

**COMMITTEE OF ADJUSTMENT
AGENDA
TORONTO EAST YORK PANEL**

Hearing Date: June 14, 2017

Time: 9:30 a.m.

Location: Committee Room 2 - Toronto City Hall - 100 Queen Street West

1. OPENING REMARKS

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

2. DEPUTATION ITEMS

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

| | File Number | Property | Community (Ward) |
|-----|--------------------|---------------------|------------------------------|
| 1. | A1301/16TEY | 738 DUNDAS ST E | Toronto Centre-Rosedale (28) |
| 2. | A0151/17TEY | 170 ROBERT ST | Trinity-Spadina (20) |
| 3. | A0152/17TEY | 208 ROBERT ST | Trinity-Spadina (20) |
| 4. | A0153/17TEY | 838 COLLEGE ST | Trinity-Spadina (19) |
| 5. | A0154/17TEY | 423 VAUGHAN RD | St. Paul's (21) |
| 6. | A0155/17TEY | 30 MELVILLE AVE | Trinity-Spadina (19) |
| 7. | A0156/17TEY | 191 MONTCLAIR AVE | St. Paul's (21) |
| 8. | A0157/17TEY | 391 PAPE AVE | Toronto-Danforth (30) |
| 9. | A0158/17TEY | 132 BELLEFAIR AVE | Beaches-East York (32) |
| 10. | A0159/17TEY | 127 PARKMOUNT RD | Toronto-Danforth (30) |
| 11. | A0160/17TEY | 145 WOLSELEY ST | Trinity-Spadina (19) |
| 12. | A0161/17TEY | 40 GLEN STEWART AVE | Beaches-East York (32) |
| 13. | A0162/17TEY | 79-81 BRAEMAR AVE | St. Paul's (22) |
| 14. | A0163/17TEY | 69 STRATHEARN RD | St. Paul's (21) |
| 15. | A0164/17TEY | 47 EDWIN AVE | Davenport (18) |
| 16. | A0419/17TEY | 98 BROWNING AVE | Toronto-Danforth (29) |

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

| | File Number | Property | Community (Ward) |
|-----|--------------------|-------------------------|-------------------------|
| 17. | A0165/17TEY | 34 GLEN STEWART CRES | Beaches-East York (32) |
| 18. | A0166/17TEY | 19 R LIPTON AVE | Toronto-Danforth (29) |
| 19. | A0167/17TEY | 2915 ST CLAIR AVE E | Beaches-East York (31) |
| 20. | A0168/17TEY | 34 ALDWYCH AVE | Toronto-Danforth (29) |
| 21. | A0169/17TEY | 371 O'CONNOR DR | Toronto-Danforth (29) |
| 22. | A0170/17TEY | 1220 DUFFERIN ST | Davenport (18) |
| 23. | A0171/17TEY | 32 MAYNARD AVE | Parkdale-High Park (14) |
| 24. | A0172/17TEY | 34 ASHALL BLVD | Beaches-East York (31) |
| 25. | A0173/17TEY | 48 ADMIRAL RD | Trinity-Spadina (20) |
| 26. | A0174/17TEY | 32 LE MAY RD | St. Paul's (22) |

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

| | File Number | Property | Community (Ward) |
|-----|--------------------|----------------------|------------------------------|
| 27. | A0175/17TEY | 4 ALDWYCH AVE | Toronto-Danforth (29) |
| 28. | A0176/17TEY | 265 VAUGHAN RD | St. Paul's (21) |
| 29. | A0177/17TEY | 729 AVENUE RD | St. Paul's (22) |
| 30. | A0178/17TEY | 359 ASHDALE AVE | Toronto-Danforth (30) |
| 31. | A0179/17TEY | 454-464 YONGE ST | Toronto Centre-Rosedale (27) |
| 32. | A0180/17TEY | 39 ALDWYCH AVE | Toronto-Danforth (29) |
| 33. | A0181/17TEY | 635 QUEEN ST E | Toronto-Danforth (30) |
| 34. | A0182/17TEY | 489 CLINTON ST | Trinity-Spadina (20) |
| 35. | A0183/17TEY | 654 LANSDOWNE AVE | Davenport (18) |
| 36. | A0184/17TEY | 159 WELLESLEY ST E | Toronto Centre-Rosedale (27) |

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

| | File Number | Property | Community (Ward) |
|-----|--------------------|------------------------|------------------------------|
| 37. | A0185/17TEY | 68 TIVERTON AVE | Toronto-Danforth (30) |
| 38. | A0186/17TEY | 245 DEWHURST BLVD N | Toronto-Danforth (29) |
| 39. | A0187/17TEY | 351 HOWLAND AVE | St. Paul's (21) |
| 40. | A0188/17TEY | 15 DUNDONALD ST | Toronto Centre-Rosedale (27) |
| 41. | A0189/17TEY | 180 JOHN ST | Trinity-Spadina (20) |
| 42. | A0190/17TEY | 185 PALMERSTON AVE | Trinity-Spadina (19) |
| 43. | A0370/17TEY | 63-65 HOMEWOOD AVE | Toronto Centre-Rosedale (27) |
| 44A | B0021/17TEY | 48 DEWSON ST | Trinity-Spadina (19) |
| 44B | A0248/17TEY | PART 2 | |
| 44A | 0249/17TEY | PART 1 | |

45. A1164/17TEY 77 CORLEY AVE Beaches-East York (32)

3. OTHER BUSINESS

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

1. 738 DUNDAS ST E

| | | | |
|--------------------|--------------------------|------------|---------------------------------|
| File Number: | A1301/16TEY | Zoning | E 3.0 (x311) & I2 D3 (BLD) |
| | | Ward: | Toronto Centre-Rosedale (28) |
| Property Address: | 738 DUNDAS ST E | Heritage: | Not Applicable |
| Legal Description: | PLAN 108 PT LOTS 13 & 14 | Community: | Toronto |

PURPOSE OF THE APPLICATION:

To legalize and to maintain the existing recreational target range within the existing 1½-storey building.

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.
In this case, zero parking spaces will be provided

Section 9(1)(F), By-law 438-86

A Place of Amusement is not a permitted use.
The building will be used as a Place of Amusement.

2. 170 ROBERT ST

| | | | |
|--------------------|----------------------|------------|-------------------------------|
| File Number: | A0151/17TEY | Zoning | R(d1.0)(x848) & R3 Z1.0 (ZZC) |
| | | Ward: | Trinity-Spadina (20) |
| | | Heritage: | Designated |
| Property Address: | 170 ROBERT ST | Community: | Toronto |
| Legal Description: | PLAN 459 LOT 47 | | |

PURPOSE OF THE APPLICATION:

To convert the existing rear detached garage into a home office.

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

- 1. Chapter 10.10.60.70.(1), By-law 569-2013**
The area of the lot covered by all ancillary buildings and structures may not exceed 5% of the lot area (7.88 m²).
The rear detached garage will have a lot coverage of 20.94% (33.0 m²).
- 2. Chapter 150.5.60.1.(1), By-law 569-2013**
A home occupation is a permitted use provided it is not located in an ancillary building or structure
In this case, the home occupation will be located in the rear detached garage.
- 3. Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one parking space is required to be provided.
In this case, zero parking spaces will be provided.
- 1. Section 6(3) Part I 2, By-law 438-86**
An accessory building is permitted a maximum floor area no greater than 5% of the lot area (7.88 m²).
The rear detached garage will have a gross floor area equal to 17.97% of the lot area (28.32 m²).
- 2. 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 detached garage will be located 3.17 m from the adjacent residential building.
- 3. Section 6(3) Part II 7(I), By-law 438-86**
The minimum required setback of an accessory structure to all lot lines is 3.0 m.
The rear detached garage will be located 0.40 m from the north side lot line and 0.40 m from the south side lot line.
- 4. Section 4(5)(B), By-law 438-86**
A minimum of one parking space is required to be provided.
In this case, zero parking spaces will be provided.
- 5. Section 6(2) 20, By Law 438-86**
No part of an accessory building may be used for a home/work use.
In this case, the home/work use is will be located in the existing rear detached garage.

3. 208 ROBERT ST

| | | | |
|--------------------|----------------------|------------|--------------------------------|
| File Number: | A0152/17TEY | Zoning | R (d1.0)(x852) & R3 Z1.0 (ZPR) |
| | | Ward: | Trinity-Spadina (20) |
| | | Heritage: | Designated |
| Property Address: | 208 ROBERT ST | Community: | Toronto |
| Legal Description: | PLAN D10 PT LOT 30 | | |

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a rear two-storey addition. The existing rear ground floor addition will be demolished.

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 semi-detached dwelling is 1.0 times the area of the lot (172.5 m²).
The altered semi-detached dwelling will have a floor space index equal to 1.17 times the area of the lot (202 m²).
- Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a semi-detached dwelling is 17 m.
The altered semi-detached dwelling will have a depth of 18.51 m.
- Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (23.33 m²) of the rear yard must be maintained as soft landscaping.
In this case, 7.8% (3.64 m²) of the rear yard has been maintained as soft landscaping.
- Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one parking space is required to be provided.
In this case, zero parking spaces will be provided.
- 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 (172.5 m²).
The altered semi-detached dwelling will have a gross floor area equal to 1.17 times the area of the lot (202 m²).
- Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted depth of a semi-detached dwelling is 17 m.
The altered semi-detached dwelling will have a depth of 18.51 m.
- Section 4(5)(B), By-law 438-86**
A minimum of one parking space is required to be provided.
In this case, zero parking spaces will be provided.

4. 838 COLLEGE ST

| | | | |
|--------------------|-------------------------|------------|--|
| File Number: | A0153/17TEY | Zoning | CR 3.0 (c1.0;r2.5) SS2 (x1571) & MCR T3.0 C12.0 R2.5 |
| Property Address: | 838 COLLEGE ST | Ward: | Trinity-Spadina (19) |
| Legal Description: | PLAN 329 BLK K PT LOT 2 | Heritage: | Not Applicable |
| | | Community: | Toronto |

PURPOSE OF THE APPLICATION:

To alter the existing 2-storey mixed-use building containing restaurant use on the ground floor and residential use on the second floor by constructing a rear outdoor patio on the ground floor.

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

1. Chapter 40.10.20.100.(21)(1)(B), By-law 569-2013

An outdoor patio is a permitted use provided it does not exceed 30.0 m².
In this case the rear restaurant outdoor patio will be 52.30 m².

2. Chapter 40.10.20.100.(21)(2)(D), By-law 569-2013

An outdoor patio is a permitted use provided it is located 30.0 m from a lot line in a Residential Zone category or Residential Apartment Zone category.

The rear outdoor patio will be located 16.75 m from a lot in the Residential Zone category or Residential Apartment Zone category.

