

**COMMITTEE OF ADJUSTMENT
AGENDA
TORONTO EAST YORK PANEL****Hearing Date:** March 8, 2017 AM**Time:** 9:30 a.m.**Location:** Committee Room 2 - Toronto City Hall - 100 Queen Street West**1. OPENING REMARKS**

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

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

	File Number	Property	Community (Ward)
1.	A0666/16TEY	11 SHALLMAR BLVD	St. Paul's (21)
2.	A0834/16TEY	644 RHODES AVE	Toronto-Danforth (30)
3.	A0883/16TEY	99 LANKIN BLVD	Toronto-Danforth (29)
4.	A0957/16TEY	62 FERRIER AVE	Toronto-Danforth (29)
5.	A0793/16TEY	313 SALEM AVE	Davenport (18)
6.	A1068/16TEY	301 WOODMOUNT AVE	Beaches-East York (31)

3. OTHER BUSINESS

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

1. 11 SHALLMAR BLVD

File Number:	A0666/16TEY	Zoning	R(d2.0) (xx546) & R2 Z2.0 (PPR)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	11 SHALLMAR BLVD	Community:	Toronto
Legal Description:	PLAN 3020 LOTS 69 TO 73		

PURPOSE OF THE APPLICATION:

To alter the existing seven-storey residential apartment building by converting the existing ground floor parking garage into six new residential dwelling units.

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

- 1. Chapter 200.5.10.1.(1), By-law 569-2013**
The minimum required number of parking space is 94 spaces (78 tenant spaces, and 16 visitor spaces).
The number of parking spaces on the lot will be 63.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 2.0 times the area of the lot 6165.0 m²
The floor space index will be 2.42 times the area of the lot 7455.7 m².
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 2.0 times the area of the lot (6165.0 m²).
The residential gross floor area of the building will be to 2.42 times the area of the lot (7455.7 m²).
- 2. Section 4(4)(B), By-law 438-86**
The total number of parking spaces required, based on the existing and proposed residential gross floor area and dwelling units is 73 residents' spaces and 21 visitors' spaces for a total of 94 parking spaces.
The number of parking spaces on the lot will be 63.

2. 644 RHODES AVE

File Number:	A0834/16TEY	Zoning	R(d0.6) (x736) & R2 Z0.6 (Waiver)
Property Address:	644 RHODES AVE	Ward:	Toronto-Danforth (30)
Legal Description:	PLAN 1301 PT LOT 179	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing one-storey dwelling by constructing a second floor, a two-storey rear addition and a new front porch.

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

- 1. Chapter 10.5.40.60.(7), By-law 569-2015**
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 0.06 m from the north side lot line and 0.29 m from the south side lot line.
- 2. 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 (141.02 m²).
The altered detached dwelling will have a floor space index equal to 0.768 times the area of the lot (180.59 m²).
- 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 (141.02 m²).
The altered detached dwelling will have a residential gross floor area equal to 0.768 times the area of the lot (180.59 m²).
- 2. 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 detached dwelling will be located 0.922 m from the adjacent building to the south and 0.572 m from the adjacent building to the north.
- 3. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for a detached house in an R2 district is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.
The altered dwelling will be located 0.28 m from the north side lot line.

3. 99 LANKIN BLVD

File Number:	A0883/16TEY	Zoning	RD(f9.0; a280; d0.45) & R1A (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	99 LANKIN BLVD	Community:	East York
Legal Description:	PLAN 3357 PT LOT 43 PT LOT 44 PLAN 3357 N15FT OF W92FT LOT 43 S19FT OF W92FT LOT 44		

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a complete second storey addition, a north side two-storey addition with an integral garage, a rear two-storey addition, new covered front porch and stairs, and a rear ground floor deck.

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 (101.67 m²).
The lot coverage will be equal to 37% of the lot area (107.36 m²).
- Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The altered detached dwelling will have a height of 8.98 m.
- 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 (130.72 m²).
The altered detached dwelling will have a floor space index equal to 0.704 times the area of the lot (205.12 m²).
- Chapter 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.97 m.
The altered detached dwelling will be located 4.87 m from the front lot line.
- 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 to a side lot line than 1.56 m.
The rear deck will be located 0.66 m from the south side lot line.
- Chapter 10.20.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.
The height of the side exterior main walls facing a side lot line will be 7.62 m.
- Chapter 10.20.40.10.(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 altered detached dwelling will have a height of 2.44 m above established grade.

- 1. Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (101.67 m²).
The lot coverage will be equal to 37% of the lot area (107.36 m²).
- 2. Section 7.2.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The altered detached dwelling will have a height of 8.98 m.
- 3. 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 (130.72 m²).
The altered detached dwelling will have a floor space index equal to 0.99 times the area of the lot (288.8 m²), which includes the basement as less than half of the basement floor-to-ceiling height is located below grade.
- 4. Section 7.2.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The altered detached dwelling will be located 4.87 m from the front lot line.

