

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

Hearing Date: June 7, 2017 (Morning)
Time: 9:30 a.m.
Location: Committee Room - Toronto City Hall - 100 Queen Street West

1. OPENING REMARKS

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

2. DEPUTATION ITEMS

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

	File Number	Property	Community (Ward)
1.	A0425/16TEY	51 GORMLEY AVE	St. Paul's (22)
2.	A1012/16TEY	217 FOREST HILL RD	St. Paul's (22)
3.	A1057/16TEY	591 DUNDAS ST E	Toronto Centre-Rosedale (28)
4.	A1077/16TEY	3 JUDITH DR	Toronto-Danforth (29)
5.	A1138/16TEY	137 ROXBOROUGH DR	Toronto Centre-Rosedale (27)
6.	A1205/16TEY	106 ST HUBERT AVE	Toronto-Danforth (29)
7.	A1219/16TEY	230 CHRISTIE ST	Trinity-Spadina (19)
8.	A1224/16TEY	5 MACHOCKIE RD	Beaches-East York (31)
9.	A0032/17TEY	31 PRESTEIGN AVE	Beaches-East York (31)
10.	A0054/17TEY	67 LEROY AVE	Toronto-Danforth (29)

3. OTHER BUSINESS

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

1. 51 GORMLEY AVE

File Number:	A0425/16TEY	Zoning	R (d0.6)(x905) & R2 Z0.6 (WAIVER)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	51 GORMLEY AVE	Community:	Toronto
Legal Description:	PLAN 743 W PT LOT 36		

PURPOSE OF THE APPLICATION:

To construct a new 2½-storey detached dwelling with rear ground floor deck, second and third floor rear terraces, and a third-storey front terrace above the second floor.

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 soft landscaping (19.67 m²).
The front yard landscaping area will be equal to 8.53% (2.24 m²).
- 2. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.
The height of the side exterior main walls facing a side lot line is 10.87 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 170.04 m².
The new detached dwelling will have a floor space index equal to 0.80 times the area of the lot (226.70 m²).
- 4. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.79 m.
The new detached dwelling will be located 3.44 m to the north front lot line.
- 5. Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required westerly side yard setback is 0.9 m.
The new detached dwelling will be located 0.57 m to the west side lot line.
- 6. Chapter 10.10.40.70.(4)(A), By-law 569-2013**
The minimum required easterly side yard setback is 0.45 m.
The new detached dwelling will be located 0.15 m to the east side lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot 170.04 m².
The new detached dwelling will have a gross floor area equal to 0.80 times the area of the lot (226.70 m²).

- 2. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front lot line setback is 4.79 m.
The new detached dwelling will be located 3.44 m to the north front lot line.
- 3. Section 6(3) Part II 3(II), By-law 438-86**
The minimum required setback to the portion of the side wall of an adjacent building that contains openings is 1.2 m.
The new detached dwelling will be located 0.73 m from the adjacent building to the west and 0.32 m from the adjacent building to the east.
- 4. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for a depth not exceeding 17.0 m where the side walls contain no openings and where an attached structure has no walls is 0.45 m.
The easterly side wall contains no openings and will be located 0.15 m to the east side lot line.
The westerly side wall contains openings and will be located 0.57 m to the west side lot line.
- 5. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for a depth not exceeding 17.0 m where the side walls contain openings is 0.90 m.
The westerly side wall contains openings and will be located 0.57 m to the west side lot line.
- 6. Section 6(3) Part III 3(d)(i)D, By-law 438-86**
A minimum of 75% of the front yard shall be maintained as soft landscaping (19.67 m²).
The front yard soft landscaping area will be equal to 8.53% (2.24 m²).

2. 217 FOREST HILL RD

File Number:	A1012/16TEY	Zoning	RD (f15.0, d0.35) & R1 Z0.35 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	217 FOREST HILL RD	Community:	Toronto
Legal Description:	CON 3 FB PT LOT 23 PLAN LILLICO UNREG LOT 33		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with integral garage and rear deck.

