross floor area is 0.6 times the area of the lot (88.26 m<sup>2</sup>).

The proposed residential gross floor area is of the dwelling is 0.9 times the area of the lot (133.13 m<sup>2</sup>).

**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 openings is 0.9 m.

The altered dwelling will be setback 0.79 m from the adjacent building at 41 Strathcona Avenue.

**6. 577 O'CONNOR DR**

File Number: A0864/11TEY

Zoning

R1A(ZZC)

Ward:

Beaches-East York (31)

Property Address: **577 O'CONNOR DR**

Community:

East York

Legal Description: PLAN 3680 LOT 6

**PURPOSE OF THE APPLICATION:**

To construct a second floor addition to the existing one storey single family dwelling.

**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 (139.26 m<sup>2</sup>).

The altered dwelling will have a floor space index 0.52 times the area of the lot (161.09 m<sup>2</sup>).

**2. Section 7.2.3, By-law 6752**

The minimum required side yard setback is 0.90 m.

The altered dwelling will have a side yard of 0.69 m on the east side.

## 7. 60 TORBRICK RD

File Number: A0866/11TEY

Zoning R2 Z1.0 AND R2 Z2.0 (PPR)  
Ward: Toronto-Danforth (30)

Property Address: 60 TORBRICK RD  
Legal Description: PLAN M1978 LOT 50

Community: Toronto

### PURPOSE OF THE APPLICATION:

To construct a two-storey addition with a second floor deck to the existing two-storey semi-detached dwelling.

### REQUESTED VARIANCES TO THE ZONING BY-LAW:

**1. Section 12-b, By-law 20623**

The maximum permitted gross floor area of building in an area zoned R2 Z2.0 is 0.6 times the area of the lot (66.89 m<sup>2</sup>).

The proposed residential gross floor area is equal to 0.976 times the area of the lot (108.87 m<sup>2</sup>).

**2. Section 6(3) Part II 4, By-law 438-86**

The minimum rear yard setback is 7.5 m.

The proposed rear yard setback is 2.46 m.

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

The maximum depth for semi-detached dwellings is 17.0 m.

The proposed depth is 18.87 m.

**8. 54 CHELSEA AVE**

File Number: A0867/11TEY

Zoning

R2 Z0.6 (ZZC)

Ward:

Parkdale-High Park (14)

Property Address: **54 CHELSEA AVE**

Community:

Legal Description: PLAN 916 PT LOTS 22 & 23

**PURPOSE OF THE APPLICATION:**

To demolish the existing rear one-storey addition and to construct a new rear two-storey addition to the existing three-storey semi-detached dwelling. Further, to construct a rear third floor addition.

**REQUESTED VARIANCES 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 that the residential gross floor area of the building as enlarged does not exceed 0.69 times the area of the lot (115.38 m<sup>2</sup>).

The dwelling, as altered, will have gross floor area equal to 1.06 times the area of the lot (176.51 m<sup>2</sup>).



**7. Section 4(17), By-law 438-86**

An unobstructed parking space accessed by a one-way or two-way drive aisle of 6.0 m or more, measured at the entrance to the parking space shall have minimum dimensions of 2.6 m in width x 5.6 m in length. In this case, 11 of the parking spaces will have a minimum length of 5.4 m.

**8. Section 4(17), By-law 438-86**

The minimum dimensions of a parking space, accessed by a one-way or two-way drive aisle having a width of 6.0 m or more measured at the entrance to the parking space, shall be 2.6 m in width x 5.6 m in length; except that the minimum required width of a parking space shall be increased by 0.3 m when one or both sides of the parking space is obstructed by any part of a fixed object such as, but not limited to, a wall, column, bollard, fence or pipe is situated: within 0.6 m of the side of the parking space, measured at right angles and more than 1.0 m from the front or rear of the parking space.

In this case, seven of the parking spaces will be obstructed by a fence situated within 0.3 m of the side of the parking space and will have dimensions of 2.6 m in width x 5.6 m in length.

## 10. 66 INDIAN RD

File Number: A0869/11TEY

Zoning

R2 Z0.6 (PPR/WAIVER)

Ward:

Parkdale-High Park (14)

Property Address: 66 INDIAN RD

Community:

Legal Description: PLAN 1242 PT LOT 75

### PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with a second floor deck on the north side and a second floor deck on the west side.

### REQUESTED VARIANCES TO THE ZONING BY-LAW:

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

The minimum required setback from a flanking street lot line is 0.99 m.

