

## COMMITTEE OF ADJUSTMENT AGENDA TORONTO EAST YORK PANEL

**Hearing Date:** September 13, 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:**

	<b>File Number</b>	<b>Owner</b>	<b>Property</b>	<b>Community (Ward)</b>
1A.	A0475/17TEY	ROBERT COREY HAWTIN	252 MACPHERSON AVE	St. Paul's (22)
1.	A0369/17TEY	RICHARD WHITE SANDRA BOURQUE	26 LEUTY AVE	Beaches-East York (32)
2.	A0444/17TEY	WEN HONG CHEN DE HE ROBERTO HE CHEN	11 BRAEMAR AVE	St. Paul's (22)
3.	A0456/17TEY	YU TING CHEN	167 EMERSON AVE	Davenport (18)
4.	A0459/17TEY	LEAH BRAND- JACOBSEN CESARE FUOCO	119 INDIAN RD	Parkdale-High Park (14)
5.	A0467/17TEY	ANTONY THOMAS ANEURIN KAREN ELIZABETH MANN	354 GLADSTONE AVE	Davenport (18)
6.	A0478/17TEY	JEREMY RETHAZY NATHALIE RETHAZY	410 MANOR RD E	St. Paul's (22)
7.	A0489/17TEY	863880 ONTARIO LIMITED	39 EAST LIBERTY ST	Trinity-Spadina (19)

8.	A0503/17TEY	863880 ONTARIO LIMITED	19 WESTERN BATTERY RD	Trinity-Spadina (19)
9.	A0512/17TEY	DAVID EDWARD STELLING KAREN STELLING	263 DEWHURST BLVD N	Toronto-Danforth (29)
10.	A0513/17TEY	ZIA BISMILLA STEPHEN CRAIG MERCER	18 COLLAHIE ST	Davenport (18)
11.	A0514/17TEY	RUBEN QUIJANO	650 A PAPE AVE	Toronto-Danforth (30)
12.	A0516/17TEY	AYANNA AUGUSTTIN	475 PAPE AVE	Toronto-Danforth (30)
13.	A0517/17TEY	JOHN PHILIP MONCKTON TRACEY JEAN BLACK	49 WILSON PARK RD	Parkdale-High Park (14)
14.	A0521/17TEY	BO QU	100 RIDELLE AVE	St. Paul's (21)
15.	A0522/17TEY	THOMAS CARAVASILIS POPI NIKOLAOS	136 CADORNA AVE	Toronto-Danforth (29)
16.	A0529/17TEY	ALISON CAMERON DAVID BIERKEK	145 ELLSWORTH AVE	St. Paul's (21)
17.	A0531/17TEY	DUSTY MARKLE DIANNE MARKLE	67 OSLER ST	Davenport (18)
18.	A0532/17TEY	YING CHEN	196 FOREST HILL RD	St. Paul's (22)
19.	A0533/17TEY	DANIELLE BOTTERELL ANGUS BOTTERELL	206 RIVERDALE AVE	Toronto-Danforth (30)

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

File Number	Owner	Property	Community (Ward)	
20.	A0434/17TEY	NORMAN GOLDSTEIN	9 STRATHEARN RD	St. Paul's (21)
21.	A0534/17TEY	913255 ONTARIO INC	171 HARBORD ST	Trinity-Spadina (20)
22.	A0535/17TEY	ROSMARIE MISHAIEL	617 OSSINGTON AVE	Trinity-Spadina (19)
23.	A0536/17TEY	TAWSE REALCO INC	86 JOHN ST	Trinity-Spadina (20)
24.	A0537/17TEY	MOHR SCHNEIDERMAN DANIEL LEVI GOLDENBERG	56 SPRUCE ST	Toronto Centre-Rosedale (28)
25.	A0538/17TEY	ERIN KONDOR URI KONDOR	41 RIDGE HILL DR	St. Paul's (21)
26.	A0539/17TEY	ALAN EDWIN HINDLE AMANDA HELEN RICE	236 GREENWOOD AVE	Toronto-Danforth (30)
27.	A0542/17TEY	MARK DANIEL DITKOFKY LINDSAY SUZANNE DITKOFKY	31 LEUTY AVE	Beaches-East York (32)
28.	A0543/17TEY	CHANTAL GOSSELIN	45 ADMIRAL RD	Trinity-Spadina (20)

29. A0544/17TEY LINDA WONG JABBAZ 137 DUNVEGAN RD St. Paul's (22)  
 GONZALO PATRICK  
 JABBAZ

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

File Number	Owner	Property	Community (Ward)
30. A0545/17TEY	AMANDA CLYNE	120 WOODMOUNT AVE	Beaches-East York (31)
31. A0546/17TEY	JASVINDER SINGH TARA ANN CHETKOWSKI	21 HEYWORTH CRES	Beaches-East York (32)
32. A0547/17TEY	JENNIFER COSGROVE MICHAEL COSGROVE	879 SHAW ST	Trinity-Spadina (19)
33. A0548/17TEY	NANCY FONG	305 COXWELL AVE	Beaches-East York (32)
34. A0549/17TEY	AKELIUS CANADA LTD	5-7 STAG HILL DR	Beaches-East York (31)
35. A0551/17TEY	CLIRIM KICA	140 GOWAN AVE	Toronto-Danforth (29)
36. A0552/17TEY	RAE DWOSH	7 MENIN RD	St. Paul's (21)
37. A0554/17TEY	THEODORA LADAS LUKE JACKSON	246 GARDEN AVE	Parkdale-High Park (14)

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

File Number	Owner	Property	Community (Ward)
38. A0555/17TEY	2511117 ONTARIO INC.	2231 GERRARD ST E	Beaches-East York (32)
39. A0556/17TEY	GIUSEPPINA MAZARESE GIUSEPPE MAZARESE	269 DEWHURST BLVD N	Toronto-Danforth (29)
40. A0558/17TEY	SANDRA ALAINE HAMILTON WAYNE JOHN MORROW MORROW WAYNE JOHN D	62 ROSE PARK DR	Toronto Centre-Rosedale (27)
41. A0559/17TEY	JINWU HUANG	978 CARLAW AVE	Toronto-Danforth (29)
42. A0560/17TEY	EVA KATALIN SZABO	233 RUSSELL HILL RD	St. Paul's (22)
43. A0561/17TEY	EMIEKE GELDOF	101 CONSTANCE ST	Parkdale-High Park (14)
44. A0565/17TEY	782 QUEEN STREET HOLDINGS INC	782 - 784 QUEEN ST E	Toronto-Danforth (30)
45. A0269/17TEY	JENNIFER KUZYK	72 CRESCENT RD	Toronto Centre-Rosedale (27)

**3. OTHER BUSINESS**

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

**1A. 252 MACPHERSON AVE**

File Number:	A0475/17TEY	Zoning	R (u2; d0.6)(x5) & R1S Z0.6 (BLD)
Owner(s):	ROBERT COREY HAWTIN	Ward:	St. Paul's (22)
Agent:	VANESSA FONG	Heritage:	Not Applicable
Property Address:	<b>252 MACPHERSON AVE</b>	Community:	Toronto
Legal Description:	PLAN M222 PT LOT 7		

**PURPOSE OF THE APPLICATION:**

To alter the existing 2½-storey semi-detached dwelling by constructing front and rear ground floor decks.

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

**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 into the required front yard setback 2.5 m if it is no closer to a side lot line than the required side yard setback.

In this case, the front platform will encroach 4.28 m into the required front yard setback.

**Section 6(3) Part II 8 D, By-law 438-86**

The maximum permitted projection of an uncovered platform into the required setbacks is 2.5 m from the front or rear wall.

In this case, the front uncovered platform will project 4.28 m from the front wall and the rear uncovered platform will project 3.67 m from the rear wall.

# 1. 26 LEUTY AVE

File Number:	A0369/17TEY	Zoning	R(d0.6)(x356) & R2 Z0.6 (ZZC)
Owner(s):	RICHARD WHITE SANDRA BOURQUE	Ward:	Beaches-East York (32)
Agent:	SANDRA BOURQUE	Heritage:	Not Applicable
Property Address:	<b>26 LEUTY AVE</b>	Community:	Toronto
Legal Description:	PLAN 224E PT LOTS 16 & 17		

## PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling by constructing a front second floor balcony and a rear yard pergola.

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

- 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 1.5 m if it is no closer to a side lot line than the required side yard setback.  
The front second floor balcony will encroach 2.97 m into the required front yard setback.
- Chapter 10.5.60.20.(3)(C), 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 yard pergola will be located 0.0 m from the north side lot line.
- 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 yard pergola will be located 0.0 m from the north side lot line.

## 2. 11 BRAEMAR AVE

File Number:	A0444/17TEY	Zoning	R(f9.0; d0.6)(x731) & R2 Z0.6 (ZZC)
Owner(s):	WEN HONG CHEN DE HE ROBERTO HE CHEN	Ward:	St. Paul's (22)
Agent:	ARMANDO BARBINI	Heritage:	Not Applicable
Property Address:	<b>11 BRAEMAR AVE</b>	Community:	Toronto
Legal Description:	PLAN 645E LOT 33		

### PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage. The existing dwelling and detached garage in the rear yard will be demolished.

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

- 1. Chapter 10.10.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 9.0 m.  
The new detached dwelling will have a height of 9.2 m.
- 2. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7.0 m.  
The height of the front exterior main walls will be 8.78 m.
- 3. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**  
The maximum permitted height of all rear exterior main walls is 7.0 m.  
The height of the rear exterior main walls will be 8.60 m.
- 4. 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 7.0 m.  
The height of the side exterior main walls facing a side lot line will be 8.41 m.
- 5. 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 (253.5 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.74 times the area of the lot (311.0 m<sup>2</sup>).
- 6. 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 0.15 m from the north side lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted residential gross floor area of a detached dwelling is 0.6 times the area of the lot (253.5 m<sup>2</sup>).  
The new detached dwelling will have a residential gross floor area equal to 0.74 times the area of the lot (311.0 m<sup>2</sup>).

- 2. 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 deck will have a height of 2.2 m above grade.
- 3. Section 6(3) Part II 8 A, By-law 438-86**  
The maximum permitted projection of the eaves or cornices into the required setbacks is 0.45 m.  
The eaves or cornices will project 0.61 m into the north side yard setback.
- 4. Section 6(3) Part IV 3(II), By-law 438-86**  
An integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line is not permitted.  
The new detached dwelling will have an integral below grade garage.

### 3. 167 EMERSON AVE

File Number:	A0456/17TEY	Zoning	R (d0.6)(x740) & R2 Z0.6 (ZZC)
Owner(s):	YU TING CHEN	Ward:	Davenport (18)
Agent:	FRANCO ROMANO	Heritage:	Not Applicable
Property Address:	<b>167 EMERSON AVE</b>	Community:	Toronto
Legal Description:	PLAN M88 BLK V PT LOTS 11 12		

#### PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling containing two-dwelling units by removing the second dwelling unit and by constructing an addition to the north and south sides of the third storey.

#### 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 of a detached dwelling is 0.6 times the area of the lot (127.73 m<sup>2</sup>).

The altered detached dwelling will have a floor space index equal to 0.74 times the area of the lot (157.61 m<sup>2</sup>).

**1. 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 m and where the side walls contain no openings.

The third storey of the altered detached dwelling will be located 0.28 m from the north side lot line.

**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 third storey of the altered detached dwelling will be located 0.75 m from the side wall of the south adjacent building, 165 Emerson Avenue.

**3. 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 (127.73 m<sup>2</sup>).

The altered detached dwelling will have a gross floor area equal to 0.74 times the area of the lot (157.61 m<sup>2</sup>).