1. Section 8(2) 7(I), By-law 438-86

A patio is not a permitted if it located in the rear yard of a building if the lot abuts, or is separated from a lot in a residential district by distance of less than 10 m.

The outdoor patio will be located 16.75 m from a lot in a residential district and is not permitted.

5. 423 VAUGHAN RD

| | | | |
|--------------------|-----------------------|------------|------------------------------------|
| File Number: | A0154/17TEY | Zoning | RM (fl2.0, u2, d0.8) & R2 (ZZC) |
| Property Address: | 423 VAUGHAN RD | Ward: | St. Paul's (21) |
| Legal Description: | PLAN 1527 PT LOT 2 | Heritage: | Not Applicable |
| | | Community: | Toronto |

PURPOSE OF THE APPLICATION:

To permit a cafe use (Take-out Eating Establishment) in the existing vacant commercial store. No external changes to the existing buildings are being contemplated.

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

Chapter 10.80.20.10.(1), By-law 569-2013

A take-out restaurant (coffee shop) is not permitted in the Residential Zone.
In this case, a coffee shop (Take-out Eating Establishment) will be permitted.

Section 8 (R2-2), By-law 1-83

A take-out restaurant (coffee shop) is not permitted in the Residential Zone.
In this case, a coffee shop (Take-out Eating Establishment) will be permitted.

6. 30 MELVILLE AVE

| | | | |
|--------------------|------------------------|------------|--------------------------|
| File Number: | A0155/17TEY | Zoning | R (d0.6) & R2 Z0.6 (ZZC) |
| | | Ward: | Trinity-Spadina (19) |
| Property Address: | 30 MELVILLE AVE | Heritage: | Not Applicable |
| Legal Description: | PLAN 778 BLK D LOT 18 | Community: | Toronto |

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached duplex by reconstructing a front and rear covered porch and front yard basement walkout.

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

- 1. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the front yard must be maintained as soft landscaping (8.63 m²).
The front yard soft landscaping area will be equal to 61% (7.04 m²).
- 2. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% of the rear yard must be maintained as soft landscaping (52.37 m²).
The rear yard soft landscaping area will be equal to 9% (9.94 m²).
- 3. 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.
In this case, the front yard basement walkout stairs will alter the front main wall that faces a street.
- 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 (126.38 m²).
The altered dwelling will have a gross floor area equal to 1.21 times the area of the lot (255.89 m²).
- 2. Section 6(3) Part III 3(B), By-law 438-86**
A minimum of 75% of the front yard must be maintained as soft landscaping (17.26 m²).
The front yard soft landscaping area will be equal to 31% (7.04 m²).
- 3. Section 6(3) Part II 8 D, By-law 438-86**
The maximum permitted platform projection from the rear main wall is 2.5 m.
In this case, the rear ground floor deck will project 3.12 m from the rear wall.
- 4. Section 6(3) Part II 8F, By-law 438-86**
The maximum permitted projection of a roof over a first floor platform which is attached to the rear wall of a residential building is 2.5 m.
In this case, the roof located above the rear ground floor deck will project 3.43 m from the rear wall.

7. 191 MONTCLAIR AVE

| | | | |
|--------------------|--------------------------|------------|--|
| File Number: | A0156/17TEY | Zoning | RD (f12.0; d0.6)(x1249) & R1 Z0.6 (ZZC) |
| Property Address: | 191 MONTCLAIR AVE | Ward: | St. Paul's (21) |
| Legal Description: | PLAN 1688 LOT 34 | Heritage: | Not Applicable |
| | | Community: | Toronto |

PURPOSE OF THE APPLICATION:

To legalize and to maintain the existing rear covered deck which commenced construction without a building permit.

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

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

A roof over a first floor platform or terrace is permitted provided it does not project more than 2.5 m from the wall to which it is attached.

In this case, the roof projects 5 m from the rear wall of the detached house.

8. 391 PAPE AVE

| | | | |
|--------------------|--|------------|--------------------------------|
| File Number: | A0157/17TEY | Zoning | R (d0.6)(x736) & R2 Z0.6 (BLD) |
| | | Ward: | Toronto-Danforth (30) |
| | | Heritage: | Not Applicable |
| Property Address: | 391 PAPE AVE | Community: | Toronto |
| Legal Description: | PLAN M73 PT LOT 29 RP 66R8939 PARTS 10 TO 12 | | |

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling containing five residential units by constructing a rear exterior staircase from the second floor.

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

- 1. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (25.06 m²), of the rear yard shall be maintained as soft landscaping.
In this case, 0% (0.0 m²), of the rear yard will be maintained as soft landscaping.
- 2. Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted building depth is 14.0 m.
The altered building will have a building depth of 23.8 m, measured to the rear new stair case.
- 3. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 6.3 m from the east rear lot line, measured from the rear new stair case.
- 1. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 6.3 m from the east rear lot line, measured from the rear new stair case.
- 2. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The altered building will have a building depth of 23.8 m, measured to the rear new stair case.
- 3. Section 6(3) Part III 1(A), By-law 438-86**
A minimum of 30% (58.5 m²), of the area of the lot shall be landscaped open space.
In this case, 26.9% (52.58 m²), will be maintained as landscaped open space.

9. 132 BELLEFAIR AVE

| | | | |
|--------------------|--------------------------|------------|------------------------------------|
| File Number: | A0158/17TEY | Zoning | R(d0.60)(x771) & R2 Z0.60 (ZZC) |
| Property Address: | 132 BELLEFAIR AVE | Ward: | Beaches-East York (32) |
| Legal Description: | PLAN 984 PT LOT 95 | Heritage: | Not Applicable |
| | | Community: | Toronto |

PURPOSE OF THE APPLICATION:

To convert the existing two-storey semi-detached dwelling containing two dwelling units into three dwelling units.

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

- 1. Chapter 150.10.40.40.(1), By-law 569-2013**
A secondary suite is a permitted use provided that the interior floor area of a secondary suite is less than the interior floor area of the dwelling unit.
In this case, the interior floor area of the secondary suite(s) is greater than the interior floor area of the dwelling unit.
- 2. Chapter 150.10.40.40.(3), By-law 569-2013**
The average floor area of the dwelling units in a building containing more than two dwelling units shall not be less than 65.0 m².
In this case, the average floor area of the three dwelling units in the building will be 44.87 m².
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a semi-detached dwelling is 0.60 times the area of the lot (135.30 m²).
The altered dwelling will have a gross floor area equal to 0.76 times the area of the lot (170.60 m²).
- 2. Section 6(2) 1(iv), By-law 438-86**
The minimum required average floor area of the dwelling units in a building used as a converted house is 65.0 m².
In this case, the average floor area of the three dwelling units in the converted building is 44.87 m².

10. 127 PARKMOUNT RD

| | | | |
|--------------------|-------------------------|------------|-------------------------------|
| File Number: | A0159/17TEY | Zoning | R(d0.6)(x736) & R2 Z0.6 (ZZC) |
| | | Ward: | Toronto-Danforth (30) |
| | | Heritage: | Not Applicable |
| Property Address: | 127 PARKMOUNT RD | Community: | Toronto |
| Legal Description: | PLAN E411 LOT 43 | | |

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 9.17 m.

2. 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 (139.54 m²).
The altered detached dwelling will have a floor space index equal to 0.96 times the area of the lot (223.38 m²).

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

The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (139.54 m²).
The altered detached dwelling will have a gross floor area equal to 0.96 times the area of the lot (223.387 m²).

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 detached dwelling will be located 0.56 m from the side wall of the south adjacent building (125 Parkmount Road) and 0.47 m from the side wall of the north adjacent building (129 Parkmount Road)..

3. 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 0.44 m from the south side lot line and 0.47 m from the north side lot line.

4. 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 17.0 m depth will be located 1.23 m from the south side lot line and 0.47 m from the north side lot line.

11. 145 WOLSELEY ST

| | | | |
|--------------------|------------------------|------------|----------------------------------|
| File Number: | A0160/17TEY | Zoning | R(d1.0)(x806) & R4 Z1.0 (ZZC) |
| Property Address: | 145 WOLSELEY ST | Ward: | Trinity-Spadina (19) |
| Legal Description: | PLAN D114 PT LOT 1 | Heritage: | Not Applicable |
| | | Community: | Toronto |

PURPOSE OF THE APPLICATION:

To construct a two-storey addition to the rear of a townhouse.

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

- 1. Chapter 10.10.40.80.(1)(A), By-law 569-2017**
The minimum required distance between main walls for a townhouse is 2.00 m where there are no openings to dwelling units in those main walls.
The two storey rear addition will have a distance between main walls of 0.00 m on the east side and 0.00 m on the west side.
- 2. Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted building depth for a townhouse is 14.00 m.
The building depth of the altered building will be 17.11 m.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 1.00 times the area of the lot (118.97 m²).
The floor space index will be 1.07 times the area of the lot (127.74 m²).
- 1. Section 6(3) Part II 3.C(I), By-law 438-86**
The required side lot line setback is 0.45 m, where the side wall contains no openings.
The two storey rear addition will have a side lot line setback of 0.00 m on the east side and 0.00 m on the west side.
- 2. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.00 m.
The building depth of the altered building will be 17.11 m.
- 3. Section 6(3) Part III 1(A), By-law 438-86**
The minimum required landscaped open space is 30% of the area of the lot (35.69 m²).
The landscaped open space will be equal to 21% of the area of the lot (25.55 m²).
- 4. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted the residential gross floor area is 1.00 times the area of the lot (118.97 m²).
The residential gross floor area will be 1.07 times the area of the lot (127.74 m²).

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

A building is required to be located a minimum separation distance of 0.90 m to the side wall of an adjacent building that contains no openings.

The two storey rear addition will be located 0.00 m from the adjacent building on the east side and 0.00 m from the adjacent building on the west side.

12. 40 GLEN STEWART AVE

| | | | |
|--------------------|----------------------------|------------|---|
| File Number: | A0161/17TEY | Zoning | RD (d0.35)(x961) & R1 Z0.35 (WAIVER) |
| Property Address: | 40 GLEN STEWART AVE | Ward: | Beaches-East York (32) |
| Legal Description: | PLAN M51 PT LOT 3 | Heritage: | Not Applicable |
| | | Community: | Toronto |

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by reconstructing a front covered porch.

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

1. 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 be located 0.32 m closer to the side lot line than the required setback.

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

A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering.

In this case, the platform will encroach 0.3 m beyond the platform it is covering.

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

A roof over a platform or terrace is permitted to project into the required setbacks provided it does not extend beyond the side walls of the building as projected.

In this case, the roof will extend beyond the side walls as projected.