The new dwelling will be located 0.0 m from the flanking street.

**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 (159.8 m<sup>2</sup>).

The residential gross floor area of the new dwelling will be 0.87 times the area of the lot (232.7 m<sup>2</sup>).

**11. 65 RAGLAN AVE**

File Number: A0870/11TEY

Zoning RM2(ZZC)  
Ward: St. Paul's (21)

Property Address: **65 RAGLAN AVE**  
Legal Description: PLAN 875 BLK D PT LOT 17

Community: York

**PURPOSE OF THE APPLICATION:**

To construct a deck to the rear of the existing legal non-conforming single detached dwelling.

**REQUESTED PERMISSION:**

The property has lawful-nonconforming status under the Planning Act, as the single detached dwelling existed prior to the passing of the Zoning By-law, which does not permit the said use in an RM2 zone. Any change of use, alterations or additions to the building requires the permission of the Committee of Adjustment.

**REQUESTED VARIANCE TO THE ZONING BY-LAW:**

**Section 10.1(1) (2) & Section (3.6.3) (i) (c), By-law 1-83**

A single detached dwelling is not a permitted use in a RM2 zone, likewise enlargements, and alterations to the non-conforming use are not permitted.

In this case, the existing single detached dwelling is not a permitted use, and the proposed rear deck is not permitted on the existing non-conforming dwelling.

**12. 1350 VICTORIA PARK AVE**

File Number:	A0871/11TEY	Zoning	R1B (PPR)
		Ward:	Beaches-East York (31)
Property Address:	<b>1350 VICTORIA PARK AVE</b>	Community:	Toronto
Legal Description:	PLAN 1826 LOT 2		

**PURPOSE OF THE APPLICATION:**

To use the basement of the existing single-family two-storey detached dwelling as a self-contained dwelling unit.

**REQUESTED VARIANCE TO THE ZONING BY-LAW:**

**Section 7.1.3.(c), By-law 6752**

The whole of the one-family detached dwelling, prior to the introduction of an additional dwelling unit shall be five years old.

In this case, the whole of the detached dwelling is not five years old as the dwelling had a second storey addition to it in 2008.

### 13. 8 FOLLIS AVE

File Number: A0872/11TEY

Zoning

R2 Z0.6 (PPR)

Ward:

Trinity-Spadina (20)

Property Address: 8 FOLLIS AVE

Community:

Toronto

Legal Description: PLAN 807 E PT LOT 50

#### PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition with a second floor balcony 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 that the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (108.26 m<sup>2</sup>).

The dwelling will have a gross floor area equal to 0.99 times the area of the lot (156.0 m<sup>2</sup>).

**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 that the depth of the building, including the addition, does not exceed 17 m.

The dwelling will have a depth of 19.55 m.

## 14. 446 SPADINA AVE

File Number: A0873/11TEY

Zoning MCR T3:0 C2.5 R2.5 (PPR)  
Ward: Trinity-Spadina (20)

Property Address: 446 SPADINA AVE  
Legal Description: PLAN D225 PT LOT 1

Community: Toronto

### PURPOSE OF THE APPLICATION:

To construct a rear two storey addition over the ground floor of the existing mixed-use building.

### REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 8(3) Part II 4(a), By-Law No. 438-86**  
The minimum required setback from a lot in a Residential or Park District is 7.5 m.  
In this case, the altered building will be located 5.63 m from a lot in a Residential district.
- 2. Section 8(3) Part II 4(c)(iii), By-Law No. 438-86**  
The by-law restricts a MCR building or structure to be *contained* within a 45 degree angular plane projected over the lot from the required 7.5 m setback at an elevation of 10 m above the average elevation of the ground directly above the setback.  
In this case, the altered building *penetrates* the 45 degree angular plane at a height of 10.0 m.
- 3. Section 4 (14)(a)(iii), By-Law No. 438-86**  
The minimum required 3.5 m setback to the centre line of a public lane has not been provided.  
In this case, the setback of the building to the centre line of the public lane is 2.74 m.

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

**15. 9 JACKES AVE, SUITE 101**

File Number:	A0874/11TEY	Zoning	R2 Z1.0 (PPR)
		Ward:	St. Paul's (22)

Property Address: **9 JACKES AVE, SUITE 101** Community:  
Legal Description: TORONTO CONDO PLAN 1546 LEVEL 1 UNIT 1 LEVEL A UNIT 6, 8 & 9

**PURPOSE OF THE APPLICATION:**

To enclose the existing ground floor rear terrace of Suite #101 of the existing six-storey 6-unit residential building.