#### 4. 119 INDIAN RD

File Number:	A0459/17TEY	Zoning	R (d0.6)(x290) & R2 Z0.6 (ZZC)
Owner(s):	LEAH BRAND-JACOBSEN CESARE FUOCO	Ward:	Parkdale-High Park (14)
Agent:	CESARE FUOCO	Heritage:	Not Applicable
Property Address:	<b>119 INDIAN RD</b>	Community:	Toronto
Legal Description:	PLAN 772 BLK A PT LOT 15		

#### PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached duplex by constructing a complete third storey addition and a rear detached garage.

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

- 1. Chapter 10.10.40.70.(1)(B), By-law 569-2013**  
The minimum required front yard setback of a building on an inside lot is 37.0 m.  
The altered duplex will be located 33.65 m from the west front lot line.
- 2. Chapter 10.10.40.30.(1)(B), By-law 569-2013**  
The maximum permitted depth of a duplex is 14.0 m.  
The altered duplex will have a depth of 22.80 m.
- 3. Chapter 10.10.40.10.(2)(A), 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 9.80 m.
- 1. Section 6(3) Part II 2 (II), By-law 438-86**  
The minimum required front yard setback of a building on an inside lot is 37.0 m.  
The altered duplex will be located 33.65 m from the west front lot line.
- 2. Section 6(3) Part II 3(II), By-law 438-86**  
The minimum required setback from the side wall of an adjacent building that contains openings is 1.2 m.  
The altered duplex will be located 0.96 m from the side wall of the north adjacent building at 123 Indian Road.
- 3. Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted depth of a duplex is 14.0 m.  
The altered duplex will have a depth of 24.30 m.

## 5. 354 GLADSTONE AVE

File Number:	A0467/17TEY	Zoning	R (d0.6)(x735) & R2 Z0.6 (ZZC)
Owner(s):	ANTONY THOMAS ANEURIN KAREN ELIZABETH MANN	Ward:	Davenport (18)
Agent:	GILLIAN GREEN	Heritage:	Not Applicable
Property Address:	<b>354 GLADSTONE AVE</b>	Community:	Toronto
Legal Description:	PLAN 1135 PT LOT 3		

### PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling by constructing a rear third storey addition with a rear deck.

### 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 the side lot lines for the third floor addition will be 9.67 m.

**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 floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (96.17 m<sup>2</sup>).  
The altered semi-detached dwelling will have a floor space index equal to 1.10 times the area of the lot (153.74 m<sup>2</sup>).

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

Additions to the rear of a semi-detached house erected before October 15, 1953, 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 (96.17 m<sup>2</sup>).  
The altered semi-detached dwelling will have a floor space index equal to 1.10 times the area of the lot (153.74 m<sup>2</sup>).

## 6. 410 MANOR RD E

File Number:	A0478/17TEY	Zoning	R (d0.6)(x930) (ZZC)
Owner(s):	JEREMY RETHAZY NATHALIE RETHAZY	Ward:	St. Paul's (22)
Agent:	JEREMY RETHAZY	Heritage:	Not Applicable
Property Address:	<b>410 MANOR RD E</b>	Community:	Toronto
Legal Description:	PLAN 1788 PT LOT 38		

### PURPOSE OF THE APPLICATION:

To maintain the existing front yard parking spot.

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

- 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.  
In this case, the parking spot is located in a front yard.
- Chapter 200.5.1.10.(2)(A), By-law 569-2013**  
A parking space is required a minimum dimensions of 2.6 m in width, 5.6 m in length and 2.0 m in vertical clearance.  
The parking space will have a width of 2.4 m in width and a length of 5.15 m measured long.
- Section 4(17)(a), By-law 438-86**  
A parking space is required a minimum dimensions of 2.6 m in width, 5.6 m in length and 2.0 m in vertical clearance.  
The parking space will have a width of 2.4 m in width and a length of 5.15 m measured long.
- Section 6(3) part IV 1(E), By-law 569-2013**  
A parking space may not be located on the portion of the lot between the front lot line and the front wall of the building.  
In this case, the parking spot is located in a front yard.

## 7. 39 EAST LIBERTY ST

File Number:	A0489/17TEY	Zoning	I3 D3, Site-Specific By-law 566-2000, 684-2003 & 1079-2010
Owner(s):	863880 ONTARIO LIMITED	Ward:	Trinity-Spadina (19)
Agent:	BILL DALTON	Heritage:	Not Applicable
Property Address:	<b>39 EAST LIBERTY ST</b>	Community:	Toronto
Legal Description:	BLOCK 2 REGISTERED PLAN 66M-2511		

### PURPOSE OF THE APPLICATION:

To modify the re-development plan of the 25-storey residential rental building, approved under Site-Specific By-law 1079-2010 with respect to development standards associated with the mechanical penthouse height and area, vehicle parking spaces and bicycle parking spaces.

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

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

The minimum required dimension of a vertical bicycle parking space is 0.6 m by 1.2 m.  
In this case, the resident and visitor bicycle parking spaces will have a dimension of 0.35 m by 1.2 m.

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

The minimum required dimension of a parking space accessed by a 6.0 m drive aisle and obstructed on both sides are 3.2 m in width.  
In this case, the parking spaces which are accessed by a 6.0 m drive aisle and obstructed on both sides will have a width of 2.6 m.

**3. Section 4(2)(a)(i)B, By-law 438-86**

The by-law allows a mechanical penthouse to exceed the maximum allowable heights by a maximum of 5.0 m if the aggregate horizontal area does not exceed 30% of the roof of the building (379.93 m<sup>2</sup>).  
In this case, the mechanical penthouse will exceed the maximum 79.0 m height limit by approximately 5.0 m and will be 46.9% of the roof area (593.75 m<sup>2</sup>).

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

The minimum required dimensions of a parking space accessed by a 6.0 m drive aisle and obstructed on one side are 2.9 m in width.  
In this case, the parking spaces which are accessed by a 6.0 m drive aisle and obstructed on one side will have a width of 2.6 m.

**5. Section 2(13), By-law 566-2000**

A minimum of 321 resident parking spaces and 53 visitor parking spaces are required to be provided.  
In this case, 165 resident parking spaces and 46 visitor parking spaces will be provided. (\*Note – 48 off-site visitor parking spaces for 19 Western Battery Road (Block 1A) will be provided in the parking garage, leaving a remainder of 46 visitor parking spaces for 39 East Liberty Street).

**6. Section 1(6)(ii), By-law 1079-2010**

A minimum of 50% of the visitor's parking spaces shall be used exclusively by the residential visitors of the building.

In this case, the building will contain visitor parking spaces which will not be for the exclusive use for the residential visitors.

## 8. 19 WESTERN BATTERY RD

File Number:	A0503/17TEY	Zoning	I3 D3 & Site-Specific By-laws 1079-2010, 684-2003, 566-2000 (ZPR)
Owner(s):	863880 ONTARIO LIMITED	Ward:	Trinity-Spadina (19)
Agent:	BILL DALTON	Heritage:	Not Applicable
Property Address:	<b>19 WESTERN BATTERY RD</b>	Community:	Toronto
Legal Description:	PLAN 66M2394 BLK 4 << STRUCTURE ADDRESS FOR 51 EAST LIBERTY ST		

### PURPOSE OF THE APPLICATION:

To alter the redevelopment plan for a new 28-storey residential building containing 481 dwelling units, approved under Site-Specific By-law 1079-2010 with respect to development standards associated with: mechanical penthouse area, vehicle parking spaces and bicycle parking spaces.

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

- 1. Section 1(6)(i), By-law 1079-2010**  
A minimum of 361 resident parking spaces and 48 visitor parking spaces are required to be provided. In this case, there will be 228 resident parking spaces and 0 visitor parking spaces provided.
- 2. Section 4(17), By-law 438-86**  
The minimum required width of a parking space accessed by a 6.0 m drive isle and obstructed on one side is 2.9 m.  
The parking spaces that will be accessed by a 6.0 m drive isle and obstructed on one side will measure 2.6 m wide.
- 3. Sections 2(1), By-law 438-86**  
The minimum required dimensions for a vertical bicycle parking space is 0.6 m in width, and 1.2 m in vertical clearance.  
In this case, the vertical resident and visitor bicycle parking spaces will be 0.35 m in width, and 1.2 m in vertical clearance.
- 4. Section 4(2)(a)(i)(B), By-law 438-86**  
A mechanical penthouse is permitted to exceed the maximum allowable height by a maximum of 5.0 m provided the aggregate horizontal area of the mechanical penthouse does not exceed 30% of the area of the roof of the building (371.39 m<sup>2</sup>).  
In this case, the mechanical penthouse will exceed the maximum permitted height of 88.0 m by 4.0 m and will be 45.8% of the area of the roof of the building (568.13 m<sup>2</sup>).

## 9. 263 DEWHURST BLVD N

File Number:	A0512/17TEY	Zoning	RS (f10.5; a325; d0.75) (x312) & R2A (ZZC)
Owner(s):	DAVID EDWARD STELLING KAREN STELLING	Ward:	Toronto-Danforth (29)
Agent:	STEVE SOCHA	Heritage:	Not Applicable
Property Address:	263 DEWHURST BLVD N	Community:	East York
Legal Description:	PLAN M484 PT LOT 690 PT LOT 691		

### PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a complete second storey addition, a rear ground floor deck and a new front covered porch. A portion of the south side ground floor storage area will be demolished and replaced with a new covered patio.

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

- 1. Chapter 10.40.30.40.(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 35% of the lot area (107.21 m<sup>2</sup>).  
The lot coverage will be equal to 46.85% of the lot area (143.51 m<sup>2</sup>).
- 2. Chapter 10.40.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 8.5 m.  
The altered detached dwelling will have a height of 10.12 m.
- 3. 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 into the required front yard setback 2.35 m if it is no closer to a side lot line than the required side yard setback.  
The platform will encroach 2.72 m into the required front yard setback.
- 4. Chapter 10.5.40.60.(2)(A), By-law 569-2013**  
A canopy, awning, or similar structure above a platform is permitted to encroach into a required building setback to the same extent as the platform it is covering.  
The roof will encroach 0.17 m beyond the porch it is covering.
- 5. 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 m.  
The stairs will be 2.18 m wide.
- 6. 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 stairs will be located 0.23 m from the west front lot line.

7. **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 m from the north side lot line and 0.11 m from the south 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 such steps or stairs are set back a minimum of 1.5 m from any lot line adjacent to a street.  
In this case, the stairs will be located 0.23 m from the west front lot line.
2. **Section 7.5.3 & 7.1.1(1), By-law 6752**  
The minimum required side yard setback is 0.45 m.  
The altered detached dwelling will be located 0.3 m from the north side lot line and 0.4 m from the south side lot line.
3. **Section 7.5.3, By-law 6752**  
The maximum permitted lot coverage is 35% of the lot area (107.21 m<sup>2</sup>).  
The lot coverage will be equal to 46.85% of the lot area (143.51 m<sup>2</sup>).
4. **Section 7.5.3, By-law 6752**  
The maximum permitted building height is 8.5 m.  
The altered detached dwelling will have a height of 10.12 m.



