

**COMMITTEE OF ADJUSTMENT
AGENDA
TORONTO EAST YORK**

Consideration Date: September 13, 2017

The following applications will be considered:

	File Number	Owner	Property	Community (Ward)
1.	B0056/17TEY	EMJI INVESTMENTS LTD	340-342 HOWLAND AVE	St. Paul's (21)
2.	B0067/17TEY	DUNCAN MUNN	1039 BATHURST ST	Trinity-Spadina (20)

1. 340-342 HOWLAND AVE

File Number:	B0056/17TEY	Zoning	R (d1.0)(x338) (Waiver)
Owner(s):	EMJI INVESTMENTS LTD	Ward:	St. Paul's (21)
Agent:	TONY HENRIQUES	Heritage:	Not Applicable
Property Address:	340-342 HOWLAND AVE	Community:	Toronto
Legal Description:	PLAN 817 PT LOT 80 PT LOT 81		

THE CONSENT REQUESTED:

To obtain consent for a technical severance to re-establish two lots which merged on title.

Conveyed - Part 2, Draft R-Plan

342 Howland Avenue

The lot frontage is 5.23 m and the lot area is 171 m².

The existing 2½-storey townhouse will remain.

Retained - Part 1, Draft R-Plan

340 Howland Avenue

The lot frontage is 4.86 m and the lot area is 166.4 m².

The existing 2½-storey townhouse will remain.

2. 1039 BATHURST ST

File Number:	B0067/17TEY	Zoning	CR 2.0 (C1.0, R15) & MCR T2.5 C1.0 R 2.5) (Waiver)
Owner(s):	DUNCAN MUNN	Ward:	Trinity-Spadina (20)
Agent:	DEBRA EVELEIGH	Heritage:	Not Applicable
Property Address:	1039 BATHURST ST	Community:	Toronto
Legal Description:	PLAN 324 BLK A PT LOT 11		

THE CONSENT REQUESTED:

To obtain consent for a technical severance to re-establish two lots which previously merged on title.

Conveyed - Part 2, Draft R-Plan

1039 Bathurst Street

The lot frontage is 4.91 m and the lot area is 149.66 m².

The existing 2½-storey semi-detached dwelling will remain.

Retained - Part 1, Draft R-Plan

1037 Bathurst Street

The lot frontage is 5.31 m and the lot area is 161.85 m².

The existing 2½-storey semi-detached dwelling will remain.