13. 79-81 BRAEMAR AVE

| | | | |
|--------------------|-----------------------------|------------|---|
| File Number: | A0162/17TEY | Zoning | R (f9.0; d0.6)(x731) & R2 Z0.6 (ZZC) |
| | | Ward: | St. Paul's (22) |
| | | Heritage: | Not Applicable |
| Property Address: | 79-81 BRAEMAR AVE | Community: | Toronto |
| Legal Description: | PLAN 487E PART LOTS 17 & 18 | | |

PURPOSE OF THE APPLICATION:

To alter the existing multiplex dwelling containing four dwelling units by removing one dwelling unit within the portion of the dwelling municipally known as 79 Braemar Avenue.

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

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

A minimum of 50% (121.53 m²) of the rear yard must be maintained as soft landscaping.
In this case, 42% (102.98 m²) of the rear yard has been maintained as soft landscaping.

14. 69 STRATHEARN RD

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|--------------------|---------------------------|------------|--|
| File Number: | A0163/17TEY | Zoning | RD (f12.0;a370;d0.4)(x1199) & R1 (ZZC) |
| Property Address: | 69 STRATHEARN RD | Ward: | St. Paul's (21) |
| Legal Description: | PLAN 2618 PT LOTS 64 & 65 | Heritage: | Not Applicable |
| | | Community: | York |

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.100.1.(1)(C)(iii), By-law 569-2013**
The maximum permitted driveway width is 3.2 m.
In this case, the driveway will have a width of 4.34 m.
- Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted height is 11.0 m.
The new dwelling will have a height of 11.35 m.
- Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.4 times the area of the lot (273.28 m²).
The new dwelling will have a floor space index equal to 0.54 times the area of the lot (371.60 m²).
- Chapter 10.40.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey is 4.0 m².
The area of each platform at or above the second storey will be 5.39 m².
- Section 3(b), By-law 3623-97**
The maximum permitted floor space index is 0.48 times the area of the lot (330.64 m²).
The new dwelling will have a floor space index equal to 0.54 times the area of the lot (371.60 m²).
- Section 3(a), By-law 3623-97**
The maximum permitted height is 11.0 m.
The new dwelling will have a height of 11.35 m.

15. 47 EDWIN AVE

| | | | |
|--------------------|-------------------|------------|---------------------------------|
| File Number: | A0164/17TEY | Zoning | R (d0.6) (x751) & R2 Z0.6 (ZZC) |
| Property Address: | 47 EDWIN AVE | Ward: | Davenport (18) |
| Legal Description: | PLAN M1 PT LOT 85 | Heritage: | Not Applicable |
| | | Community: | Toronto |

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a semi-detached dwelling is 17.00 m.
The altered dwelling will have a depth of 17.43 m.
- 2. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 3.18 m.
The altered dwelling will be located 2.71 m from the west front lot line, measured to the front second-storey addition.
- 3. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The front porch stairs will be located 0.45 m from the west front lot line.
- 4. Chapter 10.5.50.10.(1)(A), By-law 569-2013**
The minimum required front yard landscaping area is 16.10 m².
In this case, the front yard landscaping area will be 0.47 times the area of the lot (7.49 m²).
- 5. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (12.08 m²) of the front yard is required to be soft landscaping.
In this case, 46% (7.44 m²) of the front yard will be maintained as soft landscaping.
- 1. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for a semi-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 0.00 m from the north side lot line, measured to the rear two-storey addition.

- 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 0.43 m portion of the semi-detached dwelling, exceeding the 17.0 m depth, will be located 0.00 m from the north side lot line, and 0.91 m from the south side lot line.
- 3. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a semi-detached dwelling is 0.60 times the area of the lot (137.21 m²).
The altered dwelling will have a gross floor area equal to 0.92 times the area of the lot (209.72 m²).
- 4. 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 3.18 m.
The altered dwelling will be located 2.71 m from the west front lot line, measured to the front second-storey addition.
- 5. Section 6(3) Part III 3(B), By-law 438-86**
A minimum of 50% (8.05 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 46.5 % (7.49 m²) of the required front yard landscaped open space will be in the form of soft landscaping.
- 6. Section 6(2)(1)(v), By-law 438-86**
A converted dwelling is permitted provided that there is no substantial change in the appearance of the dwelling as the result of the conversion.
In this case, substantial change will occur in the appearance of the dwelling.

16. 98 BROWNING AVE

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|--------------------|---------------------------------|------------|--------------------------------------|
| File Number: | A0419/17TEY | Zoning | R (d0.6)(x312) & R2 Z0.6 (WAIVER) |
| | | Ward: | Toronto-Danforth (29) |
| | | Heritage: | Not Applicable |
| Property Address: | 98 BROWNING AVE | Community: | Toronto |
| Legal Description: | PLAN M368 PT LOT 105 PT LOT 106 | | |

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

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 (118.06 m²).
Minor Variance Decision A0999/16TEY permitted a floor space index equal to 0.75 times the area of the lot (127.57 m²).
The altered dwelling will have a floor space index equal to 0.77 times the area of the lot (131.70 m²).

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

The minimum required rear yard setback is 7.5 m.
Minor Variance Decision A0999/16TEY permitted a rear yard setback of 4.92 m.
The altered dwelling will be located 4.32 m from the rear lot line.

1. Section 6(3) Part VI 1(I), By-law 569-2013

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 (118.06 m²).
Minor Variance Decision A0999/16TEY permitted a floor space index equal to 0.75 times the area of the lot (127.57 m²).
The altered dwelling will have a gross floor area equal to 0.77 times the area of the lot (131.70 m²).

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

The minimum required rear yard setback is 7.5 m.
Minor Variance Decision A0999/16TEY permitted a rear yard setback of 4.92 m.
The altered dwelling will be located 4.32 m from the rear lot line.

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

17. 34 GLEN STEWART CRES

| | | | |
|--------------------|--|------------|---|
| File Number: | A0165/17TEY | Zoning | RD(f10.0; d0.35)(x1392) & R1 Z0.35 (ZZC) |
| | | Ward: | Beaches-East York (32) |
| | | Heritage: | Not Applicable |
| Property Address: | 34 GLEN STEWART CRES | Community: | Toronto |
| Legal Description: | PLAN M568 PT LOTS 33 AND 34 RP 63R14412 PART 2 | | |

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing second and third storey additions.

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

- 1. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.35 times the area of the lot (120.51 m²).
The altered detached dwelling will have a floor space index equal to 0.69 times the area of the lot (236.93 m²).
- 2. Chapter 10.20.40.10.(2)(A)(i)&(ii), 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 **9.58** m.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.35 times the area of the lot (120.51 m²).
The altered detached dwelling will have a gross floor area equal to 0.69 times the area of the lot (236.93 m²).

18. 19 R LIPTON AVE

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|--------------------|---------------------------|------------|---------------------------------|
| File Number: | A0166/17TEY | Zoning | R (d0.6) (x322) & R2 Z0.6 (ZZC) |
| | | Ward: | Toronto-Danforth (29) |
| | | Heritage: | Not Applicable |
| Property Address: | 19 R LIPTON AVE | Community: | Toronto |
| Legal Description: | PLAN 1420 PT LOTS 15 & 16 | | |

PURPOSE OF THE APPLICATION:

To alter an accessory structure and its' use by converting the existing second floor into an art studio (78.22 m2).

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 artist studio is 1 space, and the minimum number of parking spaces for the dwelling unit is 1 space, for a total of 2.
In this case, there will be 1 space for the existing dwelling unit.
- 2. Chapter 10.10.40.70.(3)(C)(iii), By-law 5689-2013**
The minimum required side yard setback for a non-residential building is 7.5 m.
The side yard setback will be 0.0 m on the east and west sides.
- 3. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The rear yard setback will be 0.0 m.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (164.57 m²).
The floor space index will be 1.03 times the area of the lot (281.54 m²).
- 5. Chapter 10.10.20.10.(1), By-law 569-2013**
The proposed use, artist studio, is not permitted in the Residential Zone.
- 1. Section 6(2) 20(ii), By-law 438-86**
A home/work use is a permitted residential use accessory to a dwelling unit, if the maximum gross floor area being the aggregate of the areas of each floor above and below grade used for work purposes, does not exceed 30.0 m².
The gross floor area to be used for work purposes will be 78.22 m².
- 2. Section 6(2) 20(viii), By-law 438-86**
A home/work use is a permitted residential use accessory to a dwelling unit, if no part of an accessory building is used for the home/work use.
The home/work use is proposed in an existing accessory building.

19. 2915 ST CLAIR AVE E

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|--------------------|---|------------|------------------------|
| File Number: | A0167/17TEY | Zoning | RD & R1B (ZZC) |
| | | Ward: | Beaches-East York (31) |
| | | Heritage: | Not Applicable |
| Property Address: | 2915 ST CLAIR AVE E | Community: | East York |
| Legal Description: | PLAN 3627 PT LOTS 3 TO 5 RP 66R28276 PART 2 | | |

PURPOSE OF THE APPLICATION:

To alter the existing lawful non-conforming service station by constructing a canopy above the existing two gas pumps located on the west side of the building and expanding the existing retail store by converting an interior service bay for a take-out eating establishment and retail store.

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 service station 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 under Chapter 10.20.20.10.(1), By-law 569-2013 and Section 7.3.1, By-law 6752.

The addition of the fuel dispenser canopy over the two gas pumps on the west side (Squires Avenue flankage) is an alteration and extension to the lawful non-conforming use.

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

1. 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, four parking spaces will be located in the front yard and one of the parking spaces will abut a street.

2. Chapter 10.5.80.10.(6), By-law 569-2013

On a corner lot, a parking space must be located within a building or structure in a rear yard or side yard that does not abut a street.

In this case, one parking space will be located adjacent to a street.

3. Chapter 10.20.20.10.(1), By-law 569-2013

A retail store and take-out eating establishment within a building in a Residential Zone is not permitted.

A retail store and take-out eating establishment will be permitted.

(OMB Decision PL140962 permitted an ancillary retail use.)

1. Section 7.1.4, By-law 6752

Parking in the front yard is not permitted in a residential zone.

In this case, four parking spaces will be located in the front yard.

2. Section 7.3.1, By-law 6752

A take-out restaurant and retail store are not permitted uses.

A take-out restaurant and retail store will be permitted.

(OMB Decision PL140962 permitted an ancillary retail use.)

20. 34 ALDWYCH AVE

| | | | |
|--------------------|-----------------------|------------|-----------------------|
| File Number: | A0168/17TEY | Zoning | RS (ZZC) |
| | | Ward: | Toronto-Danforth (29) |
| Property Address: | 34 ALDWYCH AVE | Heritage: | Not Applicable |
| Legal Description: | PLAN 704 PT LOT 26 | Community: | Toronto |

PURPOSE OF THE APPLICATION:

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

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 0.75 times the area of the lot (143.76 m²).
The altered dwelling will have a floor space index equal to 0.82 times the area of the lot (157.08 m²).
- 2. Chapter 10.40.40.50.(2)(C), By-law 569-2013**
The minimum required setback for a deck at the rear of the dwelling located at or above the second storey is 1.8 m from the common wall dividing the dwelling units.
In this case, the deck will be setback 0.0 m.