## 10. 18 COLLAHIE ST

File Number:	A0513/17TEY	Zoning	R D1.0 H10.0 & R4 Z1.0 H10.0 (ZZC)
Owner(s):	ZIA BISMILLA STEPHEN CRAIG MERCER	Ward:	Davenport (18)
Agent:	KEITH OBRIEN	Heritage:	Not Applicable
Property Address:	<b>18 COLLAHIE ST</b>	Community:	Toronto
Legal Description:	PLAN 864 PT LOT 21 PT LOT A		

### PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey row/townhouse by constructing a rear third-storey addition.

### 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 1.0 times the area of the lot (127.16 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 1.35 times the area of the lot (171.30 m<sup>2</sup>).
  - 2. Chapter 10.10.40.30.(1)(B), By-law 569-2013**  
The maximum permitted building depth is 14.0 m.  
The altered dwelling will have a building depth equal to 14.59 m.
  - 3. 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 10.10 m.
  - 4. Chapter 10.5.50.10.(3)(B), By-law 569-2013**  
A minimum of 25% of the rear yard must be maintained as soft landscaping (13.85 m<sup>2</sup>).  
In this case, 0% of the rear yard will be maintained as soft landscaping (0.0 m<sup>2</sup>).
- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area is 1.0 times the area of the lot (127.16 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 1.35 times the area of the lot (171.30 m<sup>2</sup>).
  - 2. Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted building depth is 14.0 m.  
The altered dwelling will have a building depth equal to 14.59 m.
  - 3. Section 4(2)(a), by-law 438-86**  
The maximum permitted height is 10.0 m.  
The altered dwelling will have a height of 10.10 m.

## 11. 650 A PAPE AVE

File Number:	A0514/17TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (ZZC)
Owner(s):	RUBEN QUIJANO	Ward:	Toronto-Danforth (30)
Agent:	SAIED MAHBOUBI	Heritage:	Not Applicable
Property Address:	650 A PAPE AVE	Community:	Toronto
Legal Description:	PLAN 169 E PT LOT 6		

### PURPOSE OF THE APPLICATION:

To alter a two-storey semi-detached dwelling by constructing a front porch and rear deck at grade, a two-storey rear addition with a front balcony; and, a third storey addition with a front and rear balcony. Interior alterations will be completed through-out the dwelling. The existing dwelling will be further altered by the creation of a secondary suite in the basement.

### 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 0.60 times the area of the lot (95.87 m<sup>2</sup>).  
The floor space index will be 1.28 times the area of the lot (205.10 m<sup>2</sup>).
  - Chapter 10.10.40.10.(2)(B)(ii), By-law 560-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50 m.  
The height of the side exterior main walls facing a side lot line will be 9.59 m.
  - Chapter 10.5.40.60.(1)(A)(i), By-law 569-2013**  
A platform without main walls, attached to or less than 0.30 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 1.64 m if it is no closer to a side lot line than the required side yard setback.  
The platform will encroach 2.16 m into the required front yard setback.
  - Chapter 10.5.50.10.(1), By-law 569-2013**  
A minimum of 75% of the required front yard landscaping must be soft landscaping (13.02 m<sup>2</sup>).  
The front yard soft landscaping area will be 51% of the required front yard landscaping (8.89 m<sup>2</sup>).
  - Chapter 150.10.40.1.(3)(A), By-law 569-2013**  
A secondary suite is a permitted use provided that an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof that faces a street.  
The front main wall which faces a street will be altered.
- Section 6(3) Part II 2(II), By-law 438-86**  
A building on an inside lot is required to have a minimum front lot line setback of 4.59 m.  
The front lot line setback will be 3.28 m.
  - Section 6(3) Part II 3(I), By-law 438-86**  
A building is required to be located a minimum of 0.90 m to the side wall of an adjacent building that contains no openings.  
The altered building will be 0.00 m away from the adjacent building located on the south side.

- 3. Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback is 0.45 m where the side wall contains no openings.  
The south side lot line setback will be 0.00 m.
- 4. Section 6(3) Part I 1, By-law 438-86**  
The by-law limits the residential gross floor area in an area zoned 0.6 to 0.60 times the area of the lot (95.87 m<sup>2</sup>).  
The residential gross floor area of the altered building will be 1.28 times the area of the lot (205.10 m<sup>2</sup>).
- 5. Section 6(3) Part III 3(B), By-law 438-86**  
It is required that 75% of the minimum required front yard landscaped open space to be in the form of soft landscaping (13.02 m<sup>2</sup>).  
The proposed soft landscaped open space in the front yard will be 51% of the minimum required front yard landscaped open space (8.89 m<sup>2</sup>).
- 6. Section 6(2)(1)(iii)(A), By-law 438-86**  
A converted house is a permitted use provided the increase in residential gross floor area does not exceed 0.15 times the area of the lot (23.97 m<sup>2</sup>).  
The residential gross floor area will be 0.46 times the area of the lot (74.17 m<sup>2</sup>).
- 7. Section 6(2)(1)(iii)(A), By-law 438-86**  
A converted house is a permitted there is no substantial change in the appearance of the dwelling house as a result of the conversion.  
The appearance of the dwelling will be substantially changed.

## 12. 475 PAPE AVE

File Number:	A0516/17TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (BLD)
Owner(s):	AYANNA AUGUSTTIN	Ward:	Toronto-Danforth (30)
Agent:	LEN ANGELICI	Heritage:	Not Applicable
Property Address:	<b>475 PAPE AVE</b>	Community:	Toronto
Legal Description:	PLAN 54E PT LOT 2		

### PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling containing two residential dwelling units by constructing rear second and third storey additions.

### 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 9.13 m.

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

The altered semi-detached dwelling will have a floor space index equal to 0.98 times the area of the lot (189.31 m<sup>2</sup>).

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

A converted house is a permitted use, provided only one addition is erected either at the time of conversion or thereafter.

An addition was previously erected.

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

The altered semi-detached dwelling will have a gross floor area equal to 0.98 times the area of the lot (189.31 m<sup>2</sup>).

### 13. 49 WILSON PARK RD

File Number:	A0517/17TEY	Zoning	R (d1.0; H10.0)(x313) & R2 Z1.0 H10.0) (ZZC)
Owner(s):	JOHN PHILIP MONCKTON TRACEY JEAN BLACK	Ward:	Parkdale-High Park (14)
Agent:	JUDY SANZ-SOLE	Heritage:	Not Applicable
Property Address:	<b>49 WILSON PARK RD</b>	Community:	Toronto
Legal Description:	PLAN 333 PT LOT 88		

#### PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by constructing a rear two-storey addition with a ground floor deck and expanding the third floor with a rear deck.

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

- Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted building depth for a detached dwelling is 17.0 m.  
The altered detached dwelling will have a depth of 18.98 m.
  - Chapter 10.10.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building or structure height is 10.0 m.  
The altered detached dwelling will have a height of 11.01 m.
  - 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 wall facing a north side lot line will be 10.14 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 7.5 m.  
The height of the side exterior main wall facing a south side lot line will be 10.14 m.
  - Chapter 10.5.40.71.(4), By-law 569-2013**  
The required minimum setback from a side lot line for an addition or extension to the rear or side of a lawfully existing building or structure is 0.49 m.  
The rear ground floor deck will be located 0.0 m from the north 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 detached dwelling will be setback 0.49 m from the north side lot line and 5.35 m on the south side lot line.  
The rear ground floor deck will be located 0.0 m from the north side lot line and 5.35 m from the south side lot line.
  - Section 4(2)(d), By-law 438-86**  
The maximum permitted building height is 10 m.  
The altered detached dwelling will have a height of 10.52 m.

## 14. 100 RIDELLE AVE

File Number:	A0521/17TEY	Zoning	RD (f15.0; d0.6) (x1335) & R1 Z0.6 (Waiver)
Owner(s):	BO QU	Ward:	St. Paul's (21)
Agent:	LEI ZHANG	Heritage:	Not Applicable
Property Address:	<b>100 RIDELLE AVE</b>	Community:	Toronto
Legal Description:	PLAN 2423 W PT LOT 95 E PT LOT 96		

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear two-storey addition, a front second storey addition with a balcony, a new front covered porch, a rear ground floor deck, and a reconstructed integral garage.

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

- 1. Chapter 10.20.40.40.(1), By-law 569-2013**  
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (312.3 m<sup>2</sup>).  
The altered detached dwelling will have a floor space index equal to 0.78 times the area of the lot (409 m<sup>2</sup>).
- 2. Chapter 10.20.40.70.(2), By-law 569-2013**  
The minimum required rear yard setback is 8.4 m.  
The altered detached dwelling will be located 7.8 m from the north rear lot line.
- 3. Chapter 10.20.40.70.(3), by-law 569-2013**  
The minimum required side yard setback is 1.5 m.  
The altered detached dwelling will be located 1.2 m from the east and west side lot lines.
- 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 (312.3 m<sup>2</sup>).  
The altered detached dwelling will have a gross floor area equal to 0.78 times the area of the lot (408.9 m<sup>2</sup>).
- 2. Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side lot line setback for the portion of a detached dwelling not exceeding a depth of 17 m is 0.9 m.  
The portion of the altered detached dwelling not exceeding a depth of 17 m will be located 1.2 m from the west 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 detached dwelling exceeding the 17 m depth will be located 1.2 m from the east and west side lot lines.

## 15. 136 CADORNA AVE

File Number:	A0522/17TEY	Zoning	RD (f12.0; a370; d0.6) & R1B, (ZZC)
Owner(s):	THOMAS CARAVASILIS POPI NIKOLAOS	Ward:	Toronto-Danforth (29)
Agent:	POPI NIKOLAOS	Heritage:	Not Applicable
Property Address:	<b>136 CADORNA AVE</b>	Community:	East York
Legal Description:	PLAN 3053 PT LOT 42 PT LOT 43		

### PURPOSE OF THE APPLICATION:

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

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

- 1. 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 project 0.2 m and will be located 0.12 m from the north side lot line.
- 2. Chapter 10.20.40.70.(3)(C), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The altered dwelling will be located 0.317 m from the north side lot line.
- 1. Section 7.3.3, By-law 6752**  
The maximum permitted building length is 16.75 m.  
The altered building will have a building length equal to 16.96 m.
- 2. Section 7.1.4.(1).(a), By-law 6752**  
The minimum required driveway width is 2.6 m.  
In this case, the driveway will have a width of 2.25 m.

## 16. 145 ELLSWORTH AVE

File Number:	A0529/17TEY	Zoning	R(d0.6) & R2 Z0.6 (ZZC)
Owner(s):	ALISON CAMERON DAVID BIERKEK	Ward:	St. Paul's (21)
Agent:	JENNIFER KUDLATS	Heritage:	Not Applicable
Property Address:	<b>145 ELLSWORTH AVE</b>	Community:	Toronto
Legal Description:	PLAN 1089 E PT LOT 40		

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by demolishing the existing two storey rear addition and constructing a new two-storey rear addition and a third storey addition with a rear third storey terrace.

### 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 9.5 m.  
The height of the front exterior main walls will be 10.2 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 9.5 m.  
The height of the rear exterior main walls will be 10.2 m.
  - 3. 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 9.5 m.  
The height of the side exterior main walls facing a side lot line will be 10.2 m.
  - 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a semi-detached dwelling is 0.6 times the area of the lot (140.2 m<sup>2</sup>).  
The altered semi-detached dwelling will have a floor space index equal to 1.05 times the area of the lot (245.81 m<sup>2</sup>).
  - 5. Chapter 10.10.40.70.(3), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The altered semi-detached dwelling will be located 0.74 m from the east side lot line.
- 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 (140.2 m<sup>2</sup>).  
The altered semi-detached dwelling will have a gross floor area equal to 1.05 times the area of the lot (245.81 m<sup>2</sup>).
  - 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 semi-detached dwelling will be located 0.0 m from the side wall of the west adjacent building.