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

- 1. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17.0 m.
The new dwelling will have a building length of 19.51 m.
 - 2. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building depth is 19.0 m.
The new dwelling will have a building depth of 19.99 m.
 - 3. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.35 times the area of the lot (250.81 m²).
The new dwelling will have a floor space index equal to 0.62 times the area of the lot (443.7 m²).
 - 4. Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached house is 4.0 m².
In this case, the rear second storey platform will have an area equal to 6.7 m².
 - 5. Chapter 10.20.40.70.(3)(D), By-law 569-2013**
The minimum required side yard setback is 1.5 m.
The new detached dwelling will be located 1.22 m to the north side lot line and 0.92 m to the south side lot line.
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- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.35 times the area of the lot (250.81 m²).
The new dwelling will have a gross floor area equal to 0.62 times the area of the lot (443.7 m²).
 - 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 17.0 m in depth is 7.5 m.
The rear 2.99 portion of the new dwelling will be located 1.22 m to the north side lot line and 1.22 m to the south side lot line.

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

The by-law limits the projection of an uncovered platform into the required setbacks to a maximum of 2.5 m from the front or rear wall.

In this case, the uncovered platform will project 3.05 m from the rear wall.

3. 591 DUNDAS ST E

File Number:	A1057/16TEY	Zoning	CR & R4A, Site Specific By-law 275-2014 (Waiver)
		Ward:	Toronto Centre-Rosedale (28)
		Heritage:	Not Applicable
Property Address:	591 DUNDAS ST E	Community:	Toronto
Legal Description:	PLAN 802E BLKS E O T W P PT BLKS D N X3 PT BLEVINS PLACE WHITESIDE PLACE RP 66R22033 PART 2 RP 66R22352 PARTS 1 2 AND 13 PT PARTS 5 AND 8 RP		

PURPOSE OF THE APPLICATION:

To alter the redevelopment plan of the 27-storey mixed-use development approved under Site-Specific By-law 275-2014 by increasing the height of the building.

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

- 1. Section 12(I)465(K)(i), By-law 275-2014**
One Type B1 tower is permitted having a height of 75 m above grade, defined as 86.3 CGD.
In this case, the B1 tower will have a height of 86.4 m above grade defined as 86.3 CGD.
- 2. Section 12 (1) 465 (K)(iii)(B), By-law 275-2014**
A type B1 tower shall not exceed 22-storeys above grade.
In this case, the type B1 tower will be 27-storeys above grade.
- 1. Section 12(1)465(C), By-law 438-86**
Residential units in a mixed use building are not permitted in the R4A zone.
In this case, the residential units in a mixed use building will be partially located in the R4A zone.
- 2. Section 12(I)465(O)(iii), By-law 438-86**
One Type B1 tower is permitted having a height of 75 m above grade, defined as 86.3 CGD.
In this case, the B1 tower will have a height of 86.4 m above grade, defined as 86.3 CGD.
- 3. Section (4)2 & Section 12(1)465(I), By-law 438-86**
The maximum vertical extent of building elements beyond the permitted height is 6.0 m.
The height of these elements including the mechanical penthouse will be 14.5 metres.
- 4. Section 4(13) & Section 12(1)465(m), By-law 438-86.**
The by-law requires 160 'bicycle parking space - occupant' and 40 'bicycle parking space visitor'.
In this case, there will be no compliant bicycle parking spaces for the occupants of the building and 6 compliant bicycle parking spaces for visitors. The building will contain 380 non-compliant bicycle parking spaces for the occupants of the building and 43 non-compliant bicycle parking spaces for visitors. Stack bicycle parking spaces will have a vertical clearance of 1.2 m, a width of 0.45 m and a depth of 1.8 m.

5. Section 12(1)(465)(f)(i), By-law 438-86

No residential amenity space located outdoors will be required.

In this case, the required outdoor residential amenity space will be provided on a rate of 2.0 m² per dwelling unit.

4. 3 JUDITH DR

File Number:	A1077/16TEY	Zoning	RD & R1A (PPR)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	3 JUDITH DR	Community:	Toronto
Legal Description:	PLAN 3214 E PT LOT 18 W PT LOT 19		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition, a second storey addition, a front porch and a rear deck.

