

COMMITTEE OF ADJUSTMENT AGENDA TORONTO EAST YORK PANEL

Hearing Date: February 1, 2017

Time: 9:30 a.m.

Location: Committee Room - 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 9:30 a.m. or shortly thereafter:

	File Number	Property	Community (Ward)
1.	A1013/16TEY	160 HOLBORNE AVE	Beaches-East York (31)
2.	A1014/16TEY	33 HENRY ST	Trinity-Spadina (20)
3.	A1015/16TEY	19 CONNAUGHT CRCL	St. Paul's (21)
4.	A1016/16TEY	883 AVENUE RD	St. Paul's (22)
5.	A1017/16TEY	1000 GERRARD ST E	Toronto-Danforth (30)
6.	A1018/16TEY	350 PALMERSTON BLVD	Trinity-Spadina (19)
7.	A1019/16TEY	15 MCKAYFIELD RD	Toronto-Danforth (29)
8.	A1020/16TEY	1 BLOOR ST E	Toronto Centre-Rosedale (27)
9.	A1021/16TEY	237 STERLING RD	Davenport (18)
10.	A1022/16TEY	111 GALBRAITH AVE	Beaches-East York (31)
11.	A1023/16TEY	2 NORTHBROOK RD	Toronto-Danforth (29)
12.	A1024/16TEY	360 HILLSDALE AVE E	St. Paul's (22)
13.	A1025/16TEY	194 INGLEWOOD DR	Toronto Centre-Rosedale (27)
14.	A1026/16TEY	16 YONGE ST TA211	Toronto Centre-Rosedale (28)
15.	A1027/16TEY	541 ROXTON RD	Trinity-Spadina (19)

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

	File Number	Property	Community (Ward)
16.	A1028/16TEY	32 ELMER AVE	Beaches-East York (32)
17.	A1029/16TEY	50 GORMLEY AVE	St. Paul's (22)
18.	A1030/16TEY	78 LANKIN BLVD	Toronto-Danforth (29)
19.	A1031/16TEY	5 WILEY AVE	Toronto-Danforth (29)
20.	A1032/16TEY	33 FOLLIS AVE	Trinity-Spadina (20)
21.	A1033/16TEY	51 HOGARTH AVE	Toronto-Danforth (30)
22.	A1034/16TEY	6 HIGH PARK GDNS	Parkdale-High Park (14)
23.	A1035/16TEY	34 B BALMORAL AVE	St. Paul's (22)
24.	A1036/16TEY	192 PINewood AVE	St. Paul's (21)
25.	A1037/16TEY	4 WHITEWOOD RD	St. Paul's (22)

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

	File Number	Property	Community (Ward)
26.	A1068/16TEY	301 WOODMOUNT AVE	Beaches-East York (31)
27.	A1044/16TEY	82 PINewood AVE	St. Paul's (21)
28.	A1045/16TEY	390 MAIN ST	Beaches-East York (31)
29.	A1046/16TEY	375 SAMMON AVE	Toronto-Danforth (29)
30A	B0075/16TEY	119 BELLEFAIR AVE	Beaches-East York (32)
B	A1080/16TEY		
C	A1081/16TEY		
31.	B0081/16TEY	6 HOLBORNE AVE	Beaches-East York (31)

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

	File Number	Property	Community (Ward)
32.	A0368/16TEY	531 ARLINGTON AVE	St. Paul's (21)
33.	B0051/16TEY	101 COMMISSIONERS ST	Toronto-Danforth (30)

3. OTHER BUSINESS

The following applications will be heard at 9:30 a.m. or shortly thereafter:

1. 160 HOLBORNE AVE

File Number:	A1013/16TEY	Zoning	RS (f10.5; a325; d0.75)(x312) & R2A (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	160 HOLBORNE AVE	Community:	East York
Legal Description:	PLAN 2059 LOT 50 PT 49		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- 1. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the required front yard landscaping must be soft landscaping (15.17 m²).
In this case, 46% (9.34 m²) of the front yard will be soft landscaping.
- 2. Chapter 10.40.30.40.(1), By-law 569-2015**
The maximum permitted lot coverage is 35% times the area of the lot (81.29 m²).
The lot coverage will be equal to 42.7% times the area of the lot (99.32 m²).
- 3. Chapter 10.40.40.10.(1)(A), By-law 569-2013**
The maximum permitted building or structure height is 8.5 m.
The new two-storey detached dwelling will have a height of 9.02 m.
- 4. Chapter 10.40.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted building height of all side exterior main walls facing a side lot line is 7.0 m.
The height of the side exterior main walls facing a side lot line will be 7.81 m.
- 5. Chapter 10.40.40.10.(4), By-law 569-2013**
The maximum permitted height of the first floor of a dwelling above established grade is 1.2 m.
In this case, the first floor of the new dwelling will be located 2.32 m above established grade.
- 6. Chapter 10.40.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.75 times the area of the lot (174.2 m²).
The new two-storey detached dwelling will have a floor space index equal to 0.88 times the area of the lot (203.68 m²).
- 7. Chapter 10.40.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.43 m from the east side lot line.

- 8. Chapter 10.5.40.60.(1)(A)(i), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach 2.43 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback.
In this case, the front platform will encroach 3.35 m into the required front yard setback.
- 9. Chapter 10.5.40.60.(1)(C), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach 2.5 m into the required rear yard setback if it is no closer to a side lot line than 2.3 m.
In this case, the platform will encroach 1.68 m into the required rear yard setback and will be located 0.95 m from the east side lot line.
- 1. Section 5.6 (b)(iii), By-law 6752**
Steps or stairs required for access to the first storey of a permitted building may encroach into any yard, provided the steps or stairs are set back a minimum of 1.5 m from any lot line adjacent to a street and do not include landings or partial landings.
In this case, the front porch will include a landing.
- 2. Section 7.5.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The new detached dwelling will be located 4.25 m from the front lot line, measured from the bay window.
- 3. Section 7.5.3, By-law 6752**
The minimum required rear yard setback is 9.0 m.
The detached dwelling will be located 8.88 m from the rear lot line.
- 4. Section 7.5.3, By-law 6752**
The minimum required side yard setback is 0.60 m.
The new detached dwelling will be located 0.43 m from the east side lot line.
- 5. Section 7.5.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (81.29 m²).
The lot coverage will be equal to 45.6% of the area of the lot (105.97 m²).
- 6. Section 7.5.3, By-law 6752**
The maximum permitted floor space index of a detached dwelling is 0.75 times the area of the lot (174.2 m²).
The new detached dwelling will have a floor space index equal to 1.15 times the area of the lot (266.16 m²) (includes a portion of the basement).
- 7. Section 7.5.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The new detached dwelling will have a length of 17.36 m, measured from the bay window to the rear main wall.
- 8. Section 7.5.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The new detached dwelling will have a height of 9.02 m.

9. Section 5.6 (b)(i), By-law 6752

Balconies, canopies, unenclosed porches, platforms and decks may project beyond a main front wall or main rear wall to a maximum of 2.5 m.

In this case, the front porch will project 3.35 m from the main front wall and the rear deck will project 2.9 m from the main rear wall.

10. Section 7.1.6, By-law 6752

A minimum of 75% (15.17 m²) of the required front yard must be soft landscaping.

In this case, 46% (9.34 m²) of the front yard will be maintained as soft landscaping.

2. 33 HENRY ST

File Number:	A1014/16TEY	Zoning	R (f4.5; d1.0)(x835) & R3 Z1.0 (ZZC)
Property Address:	33 HENRY ST	Ward:	Trinity-Spadina (20)
Legal Description:	PLAN 361 PT LOT 15	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a rear second storey addition, front and rear second storey decks, a rear basement walkout, and a basement secondary suite.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- Section 6(3) Part II 3(I), By-law 438-86,**
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
The altered semi-detached dwelling will be located 0 m from the side wall of the south adjacent building.
- Section 6(3) Part II 3.F(1)(1)(A), By-law 438-86**
For a converted house, the minimum required side yard setback is 0.45 m, where the side wall contains no openings.
The altered semi-detached dwelling will be located 0 m from the south side lot line.
- Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a semi-detached dwelling is 14.0 m.
The altered semi-detached dwelling will have a depth of 18.31 m.
- Section 6(2)1(iii), By-law 438-86**
A converted dwelling is permitted, provided there is no exterior alteration or addition to the front main wall of the dwelling.
In this case, the front second storey deck will alter the front main wall of the dwelling.