- 3. Section 6(3) Part II 3.C(II), By-law 438-86**  
The minimum required side lot line setback of a semi-detached dwelling is 0.9 m where the side wall contains openings.  
The altered semi-detached dwelling will be located 0.74 m from the east side lot line.
- 4. Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.  
The altered semi-detached dwelling will be located 0.0 m from the west side lot line.
- 5. Section 6(3) Part II 8 H, By-law 438-86**  
A cold storage cellar is permitted to project into the required setbacks if it is in the same position as the platform it is under.  
In this case, the room below the entrance porch is an enclosed entrance to the basement.

## 17. 67 OSLER ST

File Number:	A0531/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	DUSTY MARKLE DIANNE MARKLE	Ward:	Davenport (18)
Agent:	MARIO FARAONE	Heritage:	Not Applicable
Property Address:	<b>67 OSLER ST</b>	Community:	Toronto
Legal Description:	PLAN 797 PT LOT 11		

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse by reconstructing the existing rear ground floor addition and by constructing a new rear second storey addition.

### 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 of a townhouse is 0.6 times the area of the lot (110.1 m<sup>2</sup>).  
The altered townhouse will have a floor space index equal to 0.79 times the area of the lot (145.6 m<sup>2</sup>).
- Chapter 10.5.50.10.(3)(B), By-law 569-2013**  
A minimum of 25% (23 m<sup>2</sup>) of the rear yard must be maintained as soft landscaping.  
In this case, 0% (0 m<sup>2</sup>) of the rear yard has been maintained as soft landscaping.
- Chapter 10.10.40.30.(1)(B), By-law 569-2013**  
The maximum permitted depth of a townhouse is 14 m.  
The altered townhouse will have a depth of 19.02 m.
- Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area of a townhouse is 0.6 times the area of the lot (110.1 m<sup>2</sup>).  
The altered townhouse will have a gross floor area equal to 0.79 times the area of the lot (145.6 m<sup>2</sup>).
- Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted depth of a townhouse is 14 m.  
The altered townhouse will have a depth of 19.02 m.
- Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback of a townhouse is 0.45 m where the side wall contains no openings.  
The altered townhouse will be located 0 m from the south side lot line.

## 18. 196 FOREST HILL RD

File Number:	A0532/17TEY	Zoning	RD(f15.0, d0.35) & R1 Z0.35 (ZZC)
Owner(s):	YING CHEN	Ward:	St. Paul's (22)
Agent:	RICHARD WENGLE ARCHITECT INC	Heritage:	Not Applicable
Property Address:	<b>196 FOREST HILL RD</b>	Community:	Toronto
Legal Description:	PLAN DOUGLAS UNREG LOT 5 CON 3 FB PT LOT 22 PT LOT 23 PLAN 645E BLK E		

### PURPOSE OF THE APPLICATION:

To construct a three-storey dwelling with finished basement and an attached one car garage.

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

- 1. Chapter 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17.0 m.  
The building length will be 31.04 m.
  - 2. Chapter 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted building depth is 19.0 m.  
The building depth will be 29.70 m.
  - 3. Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.35 times the area of the lot (237.38 m<sup>2</sup>).  
The floor space index will be 0.79 times the area of the lot (537.89 m<sup>2</sup>).
  - 4. Chapter 10.20.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 7.39 m.  
The front yard setback will be 5.75 m.
  - 5. Chapter 10.20.40.70.(3) (D), By-law 569-2013**  
The minimum required side yard setback is 1.5 m.  
The side yard setback will be 0.61 m on the east side.  
The side yard setback will be 0.91 m on the west side.
- 1. Section 6(3) Part II 7(I), By-law 438-86**  
An accessory structure (excluding a garden or storage shed less than 9.0 m<sup>2</sup> in floor area, or private garage) is required to have a minimum lot line setback of 3.0 m from all lot lines.  
The west lot line setback will be 1.22 m.
  - 2. Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side lot line setback is 7.5 m for that portion of the building exceeding 17.0 m in depth.  
The east side lot line setback will be 0.61 m and the west side lot line setback will be 0.91 m for that portion of the building exceeding 17.0 m in depth, in this case, 14.28 m.

- 3. Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum side lot line setback is 0.9 m for that portion of the building not exceeding 17.0 m in depth, where the side wall contains openings.  
The east side lot line setback will be 0.61 m.
- 4. Section 6(3) Part II 2(II), By-law 438-86**  
The minimum required front lot line setback is 7.39 m.  
The front lot line setback will be 5.75 m.
- 5. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted residential gross floor area is 0.35 times the area of the lot (237.38 m<sup>2</sup>).  
The residential gross floor area of the building, 537.89 m<sup>2</sup>, exceeds the maximum permitted by approximately 300.51 m<sup>2</sup>.

## 19. 206 RIVERDALE AVE

File Number:	A0533/17TEY	Zoning	R (d0.6) & R2 Z0.6 10.0 m (ZZC)
Owner(s):	DANIELLE BOTTERELL ANGUS BOTTERELL	Ward:	Toronto-Danforth (30)
Agent:	CINDY MCPHEE	Heritage:	Not Applicable
Property Address:	<b>206 RIVERDALE AVE</b>	Community:	Toronto
Legal Description:	PLAN 707 PT BLK D RP 63R3802 PART 1		

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey row/townhouse by constructing a rear one-storey addition.

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

- 1. Chapter 10.10.40.30.(1)(B), By-law 569-2013**  
The maximum permitted building depth is 14.0 m.  
The altered dwelling will have a building depth equal to 18.13 m.
- 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 (115.27 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 1.07 times the area of the lot (204.94 m<sup>2</sup>).
- 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 (115.27 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 1.07 times the area of the lot (204.94 m<sup>2</sup>).
- 2. Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback where the side wall contains no openings is 0.45 m.  
The altered dwelling will be located 0.0 m to the west side lot line.
- 3. Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted building depth is 14.0 m.  
The altered dwelling will have a building depth equal to 18.13 m.

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

**20. 9 STRATHEARN RD**

File Number:	A0434/17TEY	Zoning	RD (f12.0; d0.4) & R1 (ZZC)
Owner(s):	NORMAN GOLDSTEIN	Ward:	St. Paul's (21)
Agent:	DANIELLE GOLDSTEIN	Heritage:	Not Applicable
Property Address:	<b>9 STRATHEARN RD</b>	Community:	York
Legal Description:	PLAN M378 LOT 288 PT LOTS 274 & 275		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling with an integral garage, a rear ground floor deck and a rear second storey terrace.

**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 m.  
The new detached dwelling will have a building length of 27.95 m.
- 2. Chapter 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted depth of a detached dwelling is 19 m.  
The new detached dwelling will have a depth of 25.8 m.
- 3. 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 m<sup>2</sup>.  
The area of the platform at the second storey will be 26.93 m<sup>2</sup>.
- 4. Chapter 10.20.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 9.42 m.  
The new detached dwelling will be located 7.6 m from the north front lot line.
- 5. Chapter 10.5.80.40.(1), By-law 569-2013**  
For a lot with a detached house or a semi-detached house and where the minimum required lot frontage is less than 24 m, the maximum combined width of all vehicle entrances through the front main wall of the residential building is 6 m.  
In this case, the combined width of all vehicle entrances through the front wall will be 7.19 m.
- 6. Chapter 10.10.40.40.(1), By-law 569-2013**  
The maximum permitted floor space index of a detached dwelling is 0.4 times the area of the lot (531.2 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.56 times the area of the lot (747 m<sup>2</sup>).

7. **Chapter 10.5.100.1.(1)(D), By-law 569-2013**  
The maximum permitted driveway width is 5.8 m.  
In this case, the driveway width will be 8.34 m.
  
8. **Chapter 5.10.40.80.(1), By-law 569-2013**  
On lands under the jurisdiction of the Toronto and Region Conservation Authority, a building on a lot must be no closer than 10 m from a shoreline hazard limit or a stable top-of-bank not on that lot.  
The new detached dwelling will be located 4.81 m from a stable top-of-bank not on that lot.
  
1. **Section (3)(f), By-law 1-83**  
The minimum building setback shall be such that the building does not project in front of a line drawn between the nearest front corners of the main wall of the nearest building on each side. The minimum required front yard setback is 9.42 m.  
The new detached dwelling will be located 7.6 m from the north front lot line and will not be in accordance with the established building setback as required.
  
2. **Section 3.2.1.(b), By-law 1-83**  
The maximum permitted driveway width is 6 m.  
In this case, the driveway width will be 8.34 m.

## 21. 171 HARBORD ST

File Number:	A0534/17TEY	Zoning	MCR T1.5 C1.0 R1.0 Hgt 12.0 M (ZZC)
Owner(s):	913255 ONTARIO INC	Ward:	Trinity-Spadina (20)
Agent:	SAL BENEDETTO	Heritage:	Not Applicable
Property Address:	<b>171 HARBORD ST</b>	Community:	Toronto
Legal Description:	PLAN 112 PT LOT 54		

### PURPOSE OF THE APPLICATION:

To alter a converted house containing two units by constructing a third floor addition, a third storey platform structure; and, a new basement walkout all to be located at the rear.

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

- 1. Section 8(3) Part I 3(A), By-law 438-86**  
The maximum permitted residential gross floor area is 1.0 times the area of the lot (89.25 m<sup>2</sup>).  
The residential gross floor area of the building will be 2.04 times the area of the lot (182.4 m<sup>2</sup>).
- 2. Section 8(3) Part I 1, By-law 438-86**  
The maximum permitted non-residential gross floor area and residential gross floor is 1.5 times the area of the lot (133.9 m<sup>2</sup>).  
The total density will be 2.04 times the area of the lot (182.4 m<sup>2</sup>).
- 3. Section 8(3) Part II 4(A), By-law 438-86**  
A building is required to have a minimum setback of 7.5 m from a lot in a residential or park district.  
The building addition will be set back 3.53 m; and, the rear platform structure will be 1.22 m from the rear (southerly) lot line which abuts an R Zone.
- 4. Section 8(3) Part II 4(C)(III), By-law 438-86**  
A building is required to be within the 45 degree angular plane projected over the lot from an elevation of 10.0 m above the average elevation of the ground at a distance of 7.5 m from a lot in a residential district.  
The building addition and structure will penetrate the 45 degree angular plane.



## 22. 617 OSSINGTON AVE

File Number:	A0535/17TEY	Zoning	R (d0.6) (x735) & R2 Z0.6 (ZZC)
Owner(s):	ROSMARIE MISHAIEL	Ward:	Trinity-Spadina (19)
Agent:	KIERAN JAMES RANDALL	Heritage:	Not Applicable
Property Address:	617 OSSINGTON AVE	Community:	Toronto
Legal Description:	PLAN D198 BLK I PT LOTS 47 & 48		

### PURPOSE OF THE APPLICATION:

To alter the existing three-storey detached dwelling by constructing a front three-storey addition, a rear three-storey addition, and a front basement walkout.

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

- 1. Chapter 10.10.40.70.(4)(A), By-law 569-2013**  
The minimum required side yard setback is 0.45 m.  
The altered dwelling will be located 0.43 m from the north side lot line and 0.33 m from the south side lot line.
- 2. Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted depth of a detached dwelling is 17.00 m.  
The altered dwelling will have a depth of 22.58 m.
- 3. 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 7.50 m.  
The height of the side exterior main walls facing a side lot line will be 9.45 m.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a detached dwelling is 0.60 times the area of the lot (105.68 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 1.20 times the area of the lot (211.83 m<sup>2</sup>).
- 5. Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% (4.80 m<sup>2</sup>) of the required front yard landscaping shall be in the form of soft landscaping.  
In this case, 10% (0.64 m<sup>2</sup>) of the required front yard landscaping will be in the form of soft landscaping.
- 6. Chapter 10.5.50.10.(3)(B), By-law 569-2013**  
A minimum of 25% (16.65m<sup>2</sup>) of the rear yard must be maintained as soft landscaping.  
In this case, 0% (0.00 m<sup>2</sup>) of the rear yard will be maintained as soft landscaping.
- 7. 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 front basement walkout stairs will be located 0.33 m from the south side lot line.