**REQUESTED VARIANCE TO THE ZONING BY-LAW:**

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

The maximum permitted residential gross floor area of the building is 1.0 times the area of the lot (1272.7 m<sup>2</sup>). In the previous decision #A309/01M, the Committee of Adjustment approved the residential gross floor area of the building to be 1.499 times the area of the lot (1909.0 m<sup>2</sup>). The proposed residential gross floor area of the building with the enclosed terrace will be 1.52 times the area of the lot (1935.0 m<sup>2</sup>).

**16. 1090 BLOOR ST W**

File Number: A0875/11TEY

Zoning MCR T3.0 C1.0 R2.0 (PPR)  
Ward: Davenport (18)

Property Address: **1090 BLOOR ST W**  
Legal Description: PLAN 622 BLK D PT LOT 6

Community: Toronto

**PURPOSE OF THE APPLICATION:**

To make interior alterations to the second and third floor level of the existing mixed-use building in order to create four residential dwelling units. Furthermore, to construct a rear second floor balcony.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**

1. **Section 8(3) Part II 4(A), By-law 438-86**  
The minimum setback distance from a lot in a residential district is 7.5 m.  
In this case, the proposed balcony on the north elevation will be setback 4 m from a lot in a residential district.
  
2. **Section 4 (4)(b), By-law 438-86**  
A minimum of 4 parking spaces are required.  
In this case, no parking is being provided.

**17. 153 RUSHOLME RD**

File Number: A0876/11TEY

Zoning R2 Z0.6(ZZC)  
Ward: Davenport (18)

Property Address: **153 RUSHOLME RD**  
Legal Description: PLAN 405 PT LOT 10

Community: Toronto

**PURPOSE OF THE APPLICATION:**

To maintain the existing lawful non-conforming coach house located in the rear yard of the existing multi-use dwelling of which interior alterations were completed without permission.

**REQUESTED PERMISSION:**

The property has lawful-nonconforming status under the *Planning Act*, as the coach house existed prior to the passing of the Zoning By-law, which does not permit the said use in an 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:**

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

A coach house is not a permitted accessory use in a district zoned R2 Z0.6.

In this case, an accessory coach house will be maintained in the rear yard of the existing multi-use dwelling.



## 19. 27 CHESTNUT PK

File Number: A0878/11TEY

Zoning

R1 Z0.6(ZZC)

Ward:

Toronto Centre-Rosedale (27)

Property Address: 27 CHESTNUT PK

Community:

Toronto

Legal Description: PLAN 271E W PT LOT 25

### PURPOSE OF THE APPLICATION:

To construct a partial third floor addition to the existing 2 ½ storey detached dwelling. A one-storey addition to the front of the dwelling will also be constructed, and the attached garage will be reconstructed with a basement below the garage containing habitable space extending into the basement of the dwelling.

### REQUESTED VARIANCES TO THE ZONING BY-LAW:

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

The minimum required side yard setback is 7.5 m for the portion of the dwelling exceeding 17.0 m in depth.

The 11.08 m portion of the altered dwelling exceeding 17.0 m in depth will have a side yard setback of 0.97 m on the east side, and 0.93 m on the west side.

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

The maximum permitted dwelling height is 10.0 m.

The altered dwelling will have a height of 10.53 m.

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

The minimum required front yard setback is 10.13 m.

The altered dwelling will have a front yard setback of 8.44 m.

**4. Section 6(3) Part II 4, By-law 438-86**

The minimum required rear yard setback is 7.5 m.

The altered dwelling will have a rear yard setback of 5.62 m.

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

The maximum permitted gross floor area is 0.60 times the area of the lot (194.99 m<sup>2</sup>).

The altered dwelling will have a gross floor area 0.83 times the area of the lot (269.73 m<sup>2</sup>).



## 21. 375 CLINTON ST

File Number: A0880/11TEY

Zoning

R2 Z0.6 (PPR)

Ward:

Trinity-Spadina (20)

Property Address: 375 CLINTON ST

Community:

Legal Description: PLAN 361 PT LOTS 20 PT BLK D RP 64R16489 PARTS 1 TO 3

### PURPOSE OF THE APPLICATION:

To construct a front basement walk out and to legalize and to maintain the third dwelling unit located in the basement of the existing three-storey converted row house.

### REQUESTED VARIANCES TO THE ZONING BY-LAW:

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

A row house may be altered to a converted house to provide a maximum of two dwelling units. In this case, the converted dwelling has three dwelling units.