21. 371 O'CONNOR DR

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|--------------------|------------------------|------------|------------------------------------|
| File Number: | A0169/17TEY | Zoning | RD (f9.0; a280; d0.45) & R1A (ZZC) |
| Property Address: | 371 O'CONNOR DR | Ward: | Toronto-Danforth (29) |
| Legal Description: | PLAN 3056 PT LOT 42 | Heritage: | Not Applicable |
| | | Community: | East York |

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a rear ground floor addition, a complete second storey addition, a basement secondary suite and a new rear detached garage.

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

1. **Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (113.81 m²).
The lot coverage will be equal to 39.4% of the lot area (128.25 m²).
 2. **Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.45 times the area of the lot (146.32 m²).
The altered detached dwelling will have a floor space index equal to 0.63 times the area of the lot (204.54 m²).
 3. **Chapter 10.5.60.60.(1), By-law 569-2013**
The permitted maximum projection of the roof eaves of an ancillary building into the minimum building setback is 0.3 m if the eaves are no closer to a lot line than 0.15 m.
The eaves of the rear detached garage will be located 0.1 m from the east side lot line and 0.1 m from the south rear lot line.
 4. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of two parking spaces are required to be provided.
In this case, one parking space will be provided.
1. **Section 7.2.3, By-law 6752**
The maximum permitted floor space index of a detached dwelling is 0.45 times the area of the lot (146.32 m²).
The altered detached dwelling will have a floor space index equal to 0.63 times the area of the lot (204.54 m²).
 2. **Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (113.81 m²).
The lot coverage will be equal to 39.9% of the lot area (129.87 m²).
 3. **Section 7.2.3, By-law 6752**
A minimum of two parking spaces are required to be provided.
In this case, one parking space will be provided.

- 4. Section 7.1.4.(1)(a), By-law 6752**
The minimum required driveway width is 2.6 m.
The driveway will have a width of 2.44 m.
- 5. Section 5.6.(g), By-law 6752**
The minimum required side and rear yard setback for accessory buildings and structures is 0.45 m.
The rear detached garage will be located 0.1 m from the east side lot line and 0.1 m from the south rear lot line.
- 6. Section 7.1.1.(4), By-law 6752**
The maximum permitted height of an accessory building or structure is 3.6 m.
The rear detached garage will have a height of 3.88 m.

22. 1220 DUFFERIN ST

| | | | |
|--------------------|--------------------------|------------|-----------------------------------|
| File Number: | A0170/17TEY | Zoning | R d0.6 x740 & R2 Z0.6 (Waiver) |
| | | Ward: | Davenport (18) |
| | | Heritage: | Not Applicable |
| Property Address: | 1220 DUFFERIN ST | Community: | Toronto |
| Legal Description: | PLAN M88 BLK X PT LOT 34 | | |

PURPOSE OF THE APPLICATION:

To alter the existing 2 ½-storey semi-detached dwelling by constructing a rear four-storey addition, incorporating the detached garage and changing it to an integral garage, front second and third floor decks, construct a front third-storey addition and to convert the dwelling into six residential units.

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

- 1. Chapter 10.10.40.10.(2)(A)(i) & (ii), 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 11.63 m.

The maximum permitted height of all rear exterior main walls is 9.5 m.
The height of the rear exterior main walls will be 11.63 m.
- 2. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth is 17.0 m.
The altered dwelling will have a building length of 31.77 m.
- 3. 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 (145.45 m²).
The altered dwelling will have a floor space index equal to 2.1 times the area of the lot (519.65 m²).
- 4. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 0.8 m from the west rear lot line.
- 5. 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 1.5 m if it is no closer to a side lot line than the required side yard setback.
The platform form will encroach 2.16 m into the east front lot line.
- 6. Chapter 10.5.50.10.(3), By-law 569-2013**
A minimum of 50% (2.76 m²), of the rear yard shall be maintained as soft landscaping.
In this case, 0% (0.0 m²), of the rear yard will be maintained as soft landscaping.

7. **Chapter 10.5.40.70.(2), By-law 569-2013**
A building or structure is required a minimum setback 2.5 m from the original centreline of a lane.
The altered dwelling will be located 2.32 m from the original centreline of the lane at the rear.
8. **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 addition will alter the front main wall that faces the street.
9. **Chapter 200.5.1.10.(2)(A)(i), By-law 569-2013**
A parking space is required a minimum width of 2.9 m.
In this case, the two parking spaces will be 2.55 m measured wide.
10. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of five parking spaces are to be provided.
In this case, two parking spaces will be provided.
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (148.45 m²).
The altered dwelling will have a residential gross floor area equal to 2.53 times the area of the lot (657.7 m²).
2. **Section 6(3) Part II 2(I), By-law 438-86**
A building having an existing front lot line setback of less than 6.0 m, the additions to the front are to be setback the same distance of the existing building.
The altered dwelling will be located 1.73 m from the front lot line.
3. **Section 6(3) Part II 3(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.
4. **Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 0.8 m from the rear yard lot line.
5. **Section 6(3) Part II 5(I), By-law 436-86**
The maximum permitted building depth is 14.0 m.
The altered dwelling will have a building depth of 33.93 m.
6. **Section 6(3) Part III 1(A), By-law 438-86**
A minimum of 30% (74.22 m²), is required to be landscaped open space.
In this case, 25% (62.0 m²), of the lot will be landscaped open space.
7. **Section 4(14)(A), By-law 438-86**
A building or structure is required a minimum setback 2.5 m from the original centreline of a public lane.
The altered dwelling will be located 2.32 m from the original centreline of the public lane at the rear.

- 8. Section 6(2) 1(iii) A, By-law 438-86**
A converted house is a permitted use provided there is no addition to or alteration to the front main wall of the building that faces a street.
The alterations/additions will change the front main wall that faces a street.
- 9. 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 (37.11 m²).
The converted house will have a residential gross floor area equal to 1.57 times the area of the lot (387.75 m²).
- 10. 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.
The conversion of the dwelling will result in substantial changes in the appearance of the dwelling.
- 11. Section 4(17)(e), By-law 438-86**
The minimum parking space width is 2.9 m.
The two parking spaces will have a width of 2.55 m measured wide.
- 12. Section 4(5)(B), By-law 438-86**
A minimum of five parking spaces are to be provided.
In this case, two parking spaces will be provided.

23. 32 MAYNARD AVE

| | | | |
|--------------------|---|------------|--------------------------|
| File Number: | A0171/17TEY | Zoning | R (d2.0) & R3 Z2.0 (ZZC) |
| | | Ward: | Parkdale-High Park (14) |
| | | Heritage: | Not Applicable |
| Property Address: | 32 MAYNARD AVE | Community: | Toronto |
| Legal Description: | PLAN 823 PT LOT 2 TO PT LOT 4 PLAN 823 CLOSED LANE PT | | |

PURPOSE OF THE APPLICATION:

To alter the existing 8-storey residential building containing 43 dwelling units by converting the ground floor locker room into a new dwelling unit, for a total of 44 dwelling units in the building.

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

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

A minimum of one additional parking space is required for the additional dwelling unit.
In this case, there will be 20 parking spaces, zero additional parking spaces will be provided for the additional dwelling unit.

2. Chapter 10.10.40.50.(1), By-law 569-2013

An apartment building with 20 or more dwelling units must provide indoor amenity space at a minimum rate of 2.0 m² for each unit and outdoor amenity space at a minimum rate of 2.0 m² for each unit.
In this case, there will be no amenity space provided on the lot.

1. Section 4(12), By-law 438-86

An apartment building with 20 or more dwelling units must provide indoor amenity space at a minimum rate of 2.0 m² for each unit and outdoor amenity space at a minimum rate of 2.0 m² for each unit.
In this case, there will be no amenity space provided on the lot.

24. 34 ASHALL BLVD

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|--------------------|-----------------------|------------|------------------------------------|
| File Number: | A0172/17TEY | Zoning | RD (f12.0; a370; d0.6) & R1B (ZZC) |
| | | Ward: | Beaches-East York (31) |
| | | Heritage: | Not Applicable |
| Property Address: | 34 ASHALL BLVD | Community: | East York |
| Legal Description: | PLAN 3698 LOT 61 | | |

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (121.57 m²).
The lot coverage will be equal to 40.8% of the lot area (141.73 m²).
- 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 0.90 m.
The front porch will be located 0.60 m from the north side lot line.
- Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The new detached dwelling will have a height of 9.48 m.
- Chapter 10.20.40.40.(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 (208.42 m²).
The new detached dwelling will have a floor space index equal to 0.76 times the area of the lot (264.92 m²).
- Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.90 m.
The new detached dwelling will be located 0.60 m from the north side lot line.
- Chapter 10.5.40.60.(5)(A), By-law 569-2013**
An architectural feature on a building may encroach into a required minimum building setback a maximum of 0.6 m, if it is no closer to a lot line than 0.3 m.
The column will encroach 1.53 m into the required front yard setback.
- Section 7.3.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The new detached dwelling will have a height of 9.48 m.

2. Section 7.3.3, By-law 6752

The maximum permitted floor space index of a detached dwelling is 0.60 times the area of the lot (208.42 m²).

The new detached dwelling will have a floor space index equal to 0.76 times the area of the lot (264.92 m²).

3. Section 7.3.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (121.57 m²).

The lot coverage will be equal to 43.8% of the lot area (152.14 m²).

4. Section 7.3.3, By-law 6752

The minimum required side yard setback is 0.90 m.

The new detached dwelling will be located 0.60 m from the north side lot line.

25. 48 ADMIRAL RD

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|--------------------|----------------------|------------|---|
| File Number: | A0173/17TEY | Zoning | R(fl0.5,d1.0) (x714) & R2 Z1.0 (ZZC) |
| Property Address: | 48 ADMIRAL RD | Ward: | Trinity-Spadina (20) |
| Legal Description: | PLAN M6 N PT LOT 84 | Heritage: | Not Applicable |
| | | Community: | Toronto |

PURPOSE OF THE APPLICATION:

To alter a three-storey semi-detached dwelling by constructing a rear two-storey addition and the completion of interior alterations throughout the dwelling.

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

- 1. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth for a semi-detached house is 17.0 m.
The altered building depth will be 24.99 m.
- 2. Chapter 10.10.40.30.(1) (A), By-law 569-2013**
The maximum permitted floor space index is 1.0 times the area of the lot (329.8 m²).
The floor space index will be 1.10 times the area of the lot (363.60 m²)
- 1. Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted building depth is 17.0 m.
The building depth of the altered dwelling is 25.22 m.
- 2. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 1.0 times the area of the lot (329.8 m²).
The floor space index will be 1.10 times the area of the lot (363.60 m²).
- 3. 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 side lot line setback will be 0.0 m to the south lot line
- 4. Section (3) Part II 3(I), By-law 438-86**
A building is required to have a minimum separation distance of 0.90 m to the side wall of an adjacent building that contains no openings.
The building will be located 0.0 m from the adjacent building.
- 5. 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 3.91 m.
The front lot line setback will be 3.68 m.