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

- Chapter 10.20.40.40.(1) (A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the area of the lot (129.83 m²).
The floor space index will be 0.7 times the area of the lot (202.85 m²).
- Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (100.98 m²).
The lot coverage will be 36% of the lot area (105.0 m²).
- Chapter 10.20.40.10.(2)(A)(i)(ii)(B), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.0 m.
The height of the front exterior main walls will be 7.4 m.
- Chapter 10.20.40.10.(2)(A)(i)(ii)(B), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.0 m.
The height of the rear exterior main walls will be 7.4 m.
- Chapter 10.20.40.10.(2)(A)(i)(ii)(B), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.
The height of the side exterior main walls facing a side lot line will be 7.4 m.
- Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (100.98 m²).
The lot coverage will be 36% of the lot area (105.0 m²).
- Section 7.2.3, By-law 6752**
The maximum permitted floor space index is 0.45 times the lot area (129.83 m²).
The floor space index will be 0.70 times the lot area (202.85 m²).
- Section 7.2.3, By-law 6752**
The maximum permitted building height is 8.5m.
The building height will be 8.877m.

5. 137 ROXBOROUGH DR

File Number:	A1138/16TEY	Zoning	RD & R1 Z0.6 (PPR)
		Ward:	Toronto Centre-Rosedale (27)
Property Address:	137 ROXBOROUGH DR	Heritage:	Designated
Legal Description:	PLAN 321 E LT 14	Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter an existing three-storey detached dwelling by constructing a three-storey rear addition and a rear garage.

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

- 1. Chapter 10.20.40.10.(1) (A), By-law 569-2013**
The maximum permitted height of a building or structure is 10.0 m.
The height of the roof extension will be 10.26 m.
- 2. Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19.0 m.
The building depth will be 24.42 m.
- 3. Chapter 10.20.40.20(1), By-law 569-2013**
The maximum permitted building length is 17.0 m.
The building length will be 22.69 m.
- 4. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback is 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.
For the 5.69 m portion of the dwelling exceeding 17.0 m in building depth the west side lot line setback will be 1.49 m and the east side lot line setback will be 3.29 m.

6. 106 ST HUBERT AVE

File Number:	A1205/16TEY	Zoning	RD (f9.0; a280; d0.45) & R1A (BLD)
Property Address:	106 ST HUBERT AVE	Ward:	Toronto-Danforth (29)
Legal Description:	PLAN 2979 PT LOT 3	Heritage:	Not Applicable
		Community:	East York

PURPOSE OF THE APPLICATION:

To reconstruct the existing rear detached garage.

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

- 1. Chapter 200.5.1.10.(2), By-law 569-2013**
The required parking space must have a minimum width of 3.2 m.
The parking space will measure 2.97 m in width.
- 1. Section 4.23, By-law 6752**
The required parking space must have a minimum width of 3.2 m.
The parking space will measure 2.97 m in width.
- 2. Section 7.1.1.(4), By-law 6752**
The maximum permitted accessory building or structure height is 3.6 m.
The rear detached garage will have a height of 3.84 m.

7. 230 CHRISTIE ST

File Number:	A1219/16TEY	Zoning	R (d1.0)(x7) & R4 Z1.0 (ZZC)
Property Address:	230 CHRISTIE ST	Ward:	Trinity-Spadina (19)
Legal Description:	PLAN 778 BLK B N PT LOT 11	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To convert the existing two-storey mixed-use building containing one dwelling unit and ground floor retail into a residential building containing four dwelling units by constructing a rear three-storey addition with three dwelling units and converting the retail space into an extension of the existing dwelling unit.