- 1. 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 0.43 m from the north side lot line, and 0.33 m from the south side lot line.
- 2. 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 5.58 m portion of the altered dwelling, exceeding the 17.0 m depth, will be located 0.43 m from the north side lot line, and 0.33 m from the south side lot line.
- 3. 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 dwelling will be located 0.43 m from the side wall of the north adjacent building at 619 Ossington Avenue, and 0.33 m from the south adjacent building at 615 Ossington Avenue.
- 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 (105.68 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 1.20 times the area of the lot (211.83m<sup>2</sup>).
- 5. Section 6(3) Part III 3(B), By-law 438-86**  
A minimum of 75% (4.80 m<sup>2</sup>) of the front yard landscaped open space must be maintained as soft landscaping.  
In this case, 10% (0.64 m<sup>2</sup>) of the front yard landscaped open space will be maintained as soft landscaping.

## 23. 86 JOHN ST

File Number:	A0536/17TEY	Zoning	CRE (x74) PA 1, H30.0 & RA H30.0
Owner(s):	TAWSE REALCO INC	Ward:	Trinity-Spadina (20)
Agent:	PAUL CARAVAGGIO	Heritage:	Designated
Property Address:	<b>86 JOHN ST</b>	Community:	Toronto
Legal Description:	PLAN 37E LOT 12		

### PURPOSE OF THE APPLICATION:

To construct an eight-storey building containing an eating establishment, retail component and rooftop terrace. The existing three storey building will be demolished.

### 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 spaces for the retail component is 11 spaces.  
In this case, 0 parking spaces will be provided.
- 2. Chapter 220.5.10.1.(3), By-law 569-2013**  
One Type B loading space is required to be provided.  
In this case, no loading space will be provided on the lot.
- 3. Chapter 230.5.10.1.(1), By-law 569-2013**  
A minimum of 2 long term bicycle parking spaces and 10 short term bicycle parking spaces are required to be provided.  
In this case, no bicycle parking spaces will be provided.
- 4. Chapter 50.10.40.10.(1), By-law 569-2013**  
The maximum permitted height is 30.0 m.  
The new building will have a height of 43.0 m.
- 5. Chapter 50.10.40.70.(1), By-law 569-2013**  
The minimum building setback from a side lot line or rear lot line is 7.5 m, excluding any part of the building that is less than 25.0 m from a lot line abutting a street.  
The new building will be set back 0.0 m from the north side lot line.
- 6. Chapter 50.10.40.70.(3), By-law 569-2013**  
Where a lot abuts a lane, the minimum building setback from a side lot line or rear lot line that abuts the lane is 7.5 m measured from the original centreline of the lane.  
The new building will be set back 2.29 m from the centre line of the southerly public lane, and 2.29 m from the centre line of the westerly public lane.
- 7. Chapter 50.10.40.70.(5)(A), By-law 569-2013**  
The minimum building setback from a lot line that abuts a street is 3.0 m for the portion of the building or structure which exceeds a height of 20.0 m.  
The new building will be setback 0.0 m from a lot line that abuts a street.

8. **Chapter 50.10.40.80.(1), By-law 569-2013**  
 The minimum required above ground distance between main walls of a building which face each other is 11.0 m.  
 In this case, the above ground distance between main walls will be 6.96 m.
  
9. **Chapter 50.10.40.80.(3), By-law 569-2013**  
 In the CRE zone bounded by Queen Street West to the north, Simcoe Street to the east, Front Street West to the south, and Bathurst Street to the west, if a building has windows, the minimum above ground distance between the windows and another main wall without windows or a lot line that does not abut a street or park is 7.5 m.  
 In this case, the distance between the windows and the southerly lot line that does not abut a street is 0.0 m, and the distance between a main wall with windows and another main wall without windows is 6.96 m.
  
10. **Chapter 50.5.40.70.(1)(A), By-law 569-2013**  
 A building or structure must be no closer than 3.0 m from the original centreline of a lane.  
 In this case, the new building will be located 2.3 m from the centreline of the westerly and southerly public laneways.
  
1. **Section 12(2) 246(A), By-law 438-86**  
 The minimum building setback from a lot line that abuts a street is 3.0 m for the portion of the building or structure which exceeds a height of 20.0 m.  
 The portion of the building exceeding a height of 20.0 m will be set back 0.0 m from the street.
  
2. **Section 12(2)246(E), By-law 438-86**  
 The minimum required number of parking spaces is 6.  
 In this case, 0 parking spaces will be provided.
  
3. **Section 7(3)Part II 1(I) & 3, By-law 438-86**  
 The by-law requires the portion of a building located beyond 25 m of a street or a public park to be set back a minimum distance of 7.5 m from the side and rear lot lines, and from the centre line of the public lane, where the lot line abuts a lane.  
 The new building will be set back 0.0 m from the north side lot line, 2.29 m from the centre line of the southerly public lane, and 2.29 m from the centre line of the westerly public lane.
  
4. **Section 4(2)(A), By-law 438-86**  
 The maximum permitted height is 30.0 m.  
 The new building will have a height of 43.0 m measured to the top of the parapet.
  
5. **Section 4(14)(A), By-law 438-86**  
 A building or structure must be no closer than 3.0 m from the centre line of a public lane.  
 In this case, the new building will be located 2.29 m from the centre line of the westerly and southerly public lanes.

## 24. 56 SPRUCE ST

File Number:	A0537/17TEY	Zoning	R (d1.0)(z851) & R3 Z1.0 (ZZC)
Owner(s):	MOHR SCHNEIDERMAN DANIEL LEVI GOLDENBERG	Ward:	Toronto Centre-Rosedale (28)
Agent:	RICHARD DE OLIVEIRA	Heritage:	Designated
Property Address:	<b>56 SPRUCE ST</b>	Community:	Toronto
Legal Description:	PLAN D130 PT BLK A NOW 64R16948 PART 1		

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

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

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

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

The maximum permitted floor space index is 1.0 times the area of the lot (181.01 m<sup>2</sup>).

The altered dwelling will have a floor space index equal to 1.16 times the area of the lot (210.56 m<sup>2</sup>).

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

The maximum permitted residential gross floor area is 1.0 times the area of the lot (181.01 m<sup>2</sup>).

The altered dwelling will have a residential gross floor area equal to 1.16 times the area of the lot (210.56 m<sup>2</sup>).

## 25. 41 RIDGE HILL DR

File Number:	A0538/17TEY	Zoning	RD (f10.5; d0.6)(x1335) & R1 Z0.6 (ZZC)
Owner(s):	ERIN KONDOR URI KONDOR	Ward:	St. Paul's (21)
Agent:	SARAH IFRAH	Heritage:	Not Applicable
Property Address:	<b>41 RIDGE HILL DR</b>	Community:	Toronto
Legal Description:	PLAN 1850 LOT 122		

### PURPOSE OF THE APPLICATION:

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

### 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 m.  
The new detached dwelling will have a building length of 17.16 m on the second and third stories and 19.97 m on the ground floor.
  - 2. Chapter 10.20.40.40.(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 (334.4 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.85 times the area of the lot (473.74 m<sup>2</sup>).
  - 3. Chapter 10.20.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 8.74 m.  
The new detached dwelling will be located 7.44 m from the north front lot line.
  - 4. Chapter 10.20.40.70.(3)(D), By-law 569-2013**  
The minimum required side yard setback is 1.5 m.  
The new detached dwelling will be located 1.2 m from the east and west side lot lines.
- 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 (334.4 m<sup>2</sup>).  
The new detached dwelling will have a gross floor area equal to 0.85 times the area of the lot (473.74 m<sup>2</sup>).
  - 2. 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 m is 7.5 m.  
The portion of the new detached dwelling exceeding the 17 m depth will be located 1.2 m from the east and west side lot lines.

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

The maximum width of a driveway, located between the front lot line, as projected to the side lot lines, and any wall facing the front lot line is 3.05 m at the front lot line and 4.9 m at the front wall. In this case, the driveway width will be 3.66 m at the front lot line and 5.99 m at the front wall.

## 26. 236 GREENWOOD AVE

File Number:	A0539/17TEY	Zoning	R(d0.6)(x741) & R2 Z0.6 (ZZC)
Owner(s):	ALAN EDWIN HINDLE AMANDA HELEN RICE	Ward:	Toronto-Danforth (30)
Agent:	ALAN EDWIN HINDLE	Heritage:	Not Applicable
Property Address:	<b>236 GREENWOOD AVE</b>	Community:	Toronto
Legal Description:	PLAN 404E PT LOTS 60 & 61		

### PURPOSE OF THE APPLICATION:

To alter the existing townhouse/rowhouse by constructing a rear second floor deck.

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

- 1. 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 is not permitted to be higher than the level of the floor of the storey from which it gains access.  
The rear second floor deck is higher than the level of the floor of the storey from which it gains access.
- 1. 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 dwelling will be located 0.0 m from the side wall of the north adjacent building.
- 2. Section 6(3) Part II 3.E(I), By-law 438-86**  
The minimum required side lot line setback is 0.45 m where the side wall contains no openings.  
The altered dwelling will be located 0.0 m from the north side lot line.
- 3. Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted depth is 14.0 m.  
The altered dwelling will have a depth of 14.63 m.



## 27. 31 LEUTY AVE

File Number:	A0542/17TEY	Zoning	R (d0.6) (x356) & R2 Z0.6 (ZZC)
Owner(s):	MARK DANIEL DITKOFISKY LINDSAY SUZANNE DITKOFISKY	Ward:	Beaches-East York (32)
Agent:	SHARON MCKENZIE	Heritage:	Not Applicable
Property Address:	31 LEUTY AVE	Community:	Toronto
Legal Description:	PLAN 90Y PT LOT R PLAN 708E LOT 7 PLAN 224E PT LOT 23		

### PURPOSE OF THE APPLICATION:

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

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

**1. 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 (135.79 m<sup>2</sup>).

The altered semi-detached dwelling will have a floor space index equal to 0.93 times the area of the lot (183.04 m<sup>2</sup>).

**2. Chapter 10.5.50.10.(3)(A), By-law 569-2013**

A minimum of 50% (30.0 m<sup>2</sup>) of the rear yard must be maintained as soft landscaping. In this case, 31.36% (18.81 m<sup>2</sup>) of the rear yard will be maintained as soft landscaping.

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

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

The altered semi-detached dwelling will have a depth of 18.26 m.

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

The altered semi-detached dwelling will have a gross floor area equal to 0.93 times the area of the lot (183.04 m<sup>2</sup>).

## 28. 45 ADMIRAL RD

File Number:	A0543/17TEY	Zoning	R (f10.5; d1.0)(x714) & R2 Z1.0 (Waiver)
Owner(s):	CHANTAL GOSSELIN	Ward:	Trinity-Spadina (20)
Agent:	ANDREW DEANE	Heritage:	Not Applicable
Property Address:	<b>45 ADMIRAL RD</b>	Community:	Toronto
Legal Description:	PLAN M6 PT LOT 108		

### PURPOSE OF THE APPLICATION:

To construct a rear one-storey detached garage.