3. 19 CONNAUGHT CRCL

File Number:	A1015/16TEY	Zoning	RD (f12.0, d0.4) & R1 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	19 CONNAUGHT CRCL	Community:	York
Legal Description:	PLAN M367 LOT 233		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear second-storey addition, a front one-storey addition, a new roof and to convert the garage into livable space.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. **Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached dwelling is 17.0 m.
The altered dwelling will have a building length of 17.31 m.
2. **Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.4 times the area of the lot (183.0 m²).
The altered dwelling will have a floor space index equal to 0.602 times the area of the lot (275.46 m²).
3. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one parking space is required to be provided.
In this case, zero parking spaces will be provided
1. **Section (3)(I), By-law 1-83**
The maximum permitted floor space index of a detached dwelling is 0.4 times the area of the lot (183.0 m²).
The altered dwelling will have a floor space index equal to 0.602 times the area of the lot (275.46 m²).
2. **Section 3.(a), By-law 1-83**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.75 m from the north side lot line.
3. **Section 3.2.1D.1, By-law 1-83**
A minimum of one parking space is required to be provided.
In this case, zero parking spaces will be provided.

4. 883 AVENUE RD

File Number:	A1016/16TEY	Zoning	R(d0.6) & R2 Z0.6 (PPR)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	883 AVENUE RD	Community:	Toronto
Legal Description:	PLAN 569E PT LOTS 137 & 138		

PURPOSE OF THE APPLICATION:

To alter a residential building originally constructed as a duplex into an apartment building containing 5 units.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- 1. Chapter 200.5.10.1.(1), By-law 569-2013**
Five parking spaces are required to be provided.
Three parking spaces will be provided.
- 2. Chapter 200.5.10.1.(1), By-law 569-2013**
One visitor parking space is required to be provided.
No visitor parking spaces will be provided.
- 3. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The fire escape stairs will be 0.10 m from the north lot line.
- 4. Chapter 10.10.40.40.(1) (A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (242.07 m²).
The floor space index will be 1.42 times the area of the lot (614.8 m²).
- 5. Chapter 200.15.10. (A), By-law 569-2013**
The minimum required number of accessible parking spaces is one.
Zero accessible parking spaces will be provided.
- 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 (242.07 m²).
The residential gross floor area of the building will be 1.52 times the area of the lot (614.8 m²).
- 2. Section 6(3) Part II 3.F(I)(1)(A), By-law 438-86**
The minimum required side lot line setback is 0.45 m.
The north side lot line setback will be 0.1 m (fire escape structure).
- 3. Section 4(4)(b), By-law 438-86**
Five parking spaces are to be provided for the converted house.
The number of proposed parking spaces will be three.

5. 1000 GERRARD ST E

File Number:	A1017/16TEY	Zoning	CR 2.0 (C2.0; R0.0) SS2 (X1355) & CR T2.0 C2.0 R0
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	1000 GERRARD ST E	Community:	Toronto
Legal Description:	PLAN M105 BLK F LOTS 4 TO 32 PLAN M105 LOTS 43-60 PT LOT 61 PLAN M249 LOTS 8-21 PLAN M255 LOTS 1-11 PLAN M313 NTE		

PURPOSE OF THE APPLICATION:

To convert a portion of the shopping mall for the purpose of a fitness club.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

Chapter 40.10.20.100.(1), By-law 569-2013

A recreation use is a permitted use on a lot within 6.1 m of a lot in the Residential Zone category or Residential Apartment Zone category and on a lot which is subject to Development Standard Set 1 (SS1) or Development Standard Set 2 (SS2), provided the total interior floor area does not exceed 400 m².

The total interior floor area for the recreation use will be 1796.13 m².

6. 350 PALMERSTON BLVD

File Number:	A1018/16TEY	Zoning	R(d0.6) & R2 Z0.6 (ZPR)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	350 PALMERSTON BLVD	Community:	Toronto
Legal Description:	PLAN 574 BLK C PT LOT 255		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by constructing a rear two-storey addition, rear ground floor deck, rear third floor deck, and to undertake interior alterations to the rear detached garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17.0 m.
The altered dwelling will have a depth of 18.31 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (233.94 m²).
The altered dwelling will have a floor space index equal to 0.92 times the area of the lot (360.0 m²).
- Chapter 10.5.60.70.(1), By-law 569-2013**
The area of the lot covered by all ancillary buildings and structures may not exceed 5% of the lot area (19.49 m²).
The altered dwelling will have a lot coverage of 17.05% (66.47 m²).
- Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0.0 m from the north side lot line.
- Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (84.65 m²) of the rear yard must be maintained as soft landscaping.
In this case, 12.28% (20.80 m²) of the rear yard will be maintained as soft landscaping.
- Chapter 10.5.60.20.(3)(C)(iii), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure located in the rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.
The rear detached garage will be located 0.13 m from the north side lot line, and 0.14 m from the south side lot line.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (233.94 m²).
The altered dwelling will have a gross floor area equal to 0.92 times the area of the lot (360.0 m²).

- 2. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for a detached dwelling is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.
The altered dwelling will be located 0.38 m from the north side lot line.
- 3. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.
The portion of the altered dwelling, exceeding the 17.0 m depth, will be located 0.38 m from the north side lot line, and 1.58 m from the south side lot line.
- 4. Section 6(3) Part II 7(I), By-law 438-86**
The minimum required setback of an accessory structure to all lot lines is 3.0 m.
The rear detached garage will be located 0.13 m from the north side lot line, 0.14 m from the south side lot line, and 1.36 m from the west rear lot line.
- 5. Section 6(3) Part I 2, By-law 438-86**
An accessory building is permitted a maximum floor area no greater than 5% of the lot area (19.49 m²).
The rear detached garage will have a gross floor area equal to 17.05% of the lot area (66.47 m²).

7. 15 MCKAYFIELD RD

File Number:	A1019/16TEY	Zoning	RD (f9.0, a280, d0.45) H 8.5 & R1A (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	15 MCKAYFIELD RD	Community:	East York
Legal Description:	PLAN 3228 PT LOT 15 PT LOT 16		

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a complete second-storey addition with rear deck.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- 1. Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (108.11 m²).
The lot coverage will be equal to 40% of the lot area (122.26 m²).
- 2. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the area of the lot (139.0 m²).
The altered dwelling will have a floor space index equal to 0.58 times the area of the lot (180.05 m²).
- 3. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
In this case, the eaves will be located 0.15 m from the north lot line.
- 1. Section 7.2.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The altered dwelling will be located 5.639 m from the front lot line (measured to the bay window addition).
- 2. Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (108.11 m²).
The lot coverage will be equal to 39% of the lot area (120.53 m²).
- 3. Section 7.2.3, By-law 6752**
The maximum permitted floor space index is 0.45 times the area of the lot (139.0 m²).
The altered dwelling will have a floor space index equal to 0.58 times the area of the lot (180.05 m²).

8. 1 BLOOR ST E

File Number:	A1020/16TEY	Zoning	CR T7.8 C4.5 R7.8 & Site Specific By-law 1167-2008 (ZPR)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Not Applicable
Property Address:	1 BLOOR ST E	Community:	Toronto
Legal Description:	CON 1 FTB PART PARK LOT 8 RP 66R15665 PARTS 11 12 66R15916 PARTS 1 2 63R4533 PARTS 2 TO 8		

PURPOSE OF THE APPLICATION:

To amend the approved development for the 75-storey mixed-used building currently under construction. Committee considered and approved variances to the Zoning By-law by Minor Variance Decision A0284/12TEY for increased residential gross floor area and a revised Map 2. As certain bedroom unit-types within the permitted maximum of 789 residential units have been changed, a further minor variance application is required.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Section 3(b)(i), By-law 1167-2008

The maximum permitted residential gross floor area is 55,910.0 m².