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

- Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered building will be located 6.75 m from the west rear lot line.
- 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 (233.0 m²).
The altered building will have a floor space index equal to 1.8 times the area of the lot (420.0 m²).
- Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of 3 resident parking spaces and 1 visitor parking space are required to be provided.
In this case, 2 parking spaces will be provided.
- Chapter 230.5.10.1.(5)(A), By-law 569-2013**
A minimum of 4 bicycle parking spaces are required to be provided on site.
In this case, 0 bicycle parking spaces will be provided on site.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted combined gross floor area is 1.0 times the area of the lot (233.0 m²).
The altered building will have a residential gross floor area equal to 2.24 times the area of the lot (521.5 m²).
- 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 building will be located 0.48 m from the side wall of the south adjacent building at 228 Christie Street.
- Section 6(3) Part II 3.A(I), By-law 438-86**
The minimum required setback from a flanking street is 4.28 m.
The altered building will be located 0 m from the north flanking street, Yarmouth Road.

- 4. Section 6(3) Part II 3(ii).(G), By-law 438-86**
The minimum required south side yard setback is 7.5 m.
The altered building will be located 0 m from the south side lot line.
- 5. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered building will be located 6.75 m from the west rear lot line.
- 6. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth is 14.0 m.
The altered building will have a depth of 29.0 m.
- 7. Section 6(3) Part III 1(A), By-law 438-86**
A minimum of 30% of the lot area (70.0 m²) shall be landscaped open space.
In this case, 10 % of the lot area (7.25 m²) will be landscaped open space.
- 8. Section 4(4)(p), By-law 438-86**
A minimum of 4 parking spaces are required to be provided.
In this case, 2 parking spaces will be provided.
- 9. Section 4(4)(c)(ii), By-law 438-86**
Access to a parking space must be provided by an unobstructed driveway or passageway that is a minimum of 3.5 m wide for one-way operation.
In this case, one parking space located in the rear will not be accessible to Yarmouth Road by a driveway or passageway 3.5 m wide.
- 10. Section 6(1), By-law 438-86**
A residential building is not permitted in the R4 Zone.
In this case, the residential building will be permitted.

8. 5 MACHOCKIE RD

File Number:	A1224/16TEY	Zoning	RD (f9.0; a280; d0.45) & R1A (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	5 MACHOCKIE RD	Community:	East York
Legal Description:	PLAN 3641 LOT 19		

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 (106.65 m²).
The lot coverage will be 41.0% of the lot area (1247.92 m²).
- Chapter 10.20.40.10.(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.
The height of all side exterior main walls facing a side lot line is 7.30 m.
- Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the area of the lot (137.12 m²).
The new two-storey detached dwelling with an integral garage will have a floor space index equal to 0.74 times the area of the lot (226.55 m²).
- Chapter 200.5.1.10.(2)(A)(ii), By-law 569-2013**
The minimum required parking space length is 5.6 m.
The parking space will have a length of 5.42 m.
- Section 5.6(C), By-law 6752**
Eaves may project into a required side yard to a maximum of 0.46 m.
The eaves will project 0.51 m into the south and north side yards.
- Section 7.2.3, By-law 6752**
The maximum permitted floor space index is 0.45 times the area of the lot (137.12 m²).
The new detached dwelling will have a floor space index equal to 0.74 times the area of the lot (226.55 m²).
- Section 7.2.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The new detached dwelling will be located 5.50 m from the west front lot line.
- Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (106.65 m²).
The lot coverage will be 41.62% of the lot area (126.83 m²).

5. Section 7.2.3, By-law 6752

The minimum required rear yard setback is 9.0 m.

The new detached dwelling will be located 8.42 m from east rear lot line.

6. Section 5.40, By-law 6752

The minimum required parking space length is 5.6 m.

The parking space will have a length of 5.42 m.

9. 31 PRESTEIGN AVE

File Number:	A0032/17TEY	Zoning	RD (f12.0, a370, d0.6) H 8.5 & R1B (Waiver)
Property Address:	31 PRESTEIGN AVE	Ward:	Beaches-East York (31)
Legal Description:	PLAN 3698 LOT 25	Heritage:	Not Applicable
		Community:	East York

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (135.9 m²).
The lot coverage will be equal to 40.5% of the lot area (157.31 m²).
 - Chapter 10.20.40.10.(1), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The altered dwelling will have a height of 8.95 m.
 - Chapter 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The height of the front exterior main walls will be 8.82 m.
 - Chapter 10.20.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7 m.
The height of the rear exterior main walls will be 8.82 m.
 - Chapter 10.20.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls that do not face a street is 7 m.
The height of the side exterior main walls will be 8.82 m.
 - Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (232.97 m²).
The altered dwelling will have a floor space index equal to 0.74 times the area of the lot (286 m²).
- 7.3.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The altered dwelling will have a height of 8.95 m.
 - Section 7.3.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (135.9 m²).
The lot coverage will be equal to 40.5% of the lot area (157.31 m²).