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

- Chapter 10.5.60.20.(3)(C)(iii), By-law 569-2013**  
The minimum required side yard setback for an ancillary building located in the rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.  
The new detached garage will be located 0.0 m from the south side lot line.
- Chapter 10.5.50.10.(3)(A), By-law 569-2013**  
A minimum of 50% (117 m<sup>2</sup>) of the rear yard shall be maintained as soft landscaping.  
In this case, 35.33% (82.69 m<sup>2</sup>) of the rear yard will be maintained as soft landscaping.
- Chapter 200.5.1.10.(2)(A)(ii), By-law 569-2013**  
The minimum required width of a parking space is 3.2 m.  
In this case, the parking space will have an interior unobstructed width of 2.9 m.
- Chapter 200.5.1.10.(3)(D)(i), By-law 569-2013**  
The maximum permitted length of a parking space is 6.0 m.  
In this case, the parking space will have an interior unobstructed length of 9.04 m.
- Section 4.17(a), By-law 438-86**  
The minimum width of a parking space that is obstructed on both sides is 3.2 m.  
In this case, the parking space located in the new detached garage will have width of 2.9 m.

## 29. 137 DUNVEGAN RD

File Number:	A0544/17TEY	Zoning	RD (f18.0;d0.35)(x1416) & R1 Z0.35 (ZZC)
Owner(s):	LINDA WONG JABBAZ GONZALO PATRICK JABBAZ	Ward:	St. Paul's (22)
Agent:	HEATHER BREEZE	Heritage:	Not Applicable
Property Address:	<b>137 DUNVEGAN RD</b>	Community:	Toronto
Legal Description:	PLAN 1963 LOT 22 PT LOT 21		

### PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with a rear integral three-car garage.

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

- Chapter 10.20.40.10.(1)(A), By-law 569-2013**  
The maximum permitted height of a building or structure is 11.0 m.  
The new three-storey detached dwelling will have a building height of 11.72 m.
- Chapter 10.20.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 8.5 m.  
The height of the front exterior main walls will be 11.72 m.
- Chapter 10.20.40.10.(2)(A)(ii), By-law 569-2013**  
The maximum permitted height of all rear exterior main walls is 8.5 m.  
The height of the rear exterior main walls will be 11.72 m.
- Chapter 10.20.40.10.(2)(B)(i), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line will be 8.5 m.  
The height of the side exterior main walls facing side lot line will be 11.72 m.
- Chapter 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length for a detached house is 17.0 m.  
The new detached dwelling will have a building length of 35.93 m.
- Chapter 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted building depth for a detached house is 19.0 m.  
The new detached dwelling will have a building depth of 33.69 m.
- Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.35 times the area of the lot (526.9 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.74 times the area of the lot (1117.08 m<sup>2</sup>).
- Chapter 10.20.40.50.(1)(A), By-law 569-2013**  
The maximum permitted number of platforms at or above the second-storey located on the rear wall of a detached house is one.  
In this case, there will be two platforms located on the rear wall.

9. **Chapter 10.20.40.50.(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 m<sup>2</sup>.  
 The area of the rear second-storey balcony will be 21.85 m and the sports court platform will have an area of 82.30 m<sup>2</sup>. The platforms on the third-storey will be 6.7 m<sup>2</sup> and 4.5 m<sup>2</sup>.
10. **Chapter 10.20.40.70.(1), By-law 569-2013**  
 The minimum required front yard setback is 13.77 m.  
 The new detached dwelling will be located 11.38 m from the west front lot line.
11. **Chapter 10.20.40.70.(2)(B), By-law 569-2013**  
 The minimum required rear yard setback is 12.95 m.  
 The new detached dwelling will be located 4.35 m from east rear lot line.
12. **Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
 A minimum of 75% (294.35 m<sup>2</sup>), of the front yard shall be maintained as soft landscaping.  
 In this case, 72.88% (286.03 m<sup>2</sup>), of the front yard will be maintained as soft landscaping.
1. **Section 6(3) Part I 1, By-law 438-86**  
 The maximum permitted residential gross floor area is 0.35 times the area of the lot (526.9 m<sup>2</sup>).  
 The new detached dwelling will have a residential gross floor area equal to 0.74 times the area of the lot (1117.08 m<sup>2</sup>).
2. **Section 6(3) Part II 2(II), By-law 438-86**  
 A building on an inside lot is required a minimum front lot line setback of 13.77 m.  
 The new detached dwelling will be located 11.38 m from the west front 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 dwelling exceeding a building depth of 17.0 m is 7.5 m.  
 The portion of the dwelling exceeding a building depth of 17.0 m will be located 2.48 m from the north side lot line and 2.53 m from the south side lot line.
4. **Section 6(3) Part II 4, By-law 438-86**  
 The minimum required rear yard setback is 7.5 m.  
 The new detached dwelling will be located 4.35 m from the east rear lot line.
5. **Section 6(3) Part II 3.A(II), By-law 438-86**  
 The minimum required setback from a flanking street is 6.0 m.  
 The new detached dwelling will be located 2.48 m from a flanking street.
6. **Section 6(3) Part II 8D, By-law 438-86**  
 The maximum permitted projection of an uncovered platform into the required setback is 2.5 m from the front or rear wall.  
 The uncovered platform projects 11.5 m from the rear wall.
7. **Section 4(2)(a), By-law 438-86**  
 The maximum permitted height of a building or structure is 11.0 m.  
 The new detached dwelling will have a building height of 11.91 m.

**8. Section 6(3) Part III 3.(d)(i)(D), By-law 438-86**

A minimum of 75% (294.35 m<sup>2</sup>), of the front yard shall be maintained as soft landscaping.  
In this case, 72.88% (286.03 m<sup>2</sup>), of the front yard will be maintained as soft landscaping.

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

**30. 120 WOODMOUNT AVE**

File Number:	A0545/17TEY	Zoning	RS (f10.5;a325;d0.75) (x312) & R2A (ZZC)
Owner(s):	AMANDA CLYNE	Ward:	Beaches-East York (31)
Agent:	ELISA JANSEN	Heritage:	Not Applicable
Property Address:	<b>120 WOODMOUNT AVE</b>	Community:	East York
Legal Description:	PLAN M394 LOT 419		

**PURPOSE OF THE APPLICATION:**

To construct a new rear two-car detached garage.

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

- 1. Chapter 10.40.30.40.(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 35% of the lot area (65.81 m<sup>2</sup>).  
The lot coverage will be equal to 56.48% of the lot area (104.94 m<sup>2</sup>).
- 2. Chapter 10.5.60.20.(6)(B), By-law 569-2013**  
The minimum required side yard setback for an ancillary building or structure containing a parking space where is on a corner lot, and vehicle access if from the street abutting the side lot line is 6 m.  
The new rear detached garage will be located 0.02 m from the north side lot line.
- 3. 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 10% of the lot area (18.58 m<sup>2</sup>).  
The new rear detached garage will have a lot coverage of 20.8% (38.69 m<sup>2</sup>).
- 4. Chapter 10.5.50.10.(3)(A), By-law 569-2013**  
A minimum of 50% (43.65 m<sup>2</sup>) of the rear yard must be maintained as soft landscaping.  
In this case, 41.72% (36.42 m<sup>2</sup>) of the rear yard has been maintained as soft landscaping.
- 5. 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 new rear detached garage will be located 0.02 m from the south side lot line.
- 1. Section 5.6(g), By-law 6752**  
The minimum required side yard setback for an accessory building or structure is 0.45 m.  
The new rear detached garage will be located 0.02 m from the north and south side lot lines and 0.31 m from the west rear lot line.
- 2. Section 7.1.1(4), By-law 6752**  
The maximum permitted height of an accessory structure is 3.6 m.  
The new rear detached garage will have a height of 3.98 m.

**3. Section 7.5.3 and 7.8, By-law 6752**

The maximum permitted lot coverage is 35% of the lot area (65.81 m<sup>2</sup>).

The lot coverage will be equal to 56.48% of the lot area (104.94 m<sup>2</sup>).

### 31. 21 HEYWORTH CRES

File Number:	A0546/17TEY	Zoning	R (f7.5; d0.6)(x750) & R2 Z0.6 (ZZC)
Owner(s):	JASVINDER SINGH TARA ANN CHETKOWSKI	Ward:	Beaches-East York (32)
Agent:	STEPHANIE HADDAD	Heritage:	Not Applicable
Property Address:	<b>21 HEYWORTH CRES</b>	Community:	Toronto
Legal Description:	PLAN 1265 PT LOTS 5 & 6		

#### PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by enclosing the existing front porch.

#### 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 (159.01 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.65 times the area of the lot (171.13 m<sup>2</sup>).
- 2. Chapter 10.20.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 3.62 m.  
The altered dwelling will be located 0.38 m from the front lot line.
- 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 (159.01 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 0.65 times the area of the lot (171.13 m<sup>2</sup>).
- 2. Section 6(3) Part II 2(II), By-law 438-86**  
The minimum required front yard setback is 3.62 m.  
The altered dwelling will be located 0.38 m from the front lot line.



## 32. 879 SHAW ST

File Number:	A0547/17TEY	Zoning	R(d0.6) & R2 Z0.6 (ZZC)
Owner(s):	JENNIFER COSGROVE MICHAEL COSGROVE	Ward:	Trinity-Spadina (19)
Agent:	MARIO SILVA	Heritage:	Not Applicable
Property Address:	<b>879 SHAW ST</b>	Community:	Toronto
Legal Description:	PLAN 1088 PT LOTS 119 TO 120		

### PURPOSE OF THE APPLICATION:

To alter a two-storey detached dwelling by demolishing the existing two-storey rear addition and replacing it with a one storey rear addition, a basement walk-out and a second suite in the basement.

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

- 1. Chapter 10.5.40.71.(4)(A), By-law 569-2013**  
The minimum building setback from a side lot line is 1.05 m.  
The building north side yard setback will be 0.9 m.
- 2. Chapter 10.5.50.10.(3)(A), By-law 569-2013**  
A minimum of 50% of the rear yard is required for soft landscaping (55.25 m<sup>2</sup>).  
The rear yard soft landscaping area will be 37% (41.1 m<sup>2</sup>).
- 3. Section 6(3) Part VI 1(IV), By-law 438-86**  
Additions to the rear of a detached house erected before October 15, 1953, or to a converted house, are permitted provided 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 which in this case is 0.9 m.  
The north side lot line setback will be 1.05 m.

### 33. 305 COXWELL AVE

File Number:	A0548/17TEY	Zoning	R & R4 (ZZC)
Owner(s):	NANCY FONG	Ward:	Beaches-East York (32)
Agent:	TONY VALENTIN	Heritage:	Not Applicable
Property Address:	<b>305 COXWELL AVE</b>	Community:	Toronto
Legal Description:	CON 1 PT TWP LOT 8		

#### PURPOSE OF THE APPLICATION:

To alter the existing one-storey semi-detached dwelling by constructing a second and third storey addition, a front three-storey addition, a rear three-storey addition, and to convert the dwelling into two live/work units and one dwelling unit.

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

- 1. Chapter 10.10.40.10.(2)(A), By-law 569-2013**  
The maximum permitted height of all front and rear exterior main walls is 7.5 m.  
The height of the front and rear exterior main walls will be 9.8 m.
- 2. Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% (9.67 m<sup>2</sup>) of the front yard must be maintained as soft landscaping.  
In this case, 60% (7.81 m<sup>2</sup>) of the front yard will be maintained as soft landscaping.
- 3. Chapter 10.5.50.10.(3)(A), By-law 569-2013**  
A minimum of 50% (95.68 m<sup>2</sup>) of the rear yard must be maintained as soft landscaping.  
In this case, 23% (43.99 m<sup>2</sup>) of the rear yard will be maintained as soft landscaping.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a semi-detached dwelling is 1.0 times the area of the lot (320.57 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 1.07 times the area of the lot (342.44 m<sup>2</sup>).
- 5. Chapter 10.10.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 7.99 m.  
The altered dwelling will be located 2.13 m from the west front lot line.
- 6. Chapter 10.10.40.70.(3)(A)(ii), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The altered dwelling will be located 0.00 m from the south side lot line, and 0.00 m from the north side lot line.
- 7. Chapter 150.5.40.1.(1), By-law 569-2013**  
A home occupation is a permitted use provided that there is no exterior alteration to a building to accommodate a home occupation.  
In this case, the home occupation will alter the exterior of the building.