The mixed-use building will have a residential gross floor area of 68,634.0 m².

(Decision A0284/12TEY permitted a residential gross floor area of 68,634.0 m².)

2. Section 3(e), By-law 1167-2008

The mixed-use building shall be located within the area delineated by the heavy lines as shown on Map 2.

In this case, the mixed-use building will be located within the heavy lines as shown on the attached Revised Map 2.

(Decision A0284/12TEY permitted the building as illustrated on the revised Map 2.)

9. 237 STERLING RD

File Number:	A1021/16TEY	Zoning	R(d0.6) & R2 Z0.6 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	237 STERLING RD	Community:	Toronto
Legal Description:	PLAN M279 PT LOTS 21 & 22 RP 66R7545 PART 2 & 3		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling containing two residential dwelling units by constructing a rear two-storey addition, a rear basement walkout and a rear ground floor deck.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- 1. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered semi-detached dwelling will be located 3.09 m from the east rear lot line.
- 2. Chapter 10.10.40.40.(2)(A), By-law 569-2013**
Additions to the rear of a semi-detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (53.45 m²).
The altered semi-detached dwelling will have a floor space index equal to 1.75 times the area of the lot (135.33 m²).
- 3. Chapter 10.10.40.40.(2)(C), By-law 569-2013**
Additions to the rear of a semi-detached house erected before October 15, 1953, or to a converted house, are permitted provided the residential building including any prior additions erected after October 15, 1953 is at least five years old.
The secondary suite building addition is not five years old.
- 4. Chapter 10.5.40.60.(1)(C) By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.50 m if it is no closer to a side lot line 0.91 m.
The rear ground floor deck will encroach 6.79 m into the required front yard setback, and will be located 0.15 m from the south side lot line.
- 1. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered semi-detached dwelling will be located 3.09 m from the east rear lot line.
- 2. Section 6(3) Part VI 1(I), By-law 438-86**
Additions to the rear of a semi-detached dwelling 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 (53.45 m²).
The altered semi-detached dwelling will have a gross floor area equal to 1.75 times the area of the lot (135.33 m²).

3. Section 6(2), 1(iii)A, By-law 438-86

The maximum permitted floor space of an addition to a converted house is 0.15 times the area of the lot (11.62 m²)

The rear two-storey addition will have an area equal to 0.27 times the area of the lot (20.72 m²).

4. Section 6(2) 1(v), By-law 438-86

A converted dwelling is permitted provided that there is no substantial change in the appearance of the dwelling as the result of the conversion.

In this case, substantial change will occur in the appearance of the dwelling.

10. 111 GALBRAITH AVE

File Number:	A1022/16TEY	Zoning	RD (f12.0; a370; d0.6) & R1B (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	111 GALBRAITH AVE	Community:	East York
Legal Description:	PLAN 1826 LOT 356		

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a partial second-storey addition, a second storey balcony, and by reconstructing the existing integral garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (162.58 m²).
The lot coverage will be equal to 35.2% of the lot area (163.3 m²).
- Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform located at or above the second storey of a dwelling is 4.0 m².
The area of the second storey balcony will be 11.7 m².
- Chapter 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 5.42 m.
The altered detached dwelling will be located 4.59 m from the north front lot line.
- Chapter 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered detached dwelling will be located 0.688 m from the east side lot line.
- Chapter 200.5.1.10.(2)(A)(i), By-law 569-2013**
The required parking space must have a minimum width of 3.2 m.
The parking space will measure 2.9 m in width.
- Section 7.3.3, By-law 6752**
The minimum required side yard setback is 0.9 m.
The altered detached dwelling will be located 0.688 m from the east side lot line.
- Section 5.6(a), By-law 6752**
Eaves and gutters may project beyond the main front wall or the main rear wall to a maximum of 0.61 m.
In this case, the eaves project 0.66 m beyond the main rear wall of the building.
- Section 5.40, By-law 6752**
The minimum required parking space width is 3.2 m.
The parking space will measure 2.9 m in width.

11. 2 NORTHBROOK RD

File Number:	A1023/16TEY	Zoning	RD & R1A (PPR)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	2 NORTHBROOK RD	Community:	Toronto
Legal Description:	PLAN 3094 PT LOT 25		

PURPOSE OF THE APPLICATION:

To alter the existing single family detached dwelling by constructing a second storey addition, a new front porch with stairs and canopy, and balconies at the front and rear. Interior alterations include basement underpinning and altering the first floor level.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- 1. Chapter 10.20.30.40.(1) (A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (95.6 m²).
The lot coverage will be 42.09% of the lot area (114.96 m²).
- 2. Chapter 10.20.40.40.(1) (A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the area of the lot (122.91 m²).
The floor space index will be 0.73 times the area of the lot (200.23 m²).
- 1. Section 7.2.3, By-law 6752**
The maximum permitted floor space index is 0.45 times the area of the lot (122.91 m²). The floor space index will be 0.73 times the area of the lot (200.23 m²).
- 2. Section 7.2.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The building length will be 17.00 m.
- 3. Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (95.6 m²).
The lot coverage, including covered portion of front platform, will be 42.58% of the lot area (116.30 m²).

12. 360 HILLSDALE AVE E

File Number:	A1024/16TEY	Zoning	R(d0.6)(x930)HT 9 M & R2 Z0.6 (PPR)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	360 HILLSDALE AVE E	Community:	Toronto
Legal Description:	PLAN 866 E PT LOT 122		

PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition, a front addition at the second floor and a rear ground floor deck. To complete interior alterations to all floors. To legalize the existing basement apartment for a total of two dwelling units in the detached dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Chapter 10.5.40.60.(1)(B), By-law 569-2013

A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach into the required front yard setback, if it is no closer to a side lot line than the required side yard setback.

The platform encroaches into the required front yard setback and will be 0.1 m distance to the side lot line rather than the required setback of 0.45 m.

2. Chapter 10.10.40.70.(4)(A), By-law 569-2013

The minimum required side yard setback for a detached house is 0.45 m.

The east side yard setback will be 0.15 m.

3. Chapter 10.5.40.60.(7), By-law 569-2013

Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.

The eaves projections located at the east side lot line will be 0.0 m.

4. Chapter 10.10.40.40.(1) (A), By-law 569-2013

The maximum permitted floor space index is 0.6 times the area of the lot (172.8 m²).

The floor space index will be 0.64 times the area of the lot (184.04 m²).

5. Chapter 10.5.40.60.(4), By-law 569-2013

Cladding added to the original exterior surface of the main wall of a building may encroach into a required building setback a maximum of 0.15 m if the added cladding is no closer to a lot line than 0.3 m.

The cladding at the east side lot line will be 0.0 m.

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 (172.8 m²).

The residential gross floor area of the building will be 0.64 times the area of the lot (184.04 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 with a building depth of less than 17.0 m and where the side walls contain no openings is 0.45 m.

The side lot line setback will be 0.15 m on the east side and 0.0 m at the stocco bands.

3. Section 6(3) Part II 8 F(IV), By-law 438-86

A roof over a first floor platform or terrace is permitted to project into the required setbacks provided the top of the roof is not used or designed to be used as a deck or terrace.

The roof at front of the 2nd Floor will be used as a deck/balcony.