26. 32 LE MAY RD

| | | | |
|--------------------|----------------------|------------|--------------------------|
| File Number: | A0174/17TEY | Zoning | R (d0.6) & R2 Z0.6 (ZZC) |
| | | Ward: | St. Paul's (22) |
| Property Address: | 32 LE MAY RD | Heritage: | Not Applicable |
| Legal Description: | PLAN 590E PT LOT 123 | Community: | Toronto |

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 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth for a semi-detached dwelling is 17.0 m.
The altered two-storey semi-detached dwelling will have a depth of 17.91 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 (141.20 m²).
The altered semi-detached dwelling will have a floor space index equal to 0.73 times the area of the lot (148.76 m²).
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (122.78 m²).
The altered semi-detached dwelling will have a residential gross floor area equal to 0.73 times the area of the lot (148.76 m²).
- 2. Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted depth of a semi-detached dwelling is 17.0 m.
The altered semi-detached dwelling will have a depth of 17.91 m.

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

27. 4 ALDWYCH AVE

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|--------------------|----------------------|------------|-----------------------|
| File Number: | A0175/17TEY | Zoning | RS & R2A (ZZC) |
| | | Ward: | Toronto-Danforth (29) |
| | | Heritage: | Not Applicable |
| Property Address: | 4 ALDWYCH AVE | Community: | East York |
| Legal Description: | PLAN 825 PT LOT 7 | | |

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a two-storey rear addition, new front porch and associated basement walkout.

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

- 1. Chapter 10.40.30.40, By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (65.52 m²)
In this case, the lot coverage will be equal to 50% of the lot area (94.43 m²).
- 2. Chapter 10.40.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.38 m to the east side lot line.
- 3. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the front yard landscaping must be soft landscaping (12.41 m²).
In this case, the front yard soft landscaping area will be equal to 24.66% (4.08 m²).
- 1. Section 5.6, By-law 6752**
The minimum required front stair setback is 1.5 m to the front lot line.
The front stairs will be located 1.25 m to the front lot line.
- 2. Section 7.5.3, By-law 6752**
The minimum required side yard setback is 0.45 m.
The altered dwelling will be located 0.41 m to the west side lot line and 0.38 m to the east side lot line.
- 3. Section 7.5.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (65.52 m²).
In this case, the lot coverage will be equal to 50% of the lot area (94.43 m²).
- 4. Section 7.1.6, By-law 6752**
A minimum of 75% of the front yard landscaping must be soft landscaping (12.41 m²).
In this case, the front yard soft landscaping area will be equal to 24.66% (4.08 m²).

28. 265 VAUGHAN RD

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|--------------------|-----------------------|------------|--|
| File Number: | A0176/17TEY | Zoning | RM (f12.0; u2; d0.8)(x252) & R2 (BLD) |
| Property Address: | 265 VAUGHAN RD | Ward: | St. Paul's (21) |
| Legal Description: | PLAN 1741 E PT LOT 23 | Heritage: | Not Applicable |
| | | Community: | York |

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear two-storey addition, a third storey addition, and a rear third storey terrace.

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

1. Chapter 10.80.40.10.(2)(B)(ii), By-law 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.
The height of the side exterior main walls facing a side lot line will be 8.96 m.

2. Chapter 10.80.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index of a detached dwelling is 0.8 times the area of the lot (225.04 m²).

The altered detached dwelling will have a floor space index equal to 0.802 times the area of the lot (225.66 m²).

1. Section 3.(a), By-law 1-83

The maximum permitted floor space index of a detached dwelling is 0.8 times the area of the lot (225.04 m²).

The altered detached dwelling will have a floor space index equal to 0.802 times the area of the lot (225.66 m²).

29. 729 AVENUE RD

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|--------------------|-----------------------------------|------------|-----------------|
| File Number: | A0177/17TEY | Zoning | R2 Z1.0 (ZZC) |
| | | Ward: | St. Paul's (22) |
| | | Heritage: | Not Applicable |
| Property Address: | 729 AVENUE RD | Community: | Toronto |
| Legal Description: | PLAN 2369 LOT 1 PLAN 569E LOT 166 | | |

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a third-storey addition, three decks and to convert the dwelling into three dwelling units.

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

1. Chapter 10.10.40.10.(2)(A)(ii) & (B)(i), By-law 569-2013

The maximum permitted height of all rear exterior main walls is 7.5 m.

The height of the rear exterior main walls will be 9.84 m.

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 9.74 m.

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

A minimum of 50% (67.08 m²) of the rear yard shall be maintained as soft landscaping.

In this case, 38.62% (43.97 m²), of the rear yard will be maintained as soft landscaping.

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

A minimum of three parking spaces are to be provided on the lot.

In this case, two parking spaces will be provided on the lot.

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

A dwelling converted to contain multiple dwelling units is permitted provided that a porch or verandah addition is not exceeding 3.7 m in height to extend beyond a distance of 2.4 m from the wall to which it is attached.

In this case, the rear verandah is two-storeys in height and extends to a maximum of 2.44 m from the wall to which it is attached.

2. 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 (452.37 m²).

The converted dwelling will have a residential gross floor area equal to 1.35 times the area of the lot (612.84 m²), which includes the basement.

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

The minimum required side lot line setback is 1.2 m, where the side wall contains openings.

The converted dwelling will be located 0.91 m from the north side lot line.

- 4. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The converted dwelling will have a building depth of 20.24 m and including the rear deck.
- 5. Section 4(4)(B), By-law 438-86**
A minimum of three parking spaces are to be provided on the lot.
In this case, two parking spaces will be provided on the lot.

30. 359 ASHDALE AVE

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|--------------------|------------------------|------------|-------------------------------|
| File Number: | A0178/17TEY | Zoning | R(d0.6)(x741) & R2 Z0.6 (ZZC) |
| | | Ward: | Toronto-Danforth (30) |
| | | Heritage: | Not Applicable |
| Property Address: | 359 ASHDALE AVE | Community: | Toronto |
| Legal Description: | PLAN 1345 PT LOT 62 | | |

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with a rear ground floor deck.

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

- 1. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17.0 m.
The altered dwelling will have a depth of 17.69 m.
- 2. 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 (234.84 m²).
The altered dwelling will have a floor space index equal to 0.67 times the area of the lot (262.1 m²).
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (234.84 m²).
The altered dwelling will have a gross floor area equal to 0.67 times the area of the lot (262.1 m²).
- 2. 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 altered dwelling will be located 1.22 m from the north flanking street Fairford Avenue, measured to the north side platform.
The altered dwelling will be located 1.66 m from the north flanking street Fairford Avenue, measured to the second-storey cantilever.
- 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 rear portion of the altered dwelling, exceeding the 17.0 m depth, will be located 0.81 m from the south side lot line, and 4.05 m from the north side lot line.

31. 454-464 YONGE ST

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|--------------------|-------------------------|------------|--|
| File Number: | A0179/17TEY | Zoning | CR T3.0 C2.0 R3.0 & Site-specific Zoning By-law 1724-2013 (WAIVER) |
| Property Address: | 454-464 YONGE ST | Ward: | Toronto Centre-Rosedale (27) |
| Legal Description: | PLAN 159 LOTS 1 TO 5 | Heritage: | Designated |
| | | Community: | Toronto |

PURPOSE OF THE APPLICATION:

To alter the redevelopment plan approved under Site Specific By-law 1724-2013 for the construction of a 60-storey mixed use building by adding three residential dwelling units and reducing the amount of parking.

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

1. Section 8, By-law 1724-2013

The total residential gross floor area including any live/work units located within the site shall not exceed 43,284 m² and the total number of dwelling units erected or used on the site shall not exceed 636.

In this case, 639 dwelling units will be erected and used on the site.

2. Section 22, By-law 1724-2013

The minimum number of parking spaces required to be provided and maintained in an underground parking garage within the site shall be 50 parking spaces less than the minimum number of parking spaces otherwise required by Section 21.

In this case, 55 parking spaces less than the minimum number of parking spaces otherwise required by Section 21 will be provided.

32. 39 ALDWYCH AVE

| | | | |
|--------------------|------------------|------------|--|
| File Number: | A0180/17TEY | Zoning | RS(fl0.5,a325,d0.75)(x312) & R 2A (ZZC) |
| Property Address: | 39 ALDWYCH AVE | Ward: | Toronto-Danforth (29) |
| Legal Description: | PLAN M342 LOT 25 | Heritage: | Not Applicable |
| | | Community: | Toronto |

PURPOSE OF THE APPLICATION:

To construct a new two-storey single family detached house with a rear detached garage.

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

- 1. Chapter 10.40.40.40.(1) (A), By-law 569-2013**
The maximum permitted floor space index is 0.75 times the area of the lot (139.36 m²).
The floor space index will be 0.84 times the area of the lot (155.58 m²).
- 2. Chapter 10.40.40.70.(2)(B), By-law 569-2013**
The minimum required rear yard setback is 7.62 m.
The rear yard setback will be 7.26 m.
- 3. Chapter 10.5.60.20.(2)(C), By-law 569-2013**
The minimum rear yard setback for ancillary buildings or structures is 0.3 m.
The rear yard setback for the ancillary building will be 0.0 m.
- 4. Chapter 10.5.60.20.(6) (B), By-law 569-2013**
The minimum side yard setback for an ancillary building or structure containing a parking space where it is on a corner lot, and vehicle access is from the street abutting the side lot line, is 6.0 m.
The side yard setback for the ancillary building will be 0.0 m.
- 5. Chapter 10.40.40.10.(2)(B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line that abuts a street is 7.0 m.
The height of the side exterior main walls facing a side lot line will be 7.39 m.
- 6. 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 that does not abut a street is 7.0 m.
The height of the side exterior main walls facing a side lot line will be 7.39 m.
- 7. Chapter 10.5.60.70.(1), By-law 569-2013**
The total area on a lot covered by ancillary buildings or structures may not exceed 10% of the lot area (18.58 m²).
The ancillary buildings or structures will cover 11.5% of the lot area (21.35 m²).