- 8. Chapter 150.5.40.40.(1), By-law 569-2013**  
A home occupation is a permitted use provided that the floor area for home occupation is less than 100 m<sup>2</sup>.  
In this case, the floor area of the home occupation is 226.26 m<sup>2</sup>.
- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area of a semi-detached dwelling is 1.0 times the area of the lot (320.57 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 1.07 times the area of the lot (342.44 m<sup>2</sup>).
- 2. Section 6(3) Part II 2(II), By-law 438-86**  
The minimum required front yard setback of a building on an inside lot is 7.99 m.  
The altered dwelling will be located 2.13 m from the west front lot line.
- 3. Section 6(3) Part II 3.F(I)(1)(A), By-law 438-86**  
The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.  
The altered dwelling will be located 0.00 m from the south side lot line, and 0.00 m from the north side lot line.
- 4. Section 6(3) Part III 1(A), By-law 438-86**  
A minimum of 30% of the lot area (96.17 m<sup>2</sup>) shall be landscaped open space.  
In this case, 17% of the lot area (56.89 m<sup>2</sup>) will be landscaped open space.
- 5. Section 6(3) Part III 3(d)(i)(d), By-law 438-86**  
A minimum of 75% (9.67 m<sup>2</sup>) of the front yard must be maintained as soft landscaping.  
In this case, 60% (7.81 m<sup>2</sup>) of the front yard will be maintained as soft landscaping.
- 6. Section 6(2)(20)(ii), By-law 438-86**  
A home/work use is a permitted residential use accessory to a dwelling unit provided the maximum gross floor area does not exceed 30% (136.67 m<sup>2</sup>) of the residential gross floor area of the dwelling unit.  
In this case, the gross floor area of the home/work use will be 50% (226.26 m<sup>2</sup>).

**34. 5-7 STAG HILL DR**

File Number:	A0549/17TEY	Zoning	RD (f12.0; a370; d0.6) & R1B (ZZC)
Owner(s):	AKELIUS CANADA LTD	Ward:	Beaches-East York (31)
Agent:	SIDNEY PAUL	Heritage:	Not Applicable
Property Address:	<b>5-7 STAG HILL DR</b>	Community:	East York
Legal Description:	PLAN M623 PT BLK A		

**PURPOSE OF THE APPLICATION:**

To alter the existing 37-unit apartment building by converting the locker room on the ground floor into a two bedroom apartment.

**REQUESTED PERMISSION UNDER SUBSECTION 45(2)(a)(i) & (ii) OF THE PLANNING ACT:**

The property has lawful non-conforming status under the *Planning Act*, as the 37-unit apartment building existed prior to the passing of the Zoning By-law, which does not permit the said use in a RD zone and R1B zone. Any change of use, alterations or additions to the building requires the permission of the Committee of Adjustment.

**Chapter 10.20.20.10.(1), By-law 569-2013 and Section 7.3.2, By-law 6752**

The enlargement of the 37-unit apartment building is an alteration and extension to the lawful non-conforming use.

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

**Chapter 200.5.10.1.(1), By-law 569-2013**

A minimum of one parking space is required to be provided for the additional dwelling unit. In this case, zero additional parking spaces will be provided.

**Section 7.8, By-law 6752**

A minimum of one parking space is required to be provided for the additional dwelling unit. In this case, zero additional parking spaces will be provided.

## 35. 140 GOWAN AVE

File Number:	A0551/17TEY	Zoning	RM (f13.5;a420;u3)(x269) & R2B (ZZC)
Owner(s):	CLIRIM KICA	Ward:	Toronto-Danforth (29)
Agent:	AMIR AHMADI	Heritage:	Not Applicable
Property Address:	140 GOWAN AVE	Community:	East York
Legal Description:	PLAN M330 PT LOT 13		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.80.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17.0 m.  
The altered dwelling will have a building length of 17.50 m.
  - 2. Chapter 10.80.40.10.(4), By-law 569-2013**  
The maximum permitted height of first floor above established grade is 1.2 m.  
The height of the first floor above established grade will be 1.61 m.
  - 3. Chapter 10.80.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 4.43 m.  
The altered dwelling will be located 3.45 m from the south front lot line.
  - 4. Chapter 10.80.40.70.(3), By-law 569-2013**  
The minimum required side yard setback for a detached house is 1.2 m.  
The altered dwelling will be located 0.10 m from the west side lot line.
  - 5. 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.  
The roof eaves will project 0.25 m and will be located 0.0 m from the west side lot line.
  - 6. Chapter 200.5.10.1.(1), By-law 569-2013**  
A minimum of one parking space is required.  
In this case, zero parking spaces will be provided.
- 1. Section 7.6.3, By-law 6752**  
The maximum permitted lot coverage is 35% of the lot area (73.91 m<sup>2</sup>).  
The lot coverage will be 35.89% of the lot area (75.79 m<sup>2</sup>).
  - 2. Section 7.6.3, By-law 6752**  
The maximum permitted floor space index is 0.75 times the area of the lot (158.37 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.99 times the area of the lot (209.06 m<sup>2</sup>).
  - 3. Section 7.6.3, By-law 6752**  
The maximum permitted building height is 8.50 m.  
The altered dwelling will have a building height of 8.62 m.

**4. Section 7.6.3, By-law 6752**

The maximum permitted building length is 16.75 m.

The altered dwelling will have a building length of 17.50 m.

**5. Section 7.6.3, By-law 6752**

The minimum required front yard setback is 6.0 m.

The altered dwelling will be located 3.45 m from the south front lot line.

**6. Section 7.1.1, By-law 6752**

The minimum required west side yard setback is 0.45 m.

The altered dwelling will be located 0.10 m from the west side lot line.

**7. Section 7.6.3, By-law 6752**

A minimum of one parking space is required.

In this case, zero parking spaces will be provided.

### 36. 7 MENIN RD

File Number:	A0552/17TEY	Zoning	RD (f12.0; a370; d0.4) & R1 (ZZC)
Owner(s):	RAE DWOSH	Ward:	St. Paul's (21)
Agent:	ERIN WALSH	Heritage:	Not Applicable
Property Address:	7 MENIN RD	Community:	York
Legal Description:	PLAN 2599 PT BLK D		

#### PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage and a rear second storey deck.

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

- 1. Chapter 10.20.40.10.(2)(A)(i)(ii)**  
The maximum permitted height of all front and rear exterior main walls is 8.5 m.  
The height of the front and rear exterior main walls will be 9.22 m.
- 2. Chapter 10.20.40.10.(2)(B)(i), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.  
The height of the side exterior main walls facing a side lot line will be 9.22 m.
- 3. Chapter 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length for a detached dwelling is 17 m.  
The new detached dwelling will have a building length of 19.81 m.
- 4. Chapter 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted depth of a detached dwelling is 19 m.  
The new detached dwelling will have a depth of 19.81 m.
- 5. 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 (136.56 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 1.26 times the area of the lot (430.88 m<sup>2</sup>).
- 6. 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 m<sup>2</sup>.  
The area of the rear second storey deck will be 20.81 m<sup>2</sup>.
- 7. Chapter 10.20.40.70.(3)(C), By-law 569-2013**  
The minimum required rear yard setback is 7.5 m.  
The new detached dwelling will be located 7.01 m from the east rear lot line.
- 8. Chapter 10.20.40.70.(3)(C), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The new detached dwelling will be located 0.91 m from the north and south side lot lines.

- 9. Chapter 10.5.100.1.(1)(C), By-law 569-2013**  
The maximum permitted driveway width is 3.2 m.  
In this case, the driveway width will be 4.57 m.
- 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 (136.56 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 1.25 times the area of the lot (425.05 m<sup>2</sup>).
- 2. Section (3)(g), By-law 1-83**  
The minimum required side yard setback is 1.2 m.  
The new detached dwelling will be located 0.91 m from the north and south side lot lines.
- 3. Section (3)(h), By-law 1-83**  
The minimum required rear yard setback is 9 m.  
The new detached dwelling will be located 7.01 m from the east rear lot line.



### 37. 246 GARDEN AVE

File Number:	A0554/17TEY	Zoning	R (d0.6)(x290) & R2 Z0.6 (ZZC)
Owner(s):	THEODORA LADAS LUKE JACKSON	Ward:	Parkdale-High Park (14)
Agent:	MARK FRIESNER	Heritage:	Not Applicable
Property Address:	<b>246 GARDEN AVE</b>	Community:	Toronto
Legal Description:	PLAN 928 BLK D PT LOT 1		

#### PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling by constructing a rear third-storey addition and associated rear deck.

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

- 1. 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 10.64 m.
- 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.  
The height of the side exterior main walls facing a side lot line for the new third floor addition will be 10.41 m.
- 3. Chapter 10.10.40.40.(2)(A), By-law 569-2013**  
The maximum permitted floor space index for additions to the rear of a semi-detached house erected before October 15, 1953 is 0.69 times the area of the lot (124.30 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 1.05 times the area of the lot (188.99 m<sup>2</sup>).
- 1. Section 4(2)(a), By-law 438-86**  
The maximum permitted height is 10.0 m.  
The altered dwelling will have a height of 10.64 m.
- 2. Section 6(3) Part VI 1(I), By-law 438-86**  
The by-law allows additions to the rear of a semi-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 (124.30 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 1.05 times the area of the lot (188.99 m<sup>2</sup>).
- 3. Section 6(2)(1)(v), By-law 438-86**  
A converted house is a permitted use provided there is no substantial change in the appearance of the dwelling house as the result of the conversion.  
In this case, the new third floor addition will substantially change the appearance of the existing house.

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

**38. 2231 GERRARD ST E**

File Number:	A0555/17TEY	Zoning	R(d0.1)(x815) & R4 Z1.0 (ZZC)
Owner(s):	2511117 ONTARIO INC.	Ward:	Beaches-East York (32)
Agent:	V HUYNH	Heritage:	Not Applicable
Property Address:	<b>2231 GERRARD ST E</b>	Community:	Toronto
Legal Description:	PLAN 635 BLK 12 PT LOTS 3 AND 9		

**PURPOSE OF THE APPLICATION:**

To build a three-storey detached dwelling with parking on site at the front and a storage shed at the rear.

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

- 1. Chapter 10.10.80.40.(1), By-law 569-2013**  
Vehicle entrances through the front main wall of the building are permitted provided the lot has a minimum frontage of 7.6 m.  
In this case, the existing lot frontage is 7.32 m.
- 2. Chapter 10.10.40.30.(1) (A), By-law 569-2013**  
The maximum permitted building depth is 17.0 m.  
The building depth will be 23.33 m.
- 3. Chapter 10.5.40.10.(5), By-law 569-2013**  
A minimum of 10.0 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
A total of 8.77 m<sup>2</sup> of the first floor will be within 4.0 m of the front wall.
- 4. Chapter 10.10.40.70.(4) (A), By-law 569-2013**  
The minimum required side yard setback is 0.45 m.  
The east side yard setback will be 0.0 m.
- 5. 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 9.5 m.  
The height of the east and west side exterior main walls facing a side lot line will be 11.59 m.
- 1. Section 6(3) Part II 3(II), By-law 438-86**  
The new house is required to be located a minimum of 1.2 m from the side wall of an adjacent building that contains openings.  
The new house will be located 0.83 m from the adjacent building to the east (2233 Gerrard St E).
- 2. Section 6(3) Part IV 3(I), By-law 438-86**  
An integral garage in a building on a lot having a frontage of less than 7.62 m where access to the garage is located in a wall facing the front lot line is not permitted.  
The integral garage is in a wall that faces the front lot line on a lot with a frontage less than 7.62 m.