**2. Section 4(17), By-law 438-86**

The minimum required parking space width is 2.9 m when there is an obstruction on one side. The width of the two parking spaces provided is 2.66 m (each).

**3. 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 (130.54 m<sup>2</sup>). The residential gross floor area is 1.10 times the area of the lot (240.27 m<sup>2</sup>).

**4. Section 6(3) Part II 5(1), By-law 438-86**

The maximum permitted depth of a building is 14.0 m. The depth of the building is 18.52 m.

**22. 406 SACKVILLE ST**

File Number: A0883/11TEY

Zoning R3 Z1.0 (PPR)  
Ward: Toronto Centre-Rosedale  
(28)

Property Address: **406 SACKVILLE ST**

Community: Toronto

Legal Description: PLAN 683 PT LOT 3

**PURPOSE OF THE APPLICATION:**

To construct a rear third floor addition to the existing three-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 of an area zoned R3 Z1.0 is 1.0 times the area of the lot (175.5 m<sup>2</sup>).

The proposed residential gross floor area will be equal to 1.14 times the area of the lot (200.72 m<sup>2</sup>).

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

The maximum permitted depth of a semi-detached dwelling is 17.0 m.

The proposed depth will be 18.99 m.

**\*REVISED FOR AGENDA**

**23. 39 PARKVIEW HILL CRES**

File Number:	A0884/11TEY	Zoning	R1B (waiver)
		Ward:	Beaches-East York (31)
Property Address:	<b>39 PARKVIEW HILL CRES</b>	Community:	Toronto
Legal Description:	PLAN 3434 LOT 19		

**PURPOSE OF THE APPLICATION:**

To demolish the existing detached dwelling and to construct a new two-storey detached dwelling with a below grade garage.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**

- 1. Section 7.3.3, By-law 6752**  
The maximum permitted building depth is 16.75 m.  
The new dwelling will have a depth of 20.42 m.
- 2. Section 7.3.3, By-law 6752**  
The maximum permitted building height is 8.5 m.  
The dwelling will have a height of **\*10.6 m.**
- 3. Section 7.21.4.1, By-law 6752**  
An integral garage in a detached and semi-detached dwelling where the floor level of the garage is located below grade is prohibited.  
The integral garage in the new detached dwelling will be located below grade.

## 24. 213 ALBANY AVE

File Number: A0885/11TEY

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

Property Address: 213 ALBANY AVE  
Legal Description: PLAN 535 PT LOT 23

Community: Toronto

### PURPOSE OF THE APPLICATION:

To alter the existing three-storey semi-detached dwelling by constructing: a rear three storey addition with decks off each floor; and, a new front porch with a cold cellar below.

### REQUESTED VARIANCES TO THE ZONING BY-LAW:

1. **Section 6(3) Part II 5(i), By-Law No 438-86**  
The maximum permitted building depth is 17 m.  
The altered building will have a depth of 19.81 m.
2. **Section 6(3) Part II 3(B) (i), Zoning By-Law No 438-86**  
The minimum required side yard setback is 0.45 m.  
The altered dwelling will be located 0.0 m from the north lot line.
3. **Section 6(3) Part 3 (B) ii, Zoning By-Law No 438-86**  
The minimum required separation distance between buildings with no openings is 0.9 m.  
The proposed separation distance between 213 Albany Avenue and 215 Albany Avenue is 0.0 m.
4. **Section 6(3) Part II 8 F (IV), Zoning By-Law No 438-86**  
The top of a roof is not permitted to be used as a deck.  
The proposed roof will be used as a deck.

**25. 43 HANNA AVE (Unit 23, Level 5)**

File Number: A0886/11TEY

Zoning IC D3 N1.5 and By-law  
861-2004 (WAIVER)

Ward: Trinity-Spadina (19)

Property Address: **43 HANNA AVE  
(Unit 23, Level 5)**

Community:

Legal Description: TSCP 1978 LEVEL 5 UNIT 23

**PURPOSE OF THE APPLICATION:**

To make interior alterations to divide the subject live-work unit into five smaller live-work units. The existing seven-storey condominium building will contain a total of 218 live-work units.

**REQUESTED VARIANCE TO THE ZONING BY-LAW:**

**Section 1.4, By-law 861-2004**

The maximum number of live-work units on the site shall not exceed 215.

Following the alteration, the building will contain a total of 218 live-work units.