8. **Chapter 10.40.40.70.(3) (A), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The side yard setback will be 0.6 m.
9. **Chapter 10.40.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17.0 m.
The building length will be 17.35 m.
10. **Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A lot with a residential building, other than an apartment building, must have a minimum of 50% of the rear yard for soft landscaping (18.1 m²).
The rear yard landscaping area will be 41% (14.89 m²).
11. **Chapter 10.40.30.40.(1) (A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (65.03 m²).
The lot coverage will be 52% of the lot area (98.01 m²).
1. **Section 7.5.3, By-law 6752**
The maximum permitted floor space index is 0.75 times the area of the lot (185.81 m²).
The floor space index will be 0.84 times the area of the lot (155.58 m²).
2. **Section 7.5.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (65.03 m²).
The lot coverage will be 54% of the lot area (100.33 m²).
3. **Section 7.5.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The front yard setback will be 5.87 m.
4. **Section 5.6(g), By-law 6752**
Accessory buildings or structures are required to be setback 0.45 m from all side and rear lot lines.
The garage will be located 0.0 m from the rear lot line, and 0.0 m from the west side lot line.
5. **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 shall be set back a minimum of 1.5 m from any lot line adjacent to a street.
The west side yard stairs are 0.6 m from the west lot line.
6. **Section 7.5.3, By-law 6752**
The minimum required rear yard setback is 9.0 m.
The rear yard setback will be 7.26 m.
7. **Section 7.5.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The building length will be 17.35 m.

33. 635 QUEEN ST E

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|--------------------|---------------------------------|------------|---|
| File Number: | A0181/17TEY | Zoning | CR 2.5(c2.0; r2.0) SS2 (x2294) & MCR T2.5 C2.0 R2.0 (ZPR) |
| | | Ward: | Toronto-Danforth (30) |
| | | Heritage: | Not Applicable |
| Property Address: | 635 QUEEN ST E | Community: | Toronto |
| Legal Description: | BFC PT LOT 15 RP 63R3789 PART 1 | | |

PURPOSE OF THE APPLICATION:

To alter the existing three-storey office building by converting the ground floor to retail, constructing a rooftop terrace with access area and and performing interior and exterior modifications to the building.

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

- 1. Chapter 40.10.40.40.(B), By-law 569-2013**
The maximum permitted non-residential gross floor area is 2.0 times the area of the lot (2030.8 m²).
The altered building will have a non-residential gross floor area equal to 2.51 times the area of the lot (2539.2 m²).
- 2. Chapter 200.5.10.1.(1), By-law 569-2013**
One additional parking space is required to be provided on the lot.
In this case, zero parking spaces will be provided on the lot.
- 3. Chapter 200.15.10.(A), By-law 569-2013**
The minimum required number of accessible parking spaces is one.
In this case, zero accessible parking spaces will be provided.
- 4. Chapter 220.5.10.1.(3), By-law 569-2013**
A minimum of one Type B loading space is required to be provided on the lot.
In this case, zero Type B loading spaces will be provided.
- 5. Chapter 230.5.1.10.(7), By-law 569-2013**
A minimum of one shower and change facilities for each gender are required to be provided.
In this case, no shower and change facilities will be provided.
- 6. Chapter 230.5.10.1.(1)(A), By-law 569-2013**
A minimum of 7 short term and 4 long term bicycle parking spaces are required to be provided for the office use and a minimum of 6 short term and 1 long term bicycle parking spaces are required to be provided for the retail use.
The total bicycle parking required on the lot is 18 spaces.
In this case, no bicycle parking will be provided on the lot.
- 7. Chapter 40.10.40.1.(2)(A), By-law 569-2013**
For any non-residential use the floor level of the first storey must be within 0.2 m of grade measured at the lot line abutting the street directly opposite each pedestrian entrance.
In this case, the first floor level will be 0.45 m from grade.

8. **Chapter 40.10.40.1.(2)(B), By-law 569-2013**
For any non-residential use the floor level of the first storey must have a pedestrian access by a ramp which rises no more than 0.04 m vertically for every 1.0 m horizontally.
In this case, the access does not provide a ramp or level entrance.
1. **Section 4(2)(a)(ii)(B), By-law 438-86**
A structure on the roof of a building, used for the outside open air recreation, safety or wind protection purposes is permitted provided no part of the structure is less than 2.0 m from an adjacent outside wall or vertical projection of the wall.
In this case, the guard is located 0 m from an adjacent outside wall.
2. **Section 4(6)(B), By-law 438-86**
A minimum of one Type B loading space is required to be provided on the lot.
In this case, zero Type B loading spaces will be provided.
3. **Section 8(3) Part I 1, By-law 438-86**
The maximum permitted combined residential and non-residential gross floor area is 2.5 times the area of the lot (2538.5 m²).
The altered building will have a combined residential and non-residential gross floor area equal to 2.72 times the area of the lot (2758.61 m²).
4. **Section 8(3) Part I 2, By-law 438-86**
The maximum permitted non-residential gross floor area is 2.0 times the area of the lot (2020.8 m²).
The altered building will have a non-residential gross floor area equal to 2.72 times the area of the lot (2758.61 m²).
5. **Section 8(3) part XI 2(1), By-law 438-86**
The main floor level of every commercial use must be within 0.2 m of the level of the sidewalk opposite the door to such commercial use.
In this case, the level of the floor of the commercial use will be within 0.45 m of the level of the sidewalk.
6. **Section 8(3) Part VI 2(3), By-law 438-86**
All exterior commercial entrance doors shall be directly accessible from the sidewalk by a level surface or a ramp having a slope not greater than 1 in 25 (4%).
In this case, the entrances are not accessible by a level surface or ramp.
7. **Section 4(4)(b), By-law 438-86**
One additional parking space is required to be provided on the lot.
In this case, zero parking spaces will be provided on the lot.

34. 489 CLINTON ST

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|--------------------|-----------------------|------------|--------------------------|
| File Number: | A0182/17TEY | Zoning | R (d0.6) & R2 Z0.6 (ZZC) |
| | | Ward: | Trinity-Spadina (20) |
| | | Heritage: | Not Applicable |
| Property Address: | 489 CLINTON ST | Community: | Toronto |
| Legal Description: | PLAN 560 PT LOT 51 | | |

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a semi-detached dwelling is 17 m.
The altered semi-detached dwelling will have a depth of 17.73 m.
- 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 (138.3 m²).
The altered semi-detached dwelling will have a floor space index equal to 0.78 times the area of the lot (156.65 m²).
- 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 (138.3 m²).
The altered semi-detached dwelling will have a gross floor area equal to 0.78 times the area of the lot (156.65 m²).
- Section 6(3) Part VI 1(V), 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 depth of the residential building including the addition or additions does not exceed 17 m.
The altered semi-detached dwelling will have a depth of 17.98 m.
- Section 6(3) Part II 3.F(I)(2), By-law 438-86**
The minimum required side yard setback for a converted house is 1.2 m where the side wall contains openings.
The altered semi-detached dwelling will be located 0.67 m from the south side lot line.
- Section 6(2) 1, By-law 438-86**
The maximum permitted floor space of an addition to a converted house is 0.15 times the area of the lot (30.65 m²).
The additions will have an area equal to 0.24 times the area of the lot (49.05 m²).

35. 654 LANSDOWNE AVE

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|--------------------|--------------------------------|------------|--|
| File Number: | A0183/17TEY | Zoning | CR 1.5(c1.0;r1.0)(SS2)(x1160) & CR T1.5 C1.0 R1.0 |
| | | Ward: | Davenport (18) |
| | | Heritage: | Not Applicable |
| Property Address: | 654 LANSDOWNE AVE | Community: | Toronto |
| Legal Description: | PLAN M88 BLK T PT LOTS 28 & 29 | | |

PURPOSE OF THE APPLICATION:

To legalize and to maintain the conversion of the attached rear garage into storage space for the commercial part of the building.

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

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

The minimum required number of parking spaces for the dwelling units is two.
In this case, zero parking spaces will be provided.

Section 4(4), By-law 438-86

A minimum of two parking spaces are to be provided on the lot.
In this case, zero parking spaces will be provided on the lot.

36. 159 WELLESLEY ST E

| | | | |
|--------------------|---------------------------------------|------------|---|
| File Number: | A0184/17TEY | Zoning | R3 & Site-Specific By-law 826-2013 (Waiver) |
| | | Ward: | Toronto Centre-Rosedale (27) |
| | | Heritage: | Not Applicable |
| Property Address: | 159 WELLESLEY ST E | Community: | Toronto |
| Legal Description: | PLAN D30 PT LOT 59 RP 66R25934 PART 1 | | |

PURPOSE OF THE APPLICATION:

To alter the redevelopment plan for a 36-storey mixed-used building, approved under Site-Specific By-law 826-2013 with respect to development standards associated with: gross floor area, building height, dwelling unit breakdown, rate of indoor amenity space, off-site parking, bicycle parking spaces, and building envelope.

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

1. Section 1(a), Site-Specific By-law 826-2013

The maximum combined residential and non-residential gross floor area erected or used on the lot shall not exceed 23,175 m², subject to the following:

- (i) The maximum residential gross floor area erected or used on the lot is 23,025 m².
- (ii) The maximum non-residential gross floor area erected or used on the lot is 150 m².

The altered 36-storey mixed-use building will have a combined residential and non-residential gross floor area of 23,480 m², subject to the following:

- (i) The maximum residential gross floor area erected or used on the lot is 23,320 m².
- (ii) The maximum non-residential gross floor area erected or used on the lot is 160 m².

2. Section 1(c), Site-Specific By-law 826-2013

Residential dwelling units shall be provided as follows:

- (i) 69 % one-bedroom units (196 dwelling units)
- (ii) 22% two-bedroom units (65 dwelling units)
- (iii) 9% three-bedroom units (25 dwelling units)

The altered 36-storey mixed-use building will contain a total of 360 dwelling units, which shall be provided as follows:

- (i) 79% one-bedroom units (282 dwelling units)
- (ii) 12% two-bedroom units (44 dwelling units)
- (iii) 9% three-bedroom units (34 dwelling units)

3. Section 1(d)(i), Site-Specific By-law 826-2013

A minimum of 3.2 m² per dwelling unit of indoor residential amenity space shall be provided on the lot. In this case, the altered 36-storey mixed-use building will have a minimum of 2.9 m² per dwelling unit of indoor residential amenity space.