4. 62 FERRIER AVE

File Number:	A0957/16TEY	Zoning	R(d0.6)(x312) & R2 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	62 FERRIER AVE	Community:	Toronto
Legal Description:	PLAN 1410 LOT 91		

PURPOSE OF THE APPLICATION:

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

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

- 1. 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 walls facing a side lot line will be 8.88 m.
- 2. Chapter 10.10.40.10.(7), By-law 569-2013**
Floor levels within an addition, extension or enlargement to the rear of a residential building may not be higher than the uppermost floor level in the existing building.
The floor level of the rear three-storey addition will be higher than the uppermost floor level of the existing building.
- 3. Chapter 10.10.40.40.(2)(A), By-law 569-2013**
Additions to the rear of a 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 (160.25 m²).
The altered dwelling will have a floor space index equal to 0.86 times the area of the lot (200.26 m²).
- 4. Chapter 10.10.40.40.(2)(B), By-law 569-2013**
The minimum required side yard setback is 2.28 m.
The altered dwelling will be located 0.98 m from the south side lot line.
- 1. Section 6(3) Part VI 1(I), By-law 438-86**
Additions to the rear of a 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 (160.25 m²).
The altered dwelling will have a gross floor area equal to 0.86 times the area of the lot (200.26 m²).
- 2. Section 6(3) Part VI 1(II), By-law 438-86**
Additions to the rear of a detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided no floor level of an addition is higher than the uppermost floor level in the existing building.
The floor level of the rear three-storey addition will be higher than the uppermost floor level of the existing building.

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

Additions to the rear of a detached dwelling erected before October 15, 1953, or to a converted house are permitted provided no part of the addition is located closer to the side lot line than 2.28 m.

The rear three-storey addition will be located 0.98 m from the south side lot line.

5. 313 SALEM AVE

File Number:	A0793/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	313 SALEM AVE	Community:	Toronto
Legal Description:	P622 BLK T L18 PT L19 PT		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by replacing the existing rear one-storey addition with a rear two-storey addition and by constructing a front basement walkout, a secondary suite, and a rear two-storey detached garage.

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

- 1. Chapter 10.5.60.40.(2)(B), By-law 569-2013**
The maximum permitted height of an ancillary building is 4.0 m.
The rear detached garage will have a height of 4.85 m.
- 2. Chapter 10.5.60.40.(3), By-law 569-2013**
An ancillary building or structure is permitted a maximum height of one storey.
The rear detached garage will have a height of two storeys.
- 3. Chapter 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted total floor area of all ancillary buildings or structure on the lot is 40.0 m².
The rear detached garage will have a floor area of 51.18 m².
- 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 front basement walkout addition to the building will alter the front main wall that faces the street.
- 1. Section 6(2) 1(iii)(A), 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 basement walkout addition will alter the front main wall of the dwelling.
- 2. Section 4(2)(D), By-law 438-86**
The maximum permitted height of an accessory structure is 4.0 m.
The rear detached garage will have a height of 4.85 m.
- 3. Section 2(1), By-law 438-86**
A private garage is limited to one-storey
In this case, the rear detached private garage will have two storeys.

6. 301 WOODMOUNT AVE

File Number:	A1068/16TEY	Zoning	RD (f9.0; a280; d0.45) & 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 to maintain the existing altered detached three-storey dwelling with rear second and third floor decks which was constructed beyond what was previously authorized.

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

- Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.57 m.
The altered dwelling will be located 2.74 m to the front lot line (measured to the front first floor covered platform structure).
- Chapter 10.5.50.10.(2)(B), By-law 569-2013**
The minimum required side yard soft landscaping area is 75% (5.59 m²).
The side yard soft landscaping area will be equal to 0% (0.0 m²).
- Chapter 10.5.60.20.(6)(B), By-law 569-2013**
The minimum side yard setback for an ancillary building or structure containing a parking space where it is on a corner lot, and vehicle access is from the street abutting the side lot line, is 6.0 m.
In this case, the ancillary building will be located 1.61 m to the south side lot line.
- Chapter 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted floor area of all ancillary buildings or structures on a lot is 40.0 m².
In this case, the total floor area of all ancillary buildings on the lot will be 42.22 m².
- 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.
In this case, the eaves will encroach 0.46 m into the required south side yard setback, and will be located 0.03 m from the north side lot line.
- Chapter 10.5.60.70.(1), By-law 569-2013**
The total area on a lot covered by ancillary buildings or structures may not exceed 10 % of the lot area (36.0 m²).
In this case, the ancillary buildings or structures will cover 11.73% of the lot area (42.22 m²).
- Chapter 10.5.80.40.(3)(B), By-law 569-2013**
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
In this case, vehicle access to a parking space is from a flanking street which is a major street (Cosburn Avenue).

8. **Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (126.02 m²).
In this case, the lot coverage will be equal to 41.84% of the lot area (150.64 m²).
9. **Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted height is 7.2 m.
The altered dwelling will have a height of 9.31 m.
10. **Chapter 10.20.40.10.(4)(C), By-law 569-2013**
The maximum permitted number of storeys is two.
The altered dwelling will contain three storeys.
11. **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 (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).
12. **Chapter 10.20.40.50.(1)(A), By-law 569-2013**
The maximum number of platforms at or above the second storey located on the rear wall is one.
In this case, two platforms will be located on the rear wall.
13. **Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey is 4.0 m².
In this case, the rear second storey platform will have an area equal to 14.9 m² and the rear third storey platform will have an area of 29.03 m².
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).