**26. 635 KING ST E**

File Number: A0887/11TEY

Zoning RA By-law 588-2006 (WAIVER)  
Ward: Toronto Centre-Rosedale (28)

Property Address: **635 KING ST E**  
Legal Description: PLAN 108 PT LOT 39

Community:

**PURPOSE OF THE APPLICATION:**

To alter the approved 12-storey residential building with townhouses at grade and 249 dwelling units to be located on Block 22 East (or Block 4 East) of Phase II of the River City Development by increasing the height of the building.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**

1. **Section 4(2)(a), By-law 438-86, as amended by By-law No. 588-2006**  
 The maximum permitted height of a building within the east portion of Block 22 is 36 m as outlined on Map 2.  
 In Decision # A0979/10TEY, the Committee approved the proposed building located within the east portion of Block 22 to have a maximum height of 38.15 m.  
 The proposed building located within the east portion of Block 22 will have a maximum height of 39.35 m.
  
2. **Section 12(1)467(iii)(b), By-law 438-86, as amended by By-law No. 588-2006**  
 A residential penthouse has an aggregate horizontal area not exceeding 50% of that part of the roof of the building which is not occupied by a tower. In Decision # A0979/10TEY, the Committee approved the proposed building located within the east portion of Block 22 to have an aggregate horizontal area of approximately 80 percent.  
 The proposed building located within the east portion of Block 22 will have an aggregate horizontal area of 100 percent.

## **27. 224 PARKVIEW HILL CRES**

File Number: A0888/11TEY

Zoning

R1B (PPR)

Ward:

Beaches-East York (31)

Property Address: **224 PARKVIEW HILL CRES**

Community:

Toronto

Legal Description: PLAN 3618 LOT 38

### **PURPOSE OF THE APPLICATION:**

To construct a two-storey and basement walkout addition along the easterly rear portion of the two-storey detached dwelling.

### **REQUESTED VARIANCES TO THE ZONING BY-LAW:**

**1. Section 7.3.3, By-law 6752**

The maximum permitted building depth is 16.75 m.

The existing dwelling has a depth of 16.18 m.

The altered dwelling will have a depth of 16.99 m.

**2. Section 7.3.3, By-law 6752**

The minimum required side yard setback is 0.9 m.

The existing dwelling is located 1.06 m from the east side lot line.

The addition will be located 0.43 m from the east side lot line.

**APPLICATION WAS WITHDRAWN  
AND CLOSED AT THE PUBLIC HEARING ON JANUARY 25, 2011**

**28. 15 ADMIRAL RD**

File Number:	A0889/11TEY	Zoning	R2 Z1.0 (ZZC)
		Ward:	Trinity-Spadina (20)
Property Address:	<b>15 ADMIRAL RD</b>	Community:	
Legal Description:	PLAN M6 N PT LOT 100		

**~~PURPOSE OF THE APPLICATION:~~**

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

**~~REQUESTED VARIANCES TO THE ZONING BY-LAW:~~**

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

~~The maximum permitted depth for a semi-detached house is 17.0 m.~~

~~The existing building depth is 21.699 m.~~

~~The dwelling, as altered, will have a depth of 21.7 m.~~

**29. 21 RYERSON AVE**

File Number: A0890/11TEY

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

Property Address: **21 RYERSON AVE**  
Legal Description: PLAN D68 PT LOT 4

Community: Toronto

**PURPOSE OF THE APPLICATION:**

To construct a detached garage in the rear yard of the existing two-storey single family dwelling.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**

- 1. Section 6(3) Part III 3(A), By-law 438-86**  
A minimum of 30% of the lot area shall be maintained as landscaped open space (55.0 m<sup>2</sup>).  
In this case, 25% of the lot area will be maintained as landscaped open space (46.0 m<sup>2</sup>).
  
- 2. Section 4(14) (A), By-law 438-86**  
An accessory structure shall be setback a minimum of 2.5 m from the centre line of the public lane.  
In this case, the new garage will be setback 1.8 m from the centre line of the public lane.



**31. 579 ARLINGTON AVE**

File Number: A0892/11TEY

Zoning: R2 (PPR)  
Ward: St. Paul's (21)

Property Address: **579 ARLINGTON AVE**  
Legal Description: PLAN 2339 PT LOT 182

Community: Toronto

**PURPOSE OF THE APPLICATION:**

To construct second floor addition over the existing one-storey detached dwelling. Also to construct a two-storey addition at the front (south) and the east side of the dwelling.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**

1. **Section 3.(b), By-law 1-83**  
The minimum front yard setback is 3.54 m.  
The altered dwelling will be setback 2.29 m from the front lot line.
  