13. 194 INGLEWOOD DR

File Number:	A1025/16TEY	Zoning	RD (f12.0; d0.6) (x1430) & R1 Z0.6 (ZZC)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Not Applicable
Property Address:	194 INGLEWOOD DR	Community:	Toronto
Legal Description:	PLAN 1474 LOT 10		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by constructing a rear two-storey addition, rear ground floor covered terrace and rear detached garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- 1. Chapter 10.5.40.10.(5), By-law 569-2013**
A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
In this case, the first floor will be 13.54 m from the front main wall.
- 2. Chapter 10.20.40.10.(2), By-law 569-2013**
The maximum permitted height of the exterior portion of main walls for a detached house is 8.5 m for no less than 60% of the total width of all front and rear main walls.
In this case, the rear main wall will have a height of 9.33 m for 100% of the total width.
- 3. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building depth is 19.0 m.
The altered dwelling will have a building depth equal to 20.06 m.
- 4. Chapter 10.5.60.20.(2)(C), By-law 569-2013**
The minimum required rear yard setback for ancillary buildings or structures is 0.3 m.
The rear yard setback for the ancillary building will be 0.15 m.
- 5. Chapter 10.5.60.60.(1), By-law 569-2013**
The eaves of a roof on an ancillary building may encroach into a building setback a maximum of 0.3 m, if the eaves are no closer to a lot line than 0.15 m.
The eaves will encroach 0.3 m into a building setback, and will be located 0.0 m from the west and south lot lines.
- 6. Chapter 900.3.10 (1430)(B)(i), By-law 569-2013**
If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if the overall floor space index for the lot, including the addition, does not exceed a total of 0.69 times the area of the lot (400.66 m²).
The altered dwelling will have a floor space index equal to 0.81 times the area of the lot (467.93 m²).

- 7. Chapter 900.3.10 (1430)(B)(iii), By-law 569-2013**
If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line: 1.35 m on the west side.
In this case, the rear addition will be located 0.95 m from the west side lot line.
- 1. Section 6(3) Part VI 1(i), By-law 438-86**
The by-law allows additions to the rear of a detached house erected before October 15, 1953, or to a converted house, provided the residential gross floor area of the building as enlarged does not exceed 0.69 times the area of the lot (400.66 m²).
The altered dwelling will have a gross floor area equal to 0.82 times the area of the lot (477.09 m²).
- 2. Section 6(3) Part VI 1(iv), By-law 438-86**
The by-law allows additions to the rear of a detached house erected before October 15, 1953, or to a converted house, provided no part of an addition is closer to the side lot line than the side wall of the existing building is from the side lot line: 1.35 m on the west side.
In this case, the rear addition will be located 0.95 m from the west side lot line.
- 3. Section 6(3) Part VI 1(v), By-law 438-86**
The by-law allows additions to the rear of a detached house erected before October 15, 1953, or to a converted house, provided the depth of the residential building including the addition or additions does not exceed 17.0 m.
The altered building will have a building depth equal to 20.06 m.
- 4. Section 4(4)(c)(i), By-law 438-86**
Ingress and egress to and from the required parking facilities for a detached house shall be such that the facilities are accessible to a public highway either directly or by means of a driveway or passageway that is at least 2.6 m in width.
In this case, the driveway will be 2.24 m in width.

14. 16 YONGE ST TA211

File Number:	A1026/16TEY	Zoning	CR T6.7 C5.1 R1.7 (ZZC)
		Ward:	Toronto Centre-Rosedale (28)
		Heritage:	Not Applicable
Property Address:	16 YONGE ST TA211	Community:	Toronto
Legal Description:	TORONTO CONDO PLAN 1788 LEVEL 2 UNIT 11		

PURPOSE OF THE APPLICATION:

To alter the existing 40-storey mixed-use building (Building A in the 33 Bay Street development) containing 507 units by converting second floor amenity space currently used as two guest suites into one new residential dwelling unit, for a total of 508 units in the building.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Section 1(4)(b), By-law 362-1998 OMB

The maximum permitted combined non-residential gross floor area and residential gross floor area for Parts 6, 7, 8, 9 and 10 on Plan 2 is 140,960.0 m².
Committee of Adjustment Decision A0166/11TEY permits a combined gross floor area of 159,388 m².
The altered development will have a combined non-residential and residential gross floor area of 159,435.48 m².

2. Section 1(4)(b), By-law 362-1998 OMB

The maximum permitted residential gross floor area for Parts 6, 7, 8, 9 and 10 on Plan 2 is 120,630 m².
Committee of Adjustment Decision A0166/11TEY permits a residential gross floor area of 148,838.0 m².
The altered development will have a residential gross floor area of 148,885.48 m².

3. Section 1(4)(b), By-law 362-1998 OMB

A maximum of 1500 dwelling units are permitted on Parts 6, 7, 8, 9 and 10 on Plan 2.
Committee of Adjustment Decision A0166/11TEY permits 1,934 dwelling units.
The altered development will contain a total of 1,935 dwelling units.

4. Section 1(8)(b), By-law 362-1998 OMB

The minimum required indoor residential amenity space is 3,870 m².
Committee of Adjustment Decision A0166/11TEY permits 3,522.0 m² of indoor amenity space.
In this case 3,474.52 m² of indoor amenity space will be provided.

15. 541 ROXTON RD

File Number:	A1027/16TEY	Zoning	R (d0.6)(x735) & R2 Z0.6 (BLD)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	541 ROXTON RD	Community:	Toronto
Legal Description:	PLAN 1015 LOT 1		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a second and third dwelling unit, a rear two-storey addition, a complete third storey addition, a rear second-storey balcony, and a rear basement walkout.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- Chapter 10.10.40.70.(4)(A), By-law 569-2013**
The minimum required side yard setback where the walls have no windows or doors is 0.45 m.
The altered detached dwelling will be located 0.09 m from the north side lot line.
- Chapter 10.10.40.10.(2)(B), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 9.46 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (112.96 m²).
The altered detached dwelling will have a floor space index equal to 1.1 times the area of the lot (206.37 m²).
- Chapter 150.10.40.1.(3)(A), By-law 569-2013**
A secondary suite is a permitted use provided that an exterior alteration to a building to accommodate a secondary suite does not alter a main wall or roof that faces a street.
The complete third storey addition to the building will alter a main wall and roof that faces the street.
- Chapter 150.10.80.1.(1), By-law 569-2013**
Despite the parking space requirements in chapter 200.5.10.1(1), in an R zone that does not have a numerical value of 2 following the letter "u" in the zone label, no parking space is required for one secondary suite. The second secondary suite (third dwelling unit) will require a parking space, bringing the total number of required parking spaces to two.
In this case, one parking space will be provided at the rear of the lot.
- Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 2.66 m.
The altered detached dwelling will be located 2.12 m from the west front lot line.
- Section 6(3) Part II 3.F(I)(1)(A), By-law 438-86**
The minimum required side yard setback where the side wall contains no openings is 0.45 m.
The altered detached dwelling will be located 0.09 m from the north side lot line.

- 3. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a detached dwelling is 14.0 m.
The altered detached dwelling will have a depth of 21.53 m.
- 4. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (112.96 m²).
The altered detached dwelling will have a gross floor area equal to 1.49 times the area of the lot (281.46 m²).
- 5. Section 6(2), 1(iii)A, By-law 438-86**
The maximum permitted floor space of an addition to a converted house is 0.15 times the area of the lot (28.24 m²).
The rear two-storey addition and complete third storey addition will have an area equal to 0.73 times the area of the lot (136.89 m²).
- 6. Section 6(2) 1.F.(v), By-law 438-86**
A converted house is a permitted use provided such alteration or renovation as may be required from time to time to the house under the Ontario Building Code or By-law 73-68, as amended if it is or is proposed to be used as a converted house and there is no substantial change to the appearance of the dwelling house as the result of the conversion.
The rear two-storey addition and complete third storey addition will substantially change the appearance of the existing detached house.
- 7. Section 6(2) 3(iv), By-law 438-86**
The owner of a detached house may alter or convert the house, to provide therein three or more dwelling units provided no exterior addition to or major exterior alteration of the house is made and its external appearance as a detached house is not materially altered.
The rear two-storey addition and complete third storey addition materially alter the external appearance of the existing detached house.
- 8. Section 4(4)(b), By-law 438-86**
The owner or occupant of every building to be used as a converted house, shall provide and maintain motor vehicle parking spaces in a facility permitted in the appropriate zoning district, on the same lot as the use, at the rate of one parking space for the first dwelling unit therein where the parking space existed before the conversion plus one parking space for each dwelling unit in excess of the first two dwelling units. The third dwelling unit will require a parking space, bringing the total number of required parking spaces to two.
In this case, there will be one parking space provided at the rear of the lot.