3. Section 7.3.3, By-law 6752

The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (232.97 m²).

The altered dwelling will have a floor space index equal to 0.74 times the area of the lot (286 m²).

10. 67 LEROY AVE

File Number:	A0054/17TEY	Zoning	RS(10.5; a325; d0.75)(x312) & R2A (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	67 LEROY AVE	Community:	East York
Legal Description:	PLAN 2037 PT LOT 235 PT LOT 236		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the two-unit two-storey detached dwelling with front and rear one-storey additions which were constructed without a building permit.

This application was rescheduled due to clerical errors in the original notice – see bold type.

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

- Chapter 10.5.100.1.(1)(A), By-law 569-2013**
The minimum required driveway width is 2.0 m.
In this case, the driveway width will be 1.27 m.
- Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 3.65 m.
The altered building will be located 2.77 m from the front lot line, measured to the enclosed front porch.
- Chapter 10.40.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The front one-storey addition will be located 0.38 m from the south side lot line.
- Chapter 10.40.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The rear one-storey addition will be located 0.48 m from the south side lot line.
- Chapter 10.40.40.20.(1)(A), By-law 569-2013**
The maximum permitted building length is 17.0 m.
The altered building will have a building length of 19.5 m.
- Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (40.8 m²) of the rear yard must be maintained as soft landscaping.
In this case, 9.8% (8.0 m²) of the rear yard will be maintained as soft landscaping.
- Chapter 150.10.40.1.(3)(A), By-law 569-2013**
A secondary suite is a permitted use provided that an exterior alteration to a building to accommodate a secondary suite does not alter a main wall or roof that faces a street.
The additions to the building will alter the front main wall that faces the street.

- 1. Section 5.6 (G), By-law 6752**
A minimum setback of 0.45 m is required from all lot lines
The **rear shed** will be setback 0.38 m from the north side lot line.
- 2. Section 7.5.3, By-law 6752**
A minimum of **two** parking spaces are required to be provided behind the main front wall.
In this case, there will be zero parking spaces provided behind the main front wall.
- 3. Section 7.5.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The altered building will have a building length of 19.50 m.
- 4. Section 7.1.2.(2), By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (81.6 m²).
The altered building will have a lot coverage equal to 44% of the lot area (103 m²).
- 5. Section 7.1.2.(2), By-law 6752**
The minimum required side yard setback is 0.6 m.
The front one-storey addition will be located 0.38 m from the south side lot line.
- 6. Section 7.1.2.(2), By-law 6752**
The minimum required side yard setback is 0.6 m.
The rear one-storey addition will be located 0.48 m from the south side lot line.
- 7. Section 7.1.2.(2), By-law 6752**
The minimum required rear yard setback is 9.0 m.
The altered building will be located 8.39 m from the rear lot line.
- 8. Section 7.1.3.(e), By-law 6752**
One additional Dwelling Unit may be permitted within each One-Family Detached Dwelling, provided there is no addition to, nor substantial alteration to, the exterior appearance of the front of the One-Family Detached Dwelling and, in the case of a corner lot, on the side of the One-Family Detached Dwelling facing a street, as a result of the introduction of a second suite, including but not limited to, a new private entrance in any street facade.
The exterior appearance of the front wall will be substantially alternated.
- 9. Section 5.6.(b)(iii), By-law 6752**
Steps or stairs required for access to the first storey of a building may encroach into any yard, provided the steps or stairs are set back a minimum of 1.5 m from any lot line adjacent to the street.
The front stairs will be located 1.13 m from the front lot line adjacent to a street.