2. **Section 8.3(a), By-law 3623-97**  
The minimum required rear yard setback is 7.5 m.  
The altered dwelling will be setback 1.16 m from the rear lot line.

## 32. 781 PAPE AVE

File Number: A0893/11TEY

Zoning

R4 Z1.0 (PPR)

Ward:

Toronto-Danforth (29)

Property Address: 781 PAPE AVE

Community:

Legal Description: PLAN 446 E PT LOT 8

### PURPOSE OF THE APPLICATION:

To reconstruct the existing rear ground floor addition with a new ground floor rear deck and a rear second floor addition on the north east side with a deck on the south east side of 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 residential gross floor area is 1.0 times the area of the lot (111.48 m<sup>2</sup>).

The proposed residential gross floor area of the dwelling will be 1.05 times the area of the lot (117.58 m<sup>2</sup>).

**2. Section 6(3) Part II 3.C(I), By-law 438-86**

The minimum required side lot line setback for a semi-detached dwelling is 0.45 m, where the side wall contains no openings.

The north side lot line setback will be 0.26 m and the south side lot line setback will be 0 m.

**3. Section 6(3) Part II 4, By-law 438-86**

The minimum required rear yard setback is 7.5 m.

The proposed rear yard setback is 6.8 m.

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

The minimum required side lot line setback of a semi-detached dwelling is 1.2 to the portion of the side wall of an adjacent building that contains openings.

The proposed dwelling will be located 0.22 m to the adjacent building on the south side.

**33. 566 PALMERSTON AVE**

File Number: A0894/11TEY

Zoning

R2 Z0.6 (PAL)

Ward:

Trinity-Spadina (20)

Property Address: **566 PALMERSTON AVE**

Community:

Legal Description: PLAN 219 PT LOT 46

**PURPOSE OF THE APPLICATION:**

To convert the third floor attic space of the existing two-storey row house into living space and to construct a rear third floor addition with a deck.

**REQUESTED VARIANCES 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 (114.3 m<sup>2</sup>).

The dwelling, as altered, will have a residential gross floor area equal to 0.86 times the area of the lot (163.6 m<sup>2</sup>).

### 34. 10 GLENMORE RD

File Number: A0895/11TEY

Zoning R2 Z0.6(WAIVER)  
Ward: Beaches-East York (32)

Property Address: 10 GLENMORE RD  
Legal Description: PLAN 465E PT LOTS 31 TO 33

Community: Toronto

#### PURPOSE OF THE APPLICATION:

To construct a new enclosed front porch with a recreational room below to the existing two-storey semi-detached dwelling.

#### REQUESTED VARIANCES TO THE ZONING BY-LAW:

1. **Section 6(3) Part II 2(II), By-law 438-86**  
The minimum required front yard setback is 4.55 m.  
The altered dwelling will have a front yard setback of 2.5 m.
2. **Section 6(3) Part III 3 (d) (i) (A), By-law 438-86**  
A minimum of 12.50 m<sup>2</sup> of the front yard shall be maintained as landscaped open space.  
In this case, 9.0 m<sup>2</sup> of the front yard will be maintained as landscaped open space.
3. **Section 6(3) Part III 3 (d) (i) (D), By-law 438-86**  
A minimum of 9.37 m<sup>2</sup> of the front yard shall be maintained as soft landscaped open space.  
In this case, 8.0 m<sup>2</sup> of the front yard will be maintained as soft landscaped open space.





**37. 58 LANGLEY AVE**

File Number: A0909/11TEY

Zoning R2 Z0.6 (PPR)  
Ward: Toronto-Danforth (30)

Property Address: **58 LANGLEY AVE**  
Legal Description: PLAN 505 PT LOT 11

Community: Toronto

**PURPOSE OF THE APPLICATION:**

To construct a rear one storey addition.

**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 detached house erected before October 15, 1953, or to a converted house, are permitted provided that the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (162.52 m<sup>2</sup>).

The existing dwelling has a residential gross floor area equal to 0.75 times the area of the lot (178.6 m<sup>2</sup>).

Following the alterations, the detached dwelling will have a gross floor area equal to 0.80 times the area of the lot (190.68 m<sup>2</sup>).

**2. Section 4(4)(C)(i), By-law 438-86**

The minimum required width of a driveway is 2.6 m.

The driveway has a width of 1.3 m.