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

16. 32 ELMER AVE

File Number:	A1028/16TEY	Zoning	R(d0.6) & R2 Z0.60 (PPR)
		Ward:	Beaches-East York (32)
Property Address:	32 ELMER AVE	Heritage:	Not Applicable
Legal Description:	PLAN 739Y PT LOT 56	Community:	Toronto

PURPOSE OF THE APPLICATION:

To construct a new parking pad at the front of the existing two-storey detached dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. **Chapter 10.5.50.10.(1) (D), By-law 569-2013**
A minimum of 75% of the required front yard landscaping must be soft landscaping (20.85 m²).
The front yard soft landscaping area will be 50.2% (13.95 m²).
2. **Chapter 10.5.80.10.(3), By-law 569-2013**
A parking space may not be located in a front yard or a side yard abutting a street.
The proposed parking spot will be located in a front yard.
3. **Chapter 200.5.1.10.(2) (A)(ii), By-law 569-2013**
The minimum required parking space must have a minimum length of 5.6 m.
The proposed parking space will have a length of 5.54 m.
1. **Section 6(3) Part IV 1(E), By-law 438-86**
The parking of motor vehicles on the portion of the lot between the front lot line and the front wall of the building is prohibited.
The proposed parking does not comply.
2. **Section 4(17)(a), By-law 438-86**
The minimum required parking space must have a minimum length of 5.6 m.
The proposed parking space will have a length of 5.54 m in width.
3. **Section 6(3) Part III 3(d)(i), By-law 438-86**
A minimum of 75% of the required front yard landscaping must be soft landscaping (20.85 m²).
The front yard soft landscaping area will be 50.2% (13.95 m²).

17. 50 GORMLEY AVE

File Number:	A1029/16TEY	Zoning	R(d0.6)(x905) & R2 Z0.6 (ZZC)
Property Address:	50 GORMLEY AVE	Ward:	St. Paul's (22)
Legal Description:	PLAN 743 PT LOTS 12 & 13	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a three-storey rear addition, a third storey, a front porch and two rear balconies.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered detached dwelling will have a building length of 17.1 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (149.95 m²).
The altered detached dwelling will have a floor space index equal to 0.955 times the area of the lot (238.75 m²).
- Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered detached dwelling will be located 0.69 m from east side lot line.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a dwelling in an R2 zone is 0.6 times the area of the lot (149.95 m²).
The altered detached dwelling will have a residential gross floor area equal to 0.955 times the area of the lot (238.75 m²).
- 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 altered dwelling will be located 0.3 m from the west side lot line.
- 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 is 0.9 m where the side wall contains openings.
The altered dwelling will be located 0.69 from the east side lot line.
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.
The altered dwelling will be located 0.69 m from the east side lot line and 0.3 m from the west side lot line.

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

The minimum required side lot line setback from the side wall of an adjacent building that contains openings is 1.2 m.

The altered dwelling will be setback 0.8 m from the side wall of the adjacent building at 48 Gormley Avenue and 1.1 m from the side wall of the adjacent building at 52 Gormley Avenue.

18. 78 LANKIN BLVD

File Number:	A1030/16TEY	Zoning	RD (f9.0; a 280; d0.45) & R1A (Waiver)
Property Address:	78 LANKIN BLVD	Ward:	Toronto-Danforth (29)
Legal Description:	PLAN 3166 PT LOT 8 PT LOT 9	Heritage:	Not Applicable
		Community:	East York

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with a two-door integral garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.45 times the area of the lot (166.16 m²).
The new detached dwelling will have a floor space index equal to 0.75 times the area of the lot (275.06 m²).
- Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (129.23 m²).
The lot coverage will be equal to 36.7% of the lot area (135.53 m²).
- Chapter 10.20.40.10.(2), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.
The height of the side exterior main walls facing a side lot line will be 8.6 m.
- Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The new two-storey detached dwelling will have a height of 9 m.
- Section 7.2.3, By-law 6752**
The maximum permitted floor space index of a detached dwelling is 0.45 times the area of the lot (166.16 m²).
The new detached dwelling will have a floor space index equal to 0.75 times the area of the lot (275.06 m²).
- Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (129.23 m²).
The lot coverage will be equal to 36.7% of the lot area (135.53 m²).
- Section 7.2.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The new detached dwelling will have a height of 9 m.
- Section 7.2.3, By-law 6752**
The minimum required front yard setback is 6 m.
The new detached dwelling will be located 4.19 m from the east front lot line.

19. 5 WILEY AVE

File Number:	A1031/16TEY	Zoning	RS(f10.5; 1325; d0.75)(x312) & R2A (ZZC)
Property Address:	5 WILEY AVE	Ward:	Toronto-Danforth (29)
Legal Description:	PLAN 2239 LOT 32	Heritage:	Not Applicable
		Community:	East York

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a new one-storey rear addition.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

Chapter 10.40.30.40.(1), By-law 569-2013

The maximum permitted lot coverage is 35% of the lot area (58.88 m²).

The lot coverage will be equal to 39.5% of the lot area (66.5 m²).

Section 7.5.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (58.88 m²).

The lot coverage will be equal to 44.1% of the lot area (74.20 m²).

20. 33 FOLLIS AVE

File Number:	A1032/16TEY	Zoning	R(d0.6) & R2 Z0.6 (ZZC)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	33 FOLLIS AVE	Community:	Toronto
Legal Description:	PLAN 219 PT LOT 176 PT LOT 177		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a third storey addition with a rear third floor balcony.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- 1. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.5 m.
The height of the front exterior main walls will be 9.77 m.
- 2. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.5 m.
The height of the rear exterior main walls will be 9.45 m.
- 3. Chapter 10.10.40.10.(2)(B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 9.77 m.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (86.0 m²).
The altered detached dwelling will have a floor space index equal to 1.27 times the area of the lot (181.43 m²).
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (86.0 m²).
The altered detached dwelling will have a gross floor area equal to 1.27 times the area of the lot (181.43 m²).
- 2. Section 6(3) Part II 3(I), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
The altered detached dwelling will be located 0.76 m from the side wall of the east adjacent building.
- 3. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a detached dwelling is 0.45 m where the side wall contains no openings.
The altered detached dwelling will be located 0.38 m from the east side lot line.

21. 51 HOGARTH AVE

File Number:	A1033/16TEY	Zoning	R (d0.6) (x736) & R2 Z0.6 (ZZC)
Property Address:	51 HOGARTH AVE	Ward:	Toronto-Danforth (30)
Legal Description:	PLAN 685 PT LOT 10	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

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

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Chapter 10.5.40.60.(1)(C), By-law 569-2013

A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer than 1.63 m from the west and east side lot lines.

In this case, the rear first floor platform will encroach 3.05 m into the required rear yard setback and will be located 0.29 m from the east side lot line and 0.62 m from the west side lot line.

2. Chapter 10.5.40.60.(3)(A)(ii), By-law 569-2013

Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 m.

In this case, the front stairs will be 2.35 m wide.

3. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013

Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.

In this case, the front stairs will be located 0.3 m from the east side lot line.

4. Chapter 10.5.40.60.(7), By-law 569-2013

Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line. The eaves will be located 0.14 m from the east side lot line.

5. Chapter 10.5.50.10.(1)(B), By-law 569-2013

A minimum of 50% of the front yard must be maintained as landscaping (25.55 m²).

The front yard landscaping area will be equal to 40.1% (20.49 m²).

6. Chapter 10.5.50.10.(1)(D), By-law 569-2013

A minimum of 75% of the front yard must be maintained as soft landscaping (19.16 m²).

The front yard soft landscaping area will be equal to 27.2% (6.95 m²).

7. Chapter 10.10.40.10.(1)(A), By-law 569-2013

The maximum permitted height is 10.0 m.

The altered dwelling will have a height of 11.0 m.