- 4. Section 1(e), Site-Specific By-law 826-2013**
No portion of any building or structure erected on the lot shall exceed the height limits indicated by the numbers following the symbol H on Map 2 of By-law 826-2013.
In this case, no portion of any building or structure erected on the lot shall exceed the height limits indicated by the numbers following the symbol H on the attached Revised Map 2, date stamped received by the Committee of Adjustment on February 16, 2017.
- 5. Section 1(f), Site-Specific By-law 826-2013**
No portion of any building or structure erected or used above finished ground level on the lot is located other than wholly within the areas delineated by heavy lines on Map 2 of By-law 826-2013.
In this case, no portion of any building or structure erected or used above finished ground level on the lot is located other than wholly within the areas delineated by heavy lines on the attached Revised Map 2, date stamped received by the Committee of Adjustment on February 16, 2017.
- 6. Section 1(g), Site-Specific By-law 826-2013**
The structures and elements listed in Section 1(g)(i) of By-law 826-2013 are permitted to project beyond the heavy lines and above the height limits shown on Map 2 of By-law 826-2013.
In this case, the structures and elements listed in Section 1(g)(i) of By-law 826-2013 are permitted to project beyond the heavy lines and above the height limits shown on the attached Revised Map 2, date stamped received by the Committee of Adjustment on February 16, 2017.
- 7. Section 1(h)(i), Site-Specific By-law 826-2013**
A minimum of 77 parking spaces is required to be provided on the lot, provided that an additional 50 resident parking spaces shall be provided off-site by means of a lease arrangement in relation to the premises at 155 Wellesley Street East or elsewhere at a property located within 60 m of the lot.
In this case, the altered 36-storey mixed-use building will provide an additional 50 resident parking spaces at a property located within 150 m of the lot, at 200 Wellesley Street East.
- 1. Section 2(1), By-law 438-86**
Bicycles are to be parked on a horizontal surface, have horizontal dimensions of at least 0.6 m by 1.8 m and a vertical dimension of at least 1.9 m.
In this case, the bicycle parking spaces will be located in bicycle stackers, and will have a dimension of 0.4 m by 1.8 m and a vertical clearance of 1.2 m.
- 2. Section 2(1), By-law 438-86**
Visitor bicycle parking spaces may be located outdoors or indoors but not within a secured room, enclosure or bicycle locker.
In this case, visitor bicycle parking spaces will be located in a secured indoor area.

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

37. 68 TIVERTON AVE

| | | | |
|--------------------|------------------------|------------|----------------------------------|
| File Number: | A0185/17TEY | Zoning | R(d1.0)(x808) & R3 Z1.0 (ZZC) |
| | | Ward: | Toronto-Danforth (30) |
| | | Heritage: | Designated |
| Property Address: | 68 TIVERTON AVE | Community: | Toronto |
| Legal Description: | PLAN 791 PT LOT 28 | | |

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey townhouse/rowhouse by constructing a rear one-storey addition and a rear third storey addition with a rear third storey deck.

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

- 1. Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted depth of a townhouse is 14.0 m.
The altered townhouse will have a depth of 15.45 m.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a townhouse is 1.0 times the area of the lot (139.29 m²).
The altered townhouse will have a floor space index equal to 1.06 times the area of the lot (147.58 m²).
- 1. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a rowhouse is 14.0 m.
The altered rowhouse will have a depth of 15.45 m.
- 2. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a rowhouse is 1.0 times the area of the lot (139.29 m²).
The altered rowhouse will have a gross floor area equal to 1.06 times the area of the lot (147.58 m²).
- 3. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a rowhouse is 0.45 m where the side wall contains no openings.
The rear one-storey addition will be located 0.0 m from the north side lot line.
- 4. Section 6(3) Part II 3.C(II), By-law 438-86**
The minimum required side lot line setback of a rowhouse is 0.9 m where the side wall contains openings.
The rear third storey addition will be located 0.0 m from the north and south side lot lines.

38. 245 DEWHURST BLVD N

| | | | |
|--------------------|---------------------------------|------------|-----------------------|
| File Number: | A0186/17TEY | Zoning | RS & R2A (ZZC) |
| | | Ward: | Toronto-Danforth (29) |
| | | Heritage: | Not Applicable |
| Property Address: | 245 DEWHURST BLVD N | Community: | Toronto |
| Legal Description: | PLAN M484 PT LOT 774 PT LOT 775 | | |

PURPOSE OF THE APPLICATION:

To alter a bungalow by constructing a second floor and a two-storey rear addition including a deck and a parking pad. Interior alterations will be completed throughout the dwelling.

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

1. **Chapter 10.40.40.40.(1) (A), By-law 569-2013**
The maximum permitted floor space index is 0.75 times the area of the lot (178.29 m²).
The floor space index will be 0.81 times the area of the lot (193.88 m²).
 2. **Chapter 10.40.30.40.(1) (A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (83.20 m²).
The lot coverage is 44.7% of the lot area (106.44 m²).
 3. **Chapter 10.40.40.50.(1) (A), By-law 569-2013**
The maximum permitted number of platforms at or above the second storey located on the (front/rear) wall of a detached house is 1.
The number of platforms located on the rear wall will be 2.
 4. **Chapter 10.5.80.40.(3)(B), By-law 569-2013**
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
The vehicle access to a parking space will be from Mortimer Avenue (Major Street).
1. **Section 7.5.3, By-law 6752**
The maximum permitted floor space index is 0.75 times the lot area.
The floor space index will be 0.79 times the lot area (186.86 m²).
 2. **Section 7.5.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area.
The lot coverage will be 47.6% of the lot area (113.23 m²).

39. 351 HOWLAND AVE

| | | | |
|--------------------|------------------------|------------|--------------------------|
| File Number: | A0187/17TEY | Zoning | R (d1.0) & R2 Z1.0 (ZZC) |
| | | Ward: | St. Paul's (21) |
| Property Address: | 351 HOWLAND AVE | Heritage: | Not Applicable |
| Legal Description: | PLAN 817 LOT 24 | Community: | Toronto |

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by constructing a rear two-storey addition.

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

- 1. 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 18.5 m.
- 1. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the dwelling not exceeding a depth of 17 m is 0.9 m.
The altered detached dwelling not exceeding a depth of 17 m will be located 0.24 m from the north 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 rear 1.5 m portion of the altered detached dwelling, exceeding the 17 m depth, will be setback 0.24 m on the north side lot line and 0.97 m from the south side lot line.

40. 15 DUNDONALD ST

| | | | |
|--------------------|---|------------|----------------------------------|
| File Number: | A0188/17TEY | Zoning | R(d2.5)(x880) & R3 Z2.5 (ZPR) |
| | | Ward: | Toronto Centre-Rosedale (27) |
| | | Heritage: | Listed |
| Property Address: | 15 DUNDONALD ST | Community: | Toronto |
| Legal Description: | CON 1 FB PT PARK LOT 8 PLAN 250E PT LOTS 43 TO 47 | | |

PURPOSE OF THE APPLICATION:

To alter the existing 23-storey residential apartment building by converting a portion of the ground floor to retail uses which will be combined with a newly constructed ground floor addition at the northeast corner of the building.

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

Chapter 10.10.20.10.(1), By-law 569-2013

Retail and restaurant uses are not permitted in the Residential Zone.
The altered building will contain retail and restaurant uses.

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

Retail and restaurant uses are not permitted in the R3 Zone.
The altered building will contain retail and restaurant uses.

41. 180 JOHN ST

| | | | |
|--------------------|-------------------------------|------------|----------------------|
| File Number: | A0189/17TEY | Zoning | I1 D1 (Waiver) |
| | | Ward: | Trinity-Spadina (20) |
| | | Heritage: | Not Applicable |
| Property Address: | 180 JOHN ST | Community: | Toronto |
| Legal Description: | CON 1 FB PARK PT LOT 13 BLK 8 | | |

PURPOSE OF THE APPLICATION:

To convert the existing five-storey building to include office uses and to construct a three-storey addition (with mezzanine) above the fifth floor for office uses. In minor variance Decision A1199/15TEY the Committee approved the variances listed below with the exception of the variance request to not provide parking on-site (see item #6).

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

- 1. Section 9(1)(F), By-law 438-86**
Offices are not a permitted use on lands zoned I1 D1.
Office uses will be permitted.
- 2. Section 9(3) Part 12, By-law 438-86**
The maximum permitted non-residential gross floor area is 1.0 times the area of the lot (805 m²).
The altered building will have a non-residential gross floor area 5.8 times the area of the lot (4683 m²).
- 3. Section 9(3) Part II (1), By-law 438-86**
The minimum required building setback from the front lot line is 0.45 m.
The building addition and the first floor reconstruction will be located 0.0 m from the front lot line (John Street).
- 4. Section 9(3) Part II 2(A), By-law 438-86**
The portion of a non-residential building above grade is to be set back a minimum distance of 3.0 m from a lot in a residential district.
The building addition, levels 6 -8, will be located 2.8 m at its closest point from the north side lot line and, the enlarged one-storey first floor reconstructed addition will be located 0.07 m from the north lot line.
- 5. Section 4(2)(A), By-law 438-86**
The maximum permitted building height is 18.0 m.
The altered building will have a height of 30.508 m
- 6. Section 4(5)(B), By-law 438-86**
The minimum required number of parking spaces for the additional 1132 m² of office floor area is 4 spaces.
No parking spaces will be provided on the lot.

42. 185 PALMERSTON AVE

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|--------------------|---------------------------|------------|--------------------------|
| File Number: | A0190/17TEY | Zoning | R (d0.6) & R2 Z0.6 (ZZC) |
| | | Ward: | Trinity-Spadina (19) |
| | | Heritage: | Not Applicable |
| Property Address: | 185 PALMERSTON AVE | Community: | Toronto |
| Legal Description: | PLAN 74 PT LOT 109 | | |

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing: a rear second floor addition, a third floor addition with a front and rear balcony, a front basement walk out and to convert the dwelling into two dwelling units.

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

- 1. Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum front lot line setback is 8.33 m.
The altered dwelling will be located 5.27 m from the front lot line.
- 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 will be 9.45 m.
- 3. 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 (126.98 m²).
The altered dwelling will have a floor space index equal to 0.95 times the area of the lot (200.71 m²).
- 4. Chapter 10.10.40.70.(4)(B), By-law 569-2013**
The minimum side yard setback for a semi-detached house is 0.45 m.
The altered dwelling will be located 0.00 m from the north side lot line, measured from the rear third floor balcony.
- 5. 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 0.0 m from the south lot line.
- 6. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (21.66 m²), of the front yard landscaping shall be maintained as soft landscaping.
In this case, 52% (15.14 m²), of the front yard landscaping will be maintained as soft landscaping.
- 7. Chapter 150.10.40.1.(3)(A), By-law 569-2013**
A secondary suite is a permitted use provided that an additional 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 full third-storey addition alters both the main wall that faces a street.