### **38. 12 PRESTEIGN AVE**

File Number: A0962/11TEY

Zoning

R1 B (PPR)

Ward:

Beaches-East York (31)

Property Address: **12 PRESTEIGN AVE**

Community:

Legal Description: PLAN 3614 PT LOTS 5 AND 6

#### **PURPOSE OF THE APPLICATION:**

To demolish the existing one-storey detached dwelling and to construct a new two-storey detached dwelling with an integral garage with a loft above.

#### **REQUESTED VARIANCES TO THE ZONING BY-LAW:**

**1. Section 7.3.3, By-law 6752**

The maximum permitted floor space index is 0.6 times the area of the lot (284.5 m<sup>2</sup>).

The proposed floor space index of the new dwelling will be 0.70 times the area of the lot (332.2 m<sup>2</sup>).

**2. Section 7.3.3, By-law 6752**

The maximum permitted building height is 8.5 m.

The proposed building height is 9.1 m.

**3. Section 7.3.3, By-law 6752**

The maximum permitted building length is 16.75 m.

The proposed building length is 19.3 m.

### **39 A. 85 HURON ST**

File Number: B0086/11TEY

Zoning R3 Z1.0 (WAIVER)  
Ward: Trinity-Spadina (20)

Property Address: **85 HURON ST**  
Legal Description: PLAN 364 PT LOTS 7 TO 10

Community:

#### **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 7.22 m and the lot area is 193.5 m<sup>2</sup>. The existing building will be demolished and a new three-storey single family detached dwelling will be constructed. A parking pad will be located in the rear yard.

#### **Conveyed - Parts 2 & 3**

##### **Address to be assigned**

##### **Right-of-way - Part 3**

The lot frontage is 7.22 m and the lot area is 193.4 m<sup>2</sup>. The existing building will be demolished and a new three-storey single family detached dwelling will be constructed. A parking pad will be located in the rear yard.

Part 3 will be subject to a driveway access right-of-way in favour of the retained lot, Part 1.

**File Numbers B0086/11TEY & A0906/11TEY are considered jointly.**

**39 B. 85 HURON ST (PART 2)**

File Number: A0906/11TEY

Zoning

R3 Z1.0 (WAIVER)

Ward:

Trinity-Spadina (20)

Property Address: **85 HURON ST (PART 2)**

Community:

Legal Description: PLAN 364 PT LOTS 7 TO 10

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey single family detached dwelling.

**REQUESTED VARIANCE TO THE ZONING BY-LAW:**

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

The minimum required setback flanking a street is 6 m.

The new dwelling will have a flanking side yard setback of 0.45 m.

## **40. 141 D'ARCY ST**

File Number: B0090/11TEY

Zoning CR T2.5 C2.0 R2.0 (WAIVER)  
Ward: Trinity-Spadina (20)

Property Address: **141 D'ARCY ST**  
Legal Description: PLAN D83 PT LOT 6

Community:

### **THE CONSENT REQUESTED:**

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

#### **Conveyed - Part 1**

##### **Address to be assigned**

The lot frontage is 6.15 m and the lot area is 52.8 m<sup>2</sup>. A new four-storey townhouse, with an integral garage and front and rear terraces on the fourth floor, will be constructed.

#### **Conveyed - Part 2**

##### **Address to be assigned**

The lot frontage is 4.53 m and the lot area is 48.3 m<sup>2</sup>. A new four-storey townhouse, with an integral garage and front and rear terraces on the fourth floor, will be constructed.

#### **Conveyed - Part 3**

##### **Address to be assigned**

The lot frontage is 4.53 m and the lot area is 48.1 m<sup>2</sup>. A new four-storey townhouse, with an integral garage and front and rear terraces on the fourth floor, will be constructed.

#### **Conveyed - Part 4**

##### **Address to be assigned**

The lot frontage is 4.74 m and the lot area is 50.5 m<sup>2</sup>. A new four-storey townhouse, with an integral garage and front and rear terraces on the fourth floor, will be constructed.

**41 A. 8 DE GRASSI ST**

File Number: B0088/11TEY

Zoning MCR T2.5 C2.0 R2.0 (WAIVER)  
Ward: Toronto-Danforth (30)

Property Address: **8 DE GRASSI ST**  
Legal Description:

Community:

**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 7.21 m, measured along the street line, and the lot area is 122.07 m<sup>2</sup>. The existing building will be demolished and a new three-storey semi-detached dwelling, with an integral garage in the basement level of the building, will be constructed.