8. **Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main wall facing a side lot line will be 10.81 m.
9. **Chapter 10.10.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The height of the first floor above established grade will be 1.52 m.
10. **Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (110.47 m²).
The altered dwelling will have a floor space index equal to 1.06 times the area of the lot (194.71 m²).
11. **Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 6.62 m from the rear lot line.
12. **Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 8.78 m.
The altered dwelling will be located 8.77 m from the front lot line.
13. **Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.29 m to the east side lot line and 0.6 m to the west side lot line.
1. **Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10.0 m.
The altered dwelling will have a building height equal to 11.08 m.
2. **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 (110.47 m²).
The altered dwelling will have a gross floor area equal to 1.06 times the area of the lot (194.71 m²).
3. **Section 6(3) part II 2(II), By-law 438-86**
The minimum required front yard setback is 8.78 m.
The altered dwelling will be located 8.77 m from the front lot line.
4. **Section 6(3) Part II 3(II), By-law 438-86**
The minimum required setback to the portion of the side wall of an adjacent building that contains openings is 1.2 m.
The altered dwelling will be located 0.44 m to the adjacent building to the east.
5. **Section 6(3) Part II 3(II), By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 6.62 m from the rear lot line.
6. **Section 6(3) Part II 8 D, By-law 438-86**
The maximum permitted projection of an uncovered platform into the required setbacks is from the front or rear wall is 2.5 m.
The rear platform will project 3.05 m from the rear wall.
7. **Section 6(3) Part II 8 D, By-law 438-86**
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.
The first floor platform will have a height of 1.37 m above grade.

- 8. Section 6(3) Part III 3(d)(i)(B), By-law 438-86**
A minimum of 50% of the front yard must be maintained as landscaping (25.55 m²).
The front yard landscaping area will be equal to 40.1% (20.49 m²).
- 9. Section 6(3) Part III 3(d)(i)(D), By-law 438-86**
A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping (15.37 m²).
The front yard soft landscaping area will be equal to 33.9% (6.95 m²).
- 10. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the building not exceeding 17.0 m in depth, where the side wall contains openings is 0.9 m.
The altered dwelling will be located 0.29 m on the east side and 0.6 m on the west side.

22. 6 HIGH PARK GDNS

File Number:	A1034/16TEY	Zoning	R(do.6)(x575) & R2 Z0.6 (PPR)
Property Address:	6 HIGH PARK GDNS	Ward:	Parkdale-High Park (14)
Legal Description:	PLAN 1267 LOT 11	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To construct a below grade addition to the rear of the house, back landscaping including new swimming pool, new second-storey deck, and the addition of a feature wall on deck.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Chapter 10.5.50.10.(3), By-law 569-2013

A minimum of 50% of the rear yard is required to be soft landscaping (53.19 m²).
The rear yard soft landscaping will be 35% (36.98 m²).

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

The minimum required side lot line setback is 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.
The side lot line setback will be 3.36 m on the west side and 1.48 m on the east side.

2. Section 6(2).10.(iii), By-law 438-86

Where the rear lot line of the lot coincides with a part of the side lot line of an adjoining lot, no part of the portion of the swimming pool filled or capable of being filled with water is permitted to be closer to the rear lot line than 3.0 m.
In this case, the swimming pool will be 2.4 m from the rear lot line.

23. 34 B BALMORAL AVE

File Number:	A1035/16TEY	Zoning	R(d0.6)(x762) & R2 Z0.6 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	34 B BALMORAL AVE	Community:	Toronto
Legal Description:	PLAN 703 PT LOT 21 RP63R3061 PART 1 WITH ROW		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by enclosing a portion of the front porch, re-constructing a portion of the rear first floor, constructing side and rear second storey additions, and a third storey with a front balcony.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- 1. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 8.5 m.
In this case, the height of the front exterior main wall of the altered dwelling will be 9.67 m.
- 2. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 8.5 m.
In this case, the height of rear exterior main wall of the altered dwelling will be 9.74 m.
- 3. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth for a detached dwelling is 17 m.
The altered detached dwelling will have a building depth of 21.14 m.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (182.86 m²).
The altered detached dwelling will have a floor space index equal to 1.136 times the area of the lot (346.18 m²).
- 5. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves are permitted to project 0.9 m provided they are no closer than 0.3 m to a lot line.
In this case, the roof eaves will project 0.15 m and will be located 0.08 m from the east lot line.
- 6. Chapter 10.5.50.10.(3), By-law 569-2013**
A minimum of 50% (43.92 m²) of the rear yard shall be maintained as soft landscaping.
In this case, 35% (30.87 m²) of the rear yard will be maintained as soft landscaping.
- 1. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a dwelling is 14.0 m.
The altered detached dwelling will have a depth of 21.14 m.

- 2. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a dwelling in an R2 zone is 0.6 times the area of the lot (182.86 m²).
The altered detached dwelling will have a residential gross floor area equal to 1.136 times the area of the lot (346.18 m²).
- 3. Section 6(3) Part II 3.F(I)(1)(A), By-law 438-86**
The minimum required side yard setback is 0.45 m, where the side wall contains no openings.
In this case, the altered dwelling will be located 0.23 m from the east lot line.
- 4. Section 6(3) Part II 3.F(I)(2), By-law 438-86**
The minimum required side yard setback is 1.2 m, where the side wall contains openings.
In this case, the altered dwelling will be located 0.62 m from the west lot line.
- 5. Section 6(3) Part III 1(a), By-law 438-86**
A minimum of 30% of the lot area (91.43 m²) shall be landscaped open space.
In this case, 29% of the lot area (88.8 m²) will be landscaped open space.

24. 192 PINWOOD AVE

File Number:	A1036/16TEY	Zoning	RD & R1 (PPR)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	192 PINWOOD AVE	Community:	Toronto
Legal Description:	PLAN 1741 LOT 101 WDNS AT RR		

PURPOSE OF THE APPLICATION:

To construct a two-storey detached dwelling with a finished basement and an integral garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- 1. Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted height is 7.20 m.
The height will be 7.72 m.
 - 2. Chapter 10.20.40.10.(5), By-law 569-2013**
The maximum permitted height of a parapet is 0.3 m.
The height of the parapet will be 0.51 m.
 - 3. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached house is 17.0 m.
The building length will be 18.90 m.
 - 4. Chapter 10.20.40.40.(1) (A), By-Law 569-2013**
The maximum permitted floor space index is 0.4 times the area of the lot (285.0 m²).
The floor space index will be 0.55 times the area of the lot (390.0 m²).
 - 5. Chapter 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m where the required minimum lot frontage is 12.0 m to less than 15.0 m.
The north side yard setback will be 0.75 m.
The south side yard setback will be 0.78 m.
- 1. Section 7.3.(a), By-law 3623-97**
The minimum required side yard set-back is 1.2 m.
The side yard set-backs will be 0.75 m on the north side and 0.78 m on the south side.
 - 2. Section 7.3.(b), By-law 3623-97**
The maximum permitted floor space index is 0.499 times the area of the lot (359.0 m²).
The proposed floor space index will be 0.55 times the area of the lot (389.0 m²).
 - 3. Section 7.(3). (1), By-law 1-83**
The maximum floor space index is 0.4 and maximum GFA is 285 m².
The floor space index will be 0.55 and GFA will be 389 m².

25. 4 WHITEWOOD RD

File Number:	A1037/16TEY	Zoning	R (d0.6)(x930) & R2 Z0.6 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	4 WHITEWOOD RD	Community:	Toronto
Legal Description:	PLAN 590E PT LOT 131 PT LOT 132		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- Chapter 10.5.40.10.(5), By-law 569-2013**
A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
In this case, 4.3 m² of the first floor will be within 4.0 m of the front main wall.
- Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 9 m.
The new detached dwelling will have a height of 9.22 m.
- Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The height of the front exterior main walls will be 8.66 m.
- Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7 m.
The height of the rear exterior main walls will be 8.21 m.
- Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.
The height of the side exterior main walls facing a side lot line will be 8.66 m.
- Chapter 10.10.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a detached dwelling above established grade is 1.2 m.
The first floor of the new detached dwelling will have a height of 2.42 m above established grade.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (139.5 m²).
The new detached dwelling will have a floor space index equal to 0.814 times the area of the lot (189 m²).
- Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0.25 m from the north side lot line.