- 1. 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 (31.74 m²).
The full third-storey addition and the rear second-storey addition will increase the overall residential gross floor area equal to 0.30 times the area of the lot (63.87 m²).
- 2. 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.
The full third-storey addition and the rear second-storey addition will substantially change the appearance of the existing house.
- 3. Section 6(3) Part II 2(II), By-law 438-86**
A building on an inside lot is required a minimum front lot setback of 8.33 m.
The altered dwelling will be located 5.27 m from the front lot line.
- 4. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for a portion of the dwelling not exceeding a building depth of 17.0 m is 0.45 m.
The altered dwelling will be located 0.0 m from the north and south side lot line.
- 5. Section 6(3) Part II 3(I), By-law 438-86**
A building is required to be setback a minimum of 0.9 m from the side wall of an adjacent building that contains no openings.
The altered dwelling will be located 0.0 m from the side wall of the north adjacent building at, 187 Palmerston Avenue, measured from the third-storey addition.
- 6. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (126.98 m²).
The altered dwelling will have a residential gross floor area equal to 1.30 times the area of the lot (275.61 m²).
- 7. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback is 0.45 m.
The altered dwelling will be located 0.0 m from the north side lot line, measured from the second floor addition.
- 8. Section 6(3) Part II 3(I), By-law 569-2013**
A building is required to be setback a minimum of 0.9 m from the side wall of an adjacent building that contains no openings.
The altered dwelling will be located 0.0 m from the side wall of the north adjacent building at, 187 Palmerston Avenue, measured from the second floor addition.
- 9. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback is 0.45 m.
The altered dwelling will be located 0.0 m from the north side lot line, measured from the third floor addition.

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

A building is required to be setback a minimum of 0.9 m from the side wall of an adjacent building that contains no openings.

The altered dwelling will be located 0.0 m from the side wall of the north adjacent building at, 187 Palmerston Avenue, measured from the third-storey balcony.

43. 63-65 HOMEWOOD AVE

| | | | |
|--------------------|---------------------------|------------|-------------------------------|
| File Number: | A0370/17TEY | Zoning | R (d1.0)(x82) & R3 Z1.0 (ZZC) |
| | | Ward: | Toronto Centre-Rosedale (27) |
| | | Heritage: | Not Applicable |
| Property Address: | 63-65 HOMEWOOD AVE | Community: | Toronto |
| Legal Description: | PLAN D30 PT LOT 97 | | |

PURPOSE OF THE APPLICATION:

To alter the existing pair of semi-detached single family dwellings by combining them into one building with a total of 16 dwelling units.

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 (700.7 m²).
The altered building will have a floor space index equal to 1.21 times the area of the lot (847.9 m²).
- 2. Chapter 10.5.50.10.(5), By-law 569-2013**
A lot with an apartment building must have a minimum 1.5 m wide strip of land for soft landscaping along any part of a lot line abutting another lot in the Residential Zone Category.
In this case, no soft landscaping strip will be provided along the north, south and east lot lines.
- 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 (700.7 m²).
The altered building will have a gross floor area equal to 1.27 times the area of the lot (891.10 m²).
- 2. Section 6(3) Part II 5, By-law 438-86**
The maximum permitted building depth is 14.0 m.
The altered building will have a building depth equal to 25.95 m².

44A. 48 DEWSON ST

| | | | |
|--------------------|----------------------------------|------------|-----------------------------------|
| File Number: | B0021/17TEY | Zoning | R (d0.6)(X735) & R2 Z0.6 (ZZC) |
| | | Ward: | Trinity-Spadina (19) |
| | | Heritage: | Not Applicable |
| Property Address: | 48 DEWSON ST | Community: | Toronto |
| Legal Description: | PLAN 329 BLK O PT LOT 3 PT LOT 4 | | |

THE CONSENT REQUESTED:

To obtain a consent to sever the property into two residential lots.

Conveyed – Part 2, Draft R-Plan

48 Dewson Street

The lot frontage is 6.64 m and the lot area is 267.7 m².

The existing two-storey semi-detached triplex will remain and requires variances to the Zoning By-law as outlined in application A0248/17TEY.

Retained – Part 1, Draft R-Plan

48A Dewson Street

The lot frontage is 8.59 m and the lot area is 346.3 m².

The existing two-storey semi-detached triplex will remain and requires variances to the Zoning By-law as outlined in application A0249/17TEY.

File Numbers B0021/17TEY, A0248/17TEY, A0249/17TEY will be considered jointly.

44B. 48 DEWSON ST (PART 2)

| | | | |
|--------------------|----------------------------------|------------|--------------------------------|
| File Number: | A0248/17TEY | Zoning | R (d0.6)(x735) & R2 Z0.6 (ZZC) |
| | | Ward: | Trinity-Spadina (19) |
| | | Heritage: | Not Applicable |
| Property Address: | 48 DEWSON ST (PART 2) | Community: | Toronto |
| Legal Description: | PLAN 329 BLK O PT LOT 3 PT LOT 4 | | |

PURPOSE OF THE APPLICATION:

To maintain the existing two-storey semi-detached triplex and to convert the existing semi-detached garage in the rear yard into a garden shed, on a lot as described in Consent Application B0021/17TEY.

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

- 1. Chapter 200.5.10.1, By-law 569-2013**
A minimum of three parking spaces are required to be provided.
In this case, no parking spaces will be provided.
- 2. Chapter 10.5.40.60.(7)(b), By-law 569-2013**
Roof eaves are permitted to project 0.9 m provided they are no closer than 0.3 m to a lot line.
In this case, the roof eaves will be located 0.10 m from the lot line.
- 3. Chapter 10.5.60.20, By-law 569-2013**
The required minimum setback from a rear lot line for an ancillary building or structure is 0.3 m.
The rear garden storage shed will be located 0.17 m from the rear lot line.
- 4. Chapter 10.10.20.40.(1), By-law 569-2013**
A semi-detached triplex is not a permitted residential building type in the Residential Zone.
In this case, a semi-detached triplex will be a permitted building type.
- 5. 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 (160.62 m²).
The semi-detached triplex will have a floor space index equal to 1.25 times the area of the lot (336.29 m²).
- 6. Chapter 10.10.60.70.(1), By-law 569-2013**
The maximum permitted lot coverage of an ancillary building or structure is 5% of the area of the lot (13.38 m²).
The rear garden storage shed will have a lot coverage equal to 12% of the area of the lot (34.3 m²).
- 1. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The semi-detached triplex will have a depth of 18.59 m.

- 2. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (160.62 m²).
The semi-detached triplex will have a residential gross floor area equal to 1.25 times the area of the lot (336.29 m²).
- 3. Section 6(3) Part II 3(I), By-law 438-86**
The minimum required side lot line setback where the side wall contains openings is 1.2 m.
The semi-detached triplex will be located 0.62 m from the east side lot line.
- 4. Section 4(4)(b), By-law 438-86**
A minimum of three parking spaces are required to be provided.
In this case, no parking spaces will be provided.
- 5. Section 6(3) Part I 2, By-law 438-86**
An accessory building is permitted a maximum floor area no greater than 5% of the lot area of the lot (13.38 m²).
The rear garden shed will have a gross floor area equal to 12% of the area of the lot (23.3 m²).
- 6. 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 garden storage shed will be located 0.17 m from the north lot line, 0 m from the west lot line and 0.86 m from the east side lot line.

File Numbers B0021/17TEY, A0248/17TEY, A0249/17TEY will be considered jointly.

44C. 48 DEWSTON ST (PART 1)

| | | | |
|--------------------|----------------------------------|------------|--------------------------------|
| File Number: | A0249/17TEY | Zoning | R (d0.6)(X735) & R2 Z0.6 (ZZC) |
| | | Ward: | Trinity-Spadina (19) |
| | | Heritage: | Not Applicable |
| Property Address: | 48 DEWSON ST (PART 1) | Community: | Toronto |
| Legal Description: | PLAN 329 BLK O PT LOT 3 PT LOT 4 | | |

PURPOSE OF THE APPLICATION:

To maintain the existing two-storey semi-detached triplex and existing semi-detached garage in the rear yard on a lot as described in Consent Application B0021/17TEY.

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

- 1. Chapter 10.5.50.10.(3), By-law 569-2013**
A minimum of 50% (54 m²) of the rear yard shall be maintained as soft landscaping.
In this case, 0% (0 m²) of the rear yard will be maintained as soft landscaping.
- 2. Chapter 200.5.10.1, By-law 569-2013**
A minimum of three parking spaces are required to be provided.
In this case, two parking spaces will be provided in the existing rear garage.
- 3. 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 (207.54 m²).
The semi-detached triplex will have a floor space index equal to 0.98 times the area of the lot (339.96 m²).
- 4. Chapter 10.10.20.10.(1), By-law 569-2013**
A semi-detached triplex is not a permitted use in the Residential Zone.
In this case, a semi-detached triplex will be a permitted.
- 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 (207.54 m²).
The semi-detached triplex will have a residential gross floor area equal to 0.98 times the area of the lot (339.96 m²).
- 2. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The semi-detached triplex will have a depth of 18.59 m.
- 3. Section 6(3) Part III 1(a), By-law 438-86**
A minimum of 30% of the lot area (103.77 m²) shall be landscaped open space.
In this case, 13.82% of the lot area (47.8 m²) will be landscaped open space.

4. Section 4(4)(b), By-law 438-86

A minimum of three parking spaces are required to be provided.

In this case, two parking spaces will be provided in the existing rear garage.

File Numbers B0021/17TEY, A0248/17TEY, A0249/17TEY will be considered jointly.

45. 77 CORLEY AVE

| | | | |
|--------------------|------------------------------|------------|-------------------------------|
| File Number: | A1164/16TEY | Zoning | R(f7.5; d0.6) & R2 Z0.6 (ZZC) |
| | | Ward: | Beaches-East York (32) |
| | | Heritage: | Not Applicable |
| Property Address: | 77 CORLEY AVE | Community: | Toronto |
| Legal Description: | PLAN 485E PT LOTS 261 TO 263 | | |

PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached dwelling.

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

- 1. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a semi-detached dwelling is 0.6 times the area of the lot (119.64 m²).
The new semi-detached dwelling will have a floor space index equal to 1.34 times the area of the lot (267.10 m²).
 - 2. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.20 m.
The new semi-detached dwelling will be located 3.64 m from the front lot line, measured to the enclosed area beneath the front porch.
 - 3. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The new semi-detached dwelling will be located 5.67 m from the rear lot line.
 - 4. Chapter 200.5.1.10.(2), By-law 569-2013**
The required parking space must have a minimum width of 2.9 m.
The west side yard parking space will measure 2.2 m in width.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a semi-detached dwelling is 0.6 times the area of the lot (119.64 m²).
The new semi-detached dwelling will have a gross floor area equal to 0.97 times the area of the lot (193.80 m²).
 - 2. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 4.20 m.
The new semi-detached dwelling will be located 3.64 m from the front lot line, measured to the front porch and roof.

- 3. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The new semi-detached dwelling will be located 5.67 m from the rear 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 new semi-detached dwelling will be located 0.0 m from the east side lot line.
- 5. Section 6(3) Part II 3(I), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
The new semi-detached dwelling will be located 0.0 m from the side wall of the east adjacent building.
- 6. Section 4(4)(c)(ii), By-law 438-86**
The minimum permitted driveway width is 2.6 m.
In this case, the driveway width will be 2.2 m.
- 7. Section 4(17)(a), By-law 438-86**
The minimum required width of a parking space is 2.9 m.
The west side yard parking space will measure 2.2 m wide.