**Conveyed - Part 2**

**Address to be assigned**

The lot frontage is 7.21 m, measured along the street line, and the lot area is 97.15 m<sup>2</sup>. The existing building will be demolished and a new three-storey semi-detached dwelling, with an integral garage in the basement level of the building, will be constructed.

**File Numbers B0088/11TEY, A0915/11TEY & A0916/11TEY are considered jointly.**

**41 B. 8 DE GRASSI ST (PART 1)**

File Number: A0915/11TEY

Zoning

MCR T2.5 C2.0 R2.0 (WAIVER)

Ward:

Toronto-Danforth (30)

Property Address: **8 DE GRASSI ST (PART 1)**

Community:

Legal Description:

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey semi-detached dwelling with an integral garage in the basement level of the building.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**

**1. Section 8.(3), Part VII.1, By-law 438-86**

The minimum required lot frontage is 6 m.

The lot frontage is 5.79 m.

**2. Section 4.(14)A, By-law 438-86**

The minimum required setback from the centre line of the public lane is 3.5 m.

The new dwelling will be located 2.44 m from the centre line of the public lane.

**41 C. 8 DE GRASSI ST (PART 2)**

File Number: A0916/11TEY

Zoning

MCR T2.5 C2.0 R2.0 (WAIVER)

Ward:

Toronto-Danforth (30)

Property Address: **8 DE GRASSI ST (PART 2)**

Community:

Legal Description:

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey semi-detached dwelling with an integral garage in the basement level of the building.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**

**1. Section 8.(3), Part VII.1, By-law 438-86**

The minimum required lot frontage is 6 m.

The lot frontage is 5.79 m.

**2. Section 8.(3), Part I.3, By-law 438-86**

The maximum permitted gross floor area is 2.0 times the area of the lot (194.3 m<sup>2</sup>).

The new dwelling will have a gross floor area equal to 2.11 times the area of the lot (205 m<sup>2</sup>).

## 42. 273 CHAPLIN CRES

File Number: A0487/11TEY

Zoning R1 Z0.6 (PPR)  
Ward: St. Paul's (22)

Property Address: 273 CHAPLIN CRES  
Legal Description: PLAN 2350 PT LOTS 180 & 181

Community: Toronto

### PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition and a one-storey addition to the west side of the existing two-storey single family dwelling. A deck with storage below will be constructed in the rear yard.

### 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 0.60 times the area of the lot (234.11 m<sup>2</sup>).

The altered dwelling will have a gross floor area 0.65 times the area of the lot (252.79 m<sup>2</sup>).

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

The minimum required side yard setback is 0.9 m.

The altered dwelling will have a side yard setback of 0.05 m on the west side.

**3. Section 6(3) Part II 7(I), By-law 438-86**

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

In this case, the storage space below the rear deck will have a side yard setback of 1.5 m on the west side.

### **43. 90 LONSDALE RD**

File Number: A0662/11TEY

Zoning: R2 Z0.6 (WAIVER)  
Ward: St. Paul's (22)

Property Address: **90 LONSDALE RD**  
Legal Description: PLAN 359 PT LOT 12

Community: Toronto

#### **PURPOSE OF THE APPLICATION:**

To construct a three-storey addition, and an integral garage at grade to the existing 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 0.60 times the area of the lot (127.98 m<sup>2</sup>).  
The altered dwelling will have a gross floor area 0.96 times the area of the lot (205.18 m<sup>2</sup>).
- 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 dwelling will have a side yard setback 0.15 m on the west side.
- 3. Section 6(3) Part III 3(d)(i)(B), By-law 438-86**  
A minimum of 50% of the front yard shall be maintained as landscaping (8.01 m<sup>2</sup>).  
In this case, 26.71 % of the front yard will be maintained as landscaping (4.28 m<sup>2</sup>).
- 4. Section 6(3) Part III 3(d)(i)(B), By-law 438-86**  
A minimum of 75% of the front yard shall be maintained as soft landscaping (3.21 m<sup>2</sup>).  
In this case, no soft landscaping will be provided in the front yard.
- 5. Section 6(3) part II 8 D(I), By-law 438-83**  
The maximum permitted height for an uncovered platform is 1.2 m above grade.  
In this case, the uncovered platform will have a height of 2.60 m above grade.
- 6. Section 6(3) Part II 8 F(I), By-law 438-86**  
The maximum permitted height of a cover platform is 1.2 m above grade.  
In this case, the covered platform on the first floor will have a height of 2.60 m above grade.