9. **Chapter 10.5.50.10.(1)(B), By-law 569-2013**
A minimum of 50% (14.75 m²) of the front yard is required to be landscaping.
In this case, 42.7% (12.6 m²) of the front yard will be maintained as landscaping.
10. **Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (11.1 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 36% (5.4 m²) of the required front yard landscaped open space will be in the form of soft landscaping.
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (139.5 m²).
The new detached dwelling will have a gross floor area equal to 0.814 times the area of the lot (189 m²).
2. **Section 6(3) Part II 3(I), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
The new detached dwelling will be located 0.46 m from the side wall of the north adjacent building, 6 Whitewood Avenue.
3. **Section 6(3) Part II 8 D, By-law 438-86**
The projection of an uncovered platform into the required setbacks is restricted to a maximum of 2.50 m from the front or rear wall.
The rear ground floor deck will project 3.05 m (including the landing) and 4.6 m (including the exterior stairs) from the rear wall.
4. **Section 6(3) Part II 8 D (I), By-law 438-86**
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.
The rear ground floor deck will have a height of 2.3 m above grade.
5. **Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 9 m.
The new detached dwelling will have a height of 9.02 m.
6. **Section 6(3) Part III 3(d)(D), By-law 438-86**
A minimum of 75% (12.9 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 31% (5.4 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

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

26. 301 WOODMOUNT AVE

File Number:	A1068/16TEY	Zoning	R1A (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	301 WOODMOUNT AVE	Community:	East York
Legal Description:	PLAN 3134 LOT 21		

PURPOSE OF THE APPLICATION:

To legalize and maintain the existing altered detached three-storey dwelling with rear second and third floor decks which was constructed without a building permit.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- 1. Section 7.2.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The altered dwelling will have a height of 9.31 m.
- 2. Section 7.2.3, By-law 6752**
The maximum permitted floor space index is 0.45 times the area of the lot (144.03 m²).
The altered dwelling will have a floor space index equal to 0.77 times the area of the lot (278.68 m²).
- 3. Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (126.02 m²).
The new lot coverage will be equal to 46.32% of the lot area (166.79 m²).

27. 82 PINWOOD AVE

File Number:	A1044/16TEY	Zoning	RM (f12.0; u2; d0.8)(x252) & R2 (ZZC)
Property Address:	82 PINWOOD AVE	Ward:	St. Paul's (21)
Legal Description:	PLAN 922 PT LOT 52	Heritage:	Not Applicable
		Community:	York

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear two-storey addition and a rear ground floor deck.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- 1. Chapter 10.80.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The rear ground floor deck will be located 0.2 m from the north side lot line.
- 2. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0.05 m from the north side lot line.
- 1. By-law 1-83 and By-law 3623-97**
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other side.
The altered detached dwelling will be located 0.2 m from the north side lot line and 1.12 m from the south side lot line.

28. 390 MAIN ST

File Number:	A1045/16TEY	Zoning	RD (f6.0, a185, d0.75) & R1C
Property Address:	390 MAIN ST	Ward:	Beaches-East York (31)
Legal Description:	PLAN 1368 S PT LOT 37	Heritage:	Not Applicable
		Community:	East York

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a complete second-storey addition and rear two-storey addition.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- 1. Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (94.7 m²).
The new lot coverage will be equal to 45% of the lot area (123.0 m²).
- 2. Chapter 10.20.40.10.(1), By-law 569-2013**
The maximum permitted height is 8.5 m.
The altered dwelling will have a height of 9.5 m.
- 3. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.
In this case, the eaves will be located 0.1 m to the north lot line.
- 1. Section 7.4.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The altered dwelling will be located 3.62 m to the front lot line measured to the bay window.
- 2. Section 7.4.3, By-law 6752**
The minimum required north side yard setback is 0.45 m.
The altered dwelling will be located 0.4 m to the north side lot line.
- 3. Section 7.4.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (94.7 m²).
The altered dwelling will have a lot coverage equal to 47% of the lot area (128.29 m²).
- 4. Section 7.4.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The altered dwelling will have a height of 9.5 m.
- 5. Section 7.4.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The altered dwelling will have a building length equal to 17.17 m (including the bay window).
- 6. Section 7.1.6, By-law 6752**
A minimum of 75% of the front yard is required to be maintained as soft landscaping (23.15 m²).
The front yard soft landscaping area will be equal to 15.46 m².

7. Section 5.6, By-law 6752

The minimum required front stair setback is 1.5 m to the front lot line.
In this case, the front stairs will be located 1.21 m to the front lot line.

29. 375 SAMMON AVE

File Number:	A1046/16TEY	Zoning	RS (f10.5; a325; d0.75) & R2A (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	375 SAMMON AVE	Community:	East York
Legal Description:	PLAN M365 PT LOT 27 PT LOT 28		

PURPOSE OF THE APPLICATION:

To alter the existing 1½-storey detached dwelling by demolishing the existing second storey and constructing a complete second storey addition, demolishing the existing rear ground floor addition and constructing a rear ground floor deck, and constructing a basement secondary suite.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- 1. Chapter 200.5.1.10(2), By-law 569-2013**
The required parking space must have a minimum width of 2.9 m.
The parking spaces will measure 2.66 m in width.
 - 2. Chapter 10.40.40.10.(4), By-law 569-2013**
The maximum permitted height of the first floor of a detached dwelling above established grade is 1.2 m.
The first floor of the altered detached dwelling will have a height of 1.32 m above established grade.
 - 3. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0.19 m from the east side lot line.
 - 4. Chapter 150.10.40.1.(3)(A), By-law 569-2013**
A secondary suite is a permitted use provided that an exterior alteration to a building to accommodate a secondary suite does not alter a main wall or roof that faces a street.
The second storey addition to the building will alter a main wall and roof that faces the street.
-
- 1. Section 5.40, By-law 6752**
The required parking space must have a minimum width of 2.9 m.
The parking spaces will measure 2.66 m in width.
 - 2. Section 5.6, By-law 6752**
Balconies, canopies, unenclosed porches, platforms and decks may project beyond a main front wall or main rear wall to a maximum of 2.5 m.
In this case, the rear ground floor deck will project 2.74 m from the rear main wall.
 - 3. Section 7.1.3.(e), By-law 6752**
A secondary suite is permitted if it does not add or alter a main front wall.
The second storey addition alters the main front wall.

- 4. Section 5.6, By-law 6752**
Steps or stairs required for access to the first storey of a permitted building may encroach into any yard, provided such steps or stairs shall be setback a minimum of 1.5 m from any lot line adjacent to a street. The front stairs will be located 1.1 m from the north front lot line.
- 5. Section 7.5.3, By-law 6752**
The minimum required side yard setback is 0.45 m.
The altered detached dwelling will be located 0.23 m from the east side lot line.

30A. 119 BELLEFAIR AVE

File Number:	B0075/16TEY	Zoning	R(d0.6)(x771) & R2 Z0.6 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	119 BELLEFAIR AVE	Community:	Toronto
Legal Description:	PLAN 984 PT LOT 75		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two residential lots and to create an easement/ROW for vehicular and pedestrian access.

Conveyed lot – Parts 1, 3 & 7, Draft R-Plan

Easement/Right-of-way – Parts 1, 2, 4 & 8

Address to be assigned

Parts 1, 3 & 7 will have a frontage of 8.0 m and an area of 227.62 m². A new three-storey detached dwelling will be constructed and will require variances to the Zoning By-law, outlined in Application number A01081/16TEY. Parts 1, 2, 4 & 8 will be subject to a vehicular and pedestrian easement/right-of-way in favour of Parts 1, 3 & 7.

Retained Lot – parts 2,4,5,6 & 8, Draft R-Plan

Easement/Right-of-way – Parts 2, 4 & 8

Address to be assigned

Parts 2,4,5,6 & 8 will have a frontage of 6.59 m and an area of 220.48 m². A new three-storey detached dwelling will be constructed and will require variances to the Zoning By-law, outlined in Application number A01080/16TEY.

Parts 2, 4 & 8 will be subject to a vehicular and pedestrian easement/right-of-way in favour of Parts 2,4,5,6 & 8.