- 3. Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side lot line setback is 7.5 m for that portion of the building exceeding 17.0 m in depth.  
The side lot line setback will be 0.0 m on the east side and 0.95 m on the west side for the portion exceeding a depth of 17.0 m.
- 4. Section 6(3) Part II 3.B(I), By-law 438-86**  
The minimum required side lot line setback is 0.45 m for a depth not exceeding 17.0 m where the side walls contain no openings.  
The east side lot line setback will be 0.0 m.

### 39. 269 DEWHURST BLVD N

File Number:	A0556/17TEY	Zoning	RS (f10.5, a325, d0.75) & R2A (ZZC)
Owner(s):	GIUSEPPINA MAZARESE GIUSEPPE MAZARESE	Ward:	Toronto-Danforth (29)
Agent:	OZREN STAMBUK	Heritage:	Not Applicable
Property Address:	<b>269 DEWHURST BLVD N</b>	Community:	East York
Legal Description:	PLAN M484 PT LOT 685 PT LOT 686		

#### PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage, a front porch, and a rear ground floor deck.

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

- 1. Chapter 10.40.30.40.(1), By-law 569-2013**  
The maximum permitted lot coverage is 35% of the lot area (113.81 m<sup>2</sup>).  
The lot coverage will be equal to 41% of the lot area (132.69 m<sup>2</sup>).
  - 2. Chapter 10.40.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 8.5 m.  
The new detached dwelling will have a height of 8.74 m.
  - 3. Chapter 10.40.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a detached dwelling is 0.75 times the area of the lot (243.87 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.76 times the area of the lot (245.45 m<sup>2</sup>).
  - 4. Chapter 10.40.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 5.3 m.  
The new detached dwelling will be located 4.95 m from the west front lot line.
- 1. Section 7.5.3, By-law 6752**  
The minimum required front yard setback is 6 m.  
The new detached dwelling will be located 4.95 m from the west front lot line.
  - 2. Section 7.5.3, By-law 6752**  
The minimum required rear yard setback is 9 m.  
The new detached dwelling will be located 8.5 m from the east rear lot line.
  - 3. Section 7.5.3, By-law 6752**  
The maximum permitted lot coverage is 35% of the lot area (113.81 m<sup>2</sup>).  
The lot coverage will be equal to 42% of the lot area (138.09 m<sup>2</sup>).

- 4. 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 (243.87 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.76 times the area of the lot (245.45 m<sup>2</sup>).
- 5. 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 8.74 m.
- 6. Section 7.5.3, By-law 6752**  
The maximum permitted building length for a detached dwelling is 16.75 m.  
The new detached dwelling will have a building length of 16.99 m.

## 40. 62 ROSE PARK DR

File Number:	A0558/17TEY	Zoning	RD (f12.0;d0.6)(x1397) & R1 Z0.6 (ZZC)
Owner(s):	SANDRA ALAINE HAMILTON WAYNE JOHN MORROW MORROW WAYNE JOHN D	Ward:	Toronto Centre-Rosedale (27)
Agent:	WAYNE JOHN MORROW MORROW WAYNE JOHN D	Heritage:	Not Applicable
Property Address:	<b>62 ROSE PARK DR</b>	Community:	Toronto
Legal Description:	PLAN 895 PT LOT 343		

### PURPOSE OF THE APPLICATION:

To maintain the existing shed in the rear yard.

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

- 1. Chapter 10.5.60.20.(3)(C)(iii), By-law 569-2013**  
The minimum required side yard setback for an ancillary building located in the rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.  
The rear shed will be located 0.09 m from the east side lot line.
- 1. Section 6(3) Part II 7(II) A, By-law 438-86**  
The minimum required setback of an accessory structure to an adjacent residential building is 4.5 m.  
The rear shed will be located 0.99 m from the adjacent residential building at 64 Rose Park Road.
- 2. 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 shed will be located 0.09 m from the east side lot line.

## 41. 978 CARLAW AVE

File Number:	A0559/17TEY	Zoning	RS (f10.5;a325;d0.75)(x312) & R2A (ZZC)
Owner(s):	JINWU HUANG	Ward:	Toronto-Danforth (29)
Agent:	NAVID ARBABI	Heritage:	Not Applicable
Property Address:	978 CARLAW AVE	Community:	East York
Legal Description:	PLAN M460 PT LOT 1 PT LOT 2		

### PURPOSE OF THE APPLICATION:

To alter the 1½-storey detached dwelling by constructing: a rear three-storey addition with a rear ground floor deck and a rear basement walkout, a complete second-storey addition with a front balcony, a front third-storey addition and a new covered front porch and stairs.

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

- 1. Chapter 10.5.40.60.(3)(A)(i), 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 longer than 1.5 horizontal units for each 1.0 vertical unit above grade at the point where the stairs meet the building or structure.  
The stairs will be 1.67 horizontal units for each 1.0 vertical unit above grade at the point where the stairs meet the building or structure.
  - 2. Chapter 10.40.30.40.(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 35% of the lot area (81.29 m<sup>2</sup>).  
The lot coverage will be 40.6% of the lot area (94.33 m<sup>2</sup>).
  - 3. Chapter 10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted height of a building or structure is 8.5 m.  
The height of the building will be 9.14 m.
  - 4. Chapter 10.40.40.10.(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 9.14 m.
  - 5. Chapter 10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.75 times the area of the lot (174.2 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.96 times the area of the lot (223.16 m<sup>2</sup>).
- 1. Section 7.5.3, By-law 6752**  
The minimum required side yard setback is 0.6 m.  
The altered dwelling will be located 0.44 m from the north side lot line.
  - 2. Section 7.5.3, By-law 6752**  
The maximum permitted lot coverage is 35% of the lot area (81.29 m<sup>2</sup>).  
The lot coverage will be 40.6% of the lot area (94.33 m<sup>2</sup>).

**3. Section 7.5.3, By-law 6752**

The maximum permitted floor space index is 0.75 times the area of the lot (174.2 m<sup>2</sup>).

The altered dwelling will have a floor space index equal to 1.01 times the area of the lot (234.38 m<sup>2</sup>).

**4. Section 7.5.3, By-law 6752**

The maximum permitted building height is 8.5 m.

The height of the building is 9.14 m.



## 42. 233 RUSSELL HILL RD

File Number:	A0560/17TEY	Zoning	RD (f12.0; d0.6)(x1424) & R1 Z0.6 (BLD)
Owner(s):	EVA KATALIN SZABO	Ward:	St. Paul's (22)
Agent:	SUSAN SZABO	Heritage:	Not Applicable
Property Address:	<b>233 RUSSELL HILL RD</b>	Community:	Toronto
Legal Description:	PLAN 1324Y PT LOT 33		

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

To remove and reconstruct the existing rear deck.

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

#### **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 m<sup>2</sup>.  
The area of each platform at or above the second storey will be 11.6 m<sup>2</sup>.

### **43. 101 CONSTANCE ST**

File Number:	A0561/17TEY	Zoning	R (d0.6)(x575) & R2 Z0.6 (BLD)
Owner(s):	EMIEKE GELDOP	Ward:	Parkdale-High Park (14)
Agent:	EMIEKE GELDOP	Heritage:	Not Applicable
Property Address:	<b>101 CONSTANCE ST</b>	Community:	Toronto
Legal Description:	PLAN 1286 PT LOTS 54 & 55		

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

To alter the existing two-storey detached dwelling by re-constructing a rear deck.

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

##### **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 17.0 m in depth is 7.5 m. The altered dwelling will be located 1.06 m to the east side lot line and 1.5 m to the west side lot line.

#### 44. 782 - 784 QUEEN ST E

File Number:	A0565/17TEY	Zoning	CR 2.5 (c2.0; r2.0) SS2 (x2294) & MCR T2.5 C2.0 R2.0 (Waiver)
Owner(s):	782 QUEEN STREET HOLDINGS INC	Ward:	Toronto-Danforth (30)
Agent:	VINCENT TASSONE	Heritage:	Not Applicable
Property Address:	<b>782 - 784 QUEEN ST E</b>	Community:	Toronto
Legal Description:	PLAN 153 PT LOT 1		

#### PURPOSE OF THE APPLICATION:

To alter the existing two-storey commercial building containing a restaurant by constructing a rear outdoor patio.

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

- 1. Chapter 40.10.20.100.(21)(B), By-law 569-2013**  
An outdoor patio is a permitted use provided it does not exceed 35.84 m<sup>2</sup>.  
In this case the rear outdoor patio will be 39.04 m<sup>2</sup>.
- 2. Chapter 40.10.20.100.(21)(D), By-law 569-2013**  
An outdoor patio is a permitted use provided it is located a minimum of 30.0 m from a lot line in a Residential Zone category or Residential Apartment Zone category.  
The rear outdoor patio will be located 7.96 m from a lot in the Residential Zone category or Residential Apartment Zone category.
- 3. Chapter 40.10.20.100.(21)(F), By-law 569-2013**  
An outdoor patio is a permitted use provided that if it is in the rear yard of a lot which abuts a lot in the Residential Zone category or Residential Apartment Zone category it has a fence installed along the portion of the outdoor patio parallel to the rear lot line.  
In this case, the rear outdoor patio abuts a lot in the Residential Zone category and a fence will not be installed.
- 1. Section 8(2)(7)(a)(i), By-law 438-86**  
An outdoor patio is not permitted in the rear yard of a building if the lot abuts a lot in a R district.  
The rear outdoor patio will be on a lot that abuts a lot in a R district.

## 45. 72 CRESCENT RD

File Number:	A0269/17TEY	Zoning	RD (fl3.5 d0.6)(x1436) & R1 Z0.6 (Waiver)
Owner(s):	JENNIFER KUZYK	Ward:	Toronto Centre-Rosedale (27)
Agent:	VICTOR GUITBERG	Heritage:	Designated
Property Address:	<b>72 CRESCENT RD</b>	Community:	Toronto
Legal Description:	PLAN 84E PT LOTS 57 & 58		

### PURPOSE OF THE APPLICATION:

To alter a two-storey detached dwelling by constructing a two-storey rear addition and a finished basement.

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

- 1. Chapter 10.5.100.1 (2) (B), , By-law 569-2013**  
A driveway that is not located in or does not pass through the front yard may be a maximum of 6.0 m wide.  
The driveway will be 7.87 m wide.
  - 2. Chapter 10.5.50.10 (3) (A), By-law 569-2013**  
A minimum of 50% of the rear yard is required to be soft landscaping (230.21 m<sup>2</sup>).  
The rear yard landscaping area will be 45.66% (210.22 m<sup>2</sup>).
  - 3. Chapter 10.20.40.30 (1), By-law 569-2013**  
The maximum permitted building depth for a detached house is 19.0 m.  
The building depth will be 23.38 m.
  - 4. Chapter 10.20.40.10 (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 wall will be 7.62 m.
  - 5. 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 23.96 m.
- 1. Section 6 (3) PART IV 4 (ii) C, By-law 438-86**  
The maximum permitted driveway width is 2.6 m.  
The driveway width will be 7.87 m.
  - 2. Section 6(3) Part II 3 B (II) 2, 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 east side lot line setback will be 1.20 m.  
The west side lot line setback will be 3.60 m.