Applications B0075/16TEY, A1080/16TEY & A1081/16TEY will be considered jointly.

30B. 119A BELLEFAIR AVE (PARTS 2,4,5,6 & 8)

File Number:	A1080/16TEY	Zoning	R(d0.6)(x771) & R2 Z0.6 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	119A BELLEFAIR AVE (PARTS 2,4,5,6 & 8)	Community:	Toronto
Legal Description:	PLAN 984 PT LOT 75		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index is 0.6 times the area of the lot (132.29 m²).

The new dwelling will have a floor space index equal to 0.89 times the area of the lot (196.66 m²).

2. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.

In this case, the height of the side exterior main walls facing a side lot line will be 9.08 m.

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 (132.29 m²).

The new dwelling will have a gross floor area equal to 0.89 times the area of the lot (196.66 m²).

Applications B0075/16TEY, A1080/16TEY & A1081/16TEY will be considered jointly.

30C. 119B BELLEFAIR AVE (PARTS 1,3 & 7)

File Number:	A1081/16TEY	Zoning	R(d0.6)(x771) & R2 Z0.6 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	119B BELLEFAIR AVE (PARTS 1,3 & 7)	Community:	Toronto
Legal Description:	PLAN 984 PT LOT 75		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (136.57 m²).
The new dwelling will have a floor space index equal to 0.85 times the area of the lot (194.31 m²).
- Chapter 10.10.40.70.(4)(A), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The new dwelling will be located 0.05 m to the south side lot line.
- Chapter 10.10.40.10.(2)(B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls for no less than 60% of the total main wall width facing a side lot line that abuts a street is 7.5 m.
In this case, the height of the side exterior main walls facing a side lot line that is abutting a street will be 9.1 m.
- Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line not abutting a street is 7.5 m.
In this case, the height of the side exterior main walls facing a side lot line not abutting a street will be 9.1 metres.
- 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 (136.57 m²).
The new dwelling will have a gross floor area equal to 0.85 times the area of the lot (194.31 m²).
- Section 6(3) Part II 3.A(II), By-law 438-86**
The minimum flanking street setback is 6.0 m.
The new dwelling will be located 2.45 m to the flanking street (measured to the 3rd floor bay window).
- Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for a depth not exceeding 17.0 m where the side walls contain no openings is 0.45 m.
The new dwelling will be located 0.05 m to the south side lot line.

Applications B0075/16TEY, A1080/16TEY & A1081/16TEY will be considered jointly.

31. 6 HOLBORNE AVE

File Number:	B0081/16TEY	Zoning	RS (f10.5; a325; d0.75) & R2A (Waiver)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	6 HOLBORNE AVE	Community:	East York
Legal Description:	PLAN 2059 LOT 350 PT LOT 351		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two lots. A previous consent approved by the Committee of Adjustment Decision Number B0059/13TEY lapsed.

Conveyed- Part 1, Lot 350, Registered Plan 66R-27200

6 Holborne Avenue

Part 1 will have a lot frontage of 6.32 m and an area of 199.84 m². Minor variance decisions A0536/13TEY and A1238/15TEY permitted variances relating to the construction of a new two-storey detached dwelling with an integral garage and a rear deck.

Retained – Part 2, Lot 351, Registered Plan 66R-27200

8 Holborne Avenue

Part 2 will have a lot frontage of 6.32 m and an area of 199.83 m². Minor variance decisions A0537/13TEY and A1239/15TEY permitted variances relating to the construction of a new two-storey detached dwelling with an integral garage and a rear deck.

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

32. 531 ARLINGTON AVE

File Number:	A0368/16TEY	Zoning	RM (f12.0;u2;d0.8)(x252) & R2 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	531 ARLINGTON AVE	Community:	York
Legal Description:	PLAN 1527 LOT 71		

PURPOSE OF THE APPLICATION:

To construct a new three-storey two unit detached dwelling, with a rear third-storey balcony, a roof top deck and a rear new detached garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- 1. Chapter 10.80.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 11.0 m.
The new detached dwelling will have a building height of 12.98 m.
- 2. Chapter 10.80.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.8 times the area of the lot (271.36 m²).
The new detached dwelling will have a floor space index equal to 1.0 times the area of the lot (339.0 m²).
- 3. Chapter 10.80.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second-storey of a detached house is 4.0 m².
The area of the rear platform at the third-storey will be 13.0 m² and the area of the platform at the roof top will be 25.4 m².
- 4. Chapter 10.80.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 5.2 m.
The new detached dwelling will be located 2.95 m from the front lot line.
- 5. Chapter 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.8 m.
The new detached dwelling will be located 0.4 m from the north side lot line, measured from the main wall, 0.14 m from the north side lot line, measured from the architectural feature, and 1.04 m from the south side lot line, measured from the main wall.
- 6. Chapter 10.80.30.20.(1)(B)(iii), By-law 569-2013**
The minimum required lot frontage is 18.0 m.
The lot frontage is 7.62 m.

7. **Chapter 10.5.40.60.(5)(A), By-law 569-2013**
An architectural feature on a building may encroach into a required building setback a maximum of 0.6 m, if it is no closer to a lot line than 0.3 m.
The architectural feature will be located 0.14 m from the north side lot line.
8. **Chapter 10.5.40.50.(3), By-law 569-2013**
The level of the floor of a platform located at or above the second-storey of a residential building may be no higher than the level of the floor of the storey from which it gains access.
The roof top platform is higher than the level of the floor from which it gains access.
9. **Chapter 200.5.10.1(1), By-law 569-2013**
A minimum of two parking spaces are required to be provided on the lot.
In this case, zero parking spaces will be provided.
1. **Section 8(3)(A), By-law 1-83**
The maximum permitted floor space index is 0.8 times the area of the lot (271.36 m²).
The new detached dwelling will have a floor space index equal to 1.0 times the area of the lot (339.0 m²).
2. **Section 8(3) (B), By-law 1-83**
The minimum required front yard setback is 4.2 m.
The new detached dwelling will be located 2.95 m from the front lot line and 2.84 m from the wall projection.
3. **Section 8(3)(A), By-law 1-83**
The minimum required side yard setback is 0.5 m on the north side and 1.2 m from the south side.
The new detached dwelling will be located 0.4 m from the north side lot line, measured from the main wall, 0.14 m from the north side lot line, measured from the architectural feature, and 1.04 m from the south side lot line, measured from the main wall.
4. **Section 8(3)(A), By-law 1-83**
The maximum permitted height is 11.0 m.
The new detached dwelling will have a building height of 12.98 m.
5. **Section 8(3)(A), By-law 1-83**
The minimum required lot frontage is 12.0 m.
The lot frontage is 7.62 m.
6. **Section 3 (3.2.1 D), By-law 1-83**
A minimum of two parking spaces are required to be provided on the lot.
In this case, zero parking spaces will be provided.
7. **Section 3(A), By-law 1-83**
The maximum permitted building height is 11.0 m.
The new detached dwelling will have a building height of 12.98 m, measured to the top of the roof top stair enclosure.

33. 101 COMMISSIONERS ST

File Number:	B0051/16TEY	Zoning	I4 D2 (Waiver)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	101 COMMISSIONERS ST	Community:	Toronto
Legal Description:	PLAN 540E PT BLKS 2 AND 3 RP 66R25185 PARTS 10 TO 13 17 23 AND 24 RP 66R25186 PART 1		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two lots and to grant a long-term lease in excess of 21 years.

Lease – Parts 6, 7 and 8, Draft R-Plan

Parts 6, 7 and 8 have a lot area of 7143.3 m² and will be leased for a term in excess of 21 years with the Toronto Waterfront Studios Development Inc.

Conveyed – Parts 6, 7 and 8, Draft R-Plan

Address to be assigned

The lot area is 7143.3 m².

A three-storey film and television support facility will be constructed on vacant lands.

Retained – Parts 1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14 and 15, Draft R-Plan

Address to be assigned

The lot frontage is 159.24 m and the lot area is 20,836 m².

A communications and broadcasting establishment and associated uses (Pinewood Toronto Studios) will remain.

3. OTHER BUSINESS