

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

Hearing Date: July 12, 2017
Time: 9:30 a.m.
Location: Committee Room - Toronto City Hall - 100 Queen Street West

1. OPENING REMARKS

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

2. DEPUTATION ITEMS

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

	File Number	Property	Community (Ward)
1.	A1293/16TEY	596 SOUDAN AVE	St. Paul's (22)
2.	A0231/17TEY	95 OLIVE AVE	Trinity-Spadina (20)
3.	A0234/17TEY	105 MERRICK ST	Parkdale-High Park (14)
4.	A0235/17TEY	149 BRUNSWICK AVE	Trinity-Spadina (20)
5.	A0243/17TEY	139 STRATHEARN RD	St. Paul's (21)
6.	A0245/17TEY	595 BAY ST, 14-80 DUNDAS ST W & 304-316 YONGE ST	Toronto Centre-Rosedale (27)
7.	A0247/17TEY	377 MADISON AVE (TO BE KNOWN AS 381 & 383 MADISON AVE)	St. Paul's (22)
8.	A0250/17TEY	75 HAZELTON AVE	Toronto Centre-Rosedale (27)
9.	A0251/17TEY	26 BELCOURT RD	St. Paul's (22)
10.	A0252/17TEY	168 PAPE AVE	Toronto-Danforth (30)

11.	A0253/17TEY	460 ST CLAIR AVE E	Toronto Centre-Rosedale (27)
12.	A0254/17TEY	48 ORIOLE GDNS	St. Paul's (22)
13.	A0255/17TEY	1775 DANFORTH AVE	Beaches-East York (32)
14.	A0256/17TEY	234 BROCK AVE	Davenport (18)
15.	A0510/17TEY	354 MAIN ST	Beaches-East York (31)

RECESS

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

	File Number	Property	Community (Ward)
16.	A0257/17TEY	93 EARL GREY RD	Toronto-Danforth (30)
17.	A0258/17TEY	25 SPARKHALL AVE	Toronto-Danforth (30)
18.	A0259/17TEY	202 INDIAN RD	Parkdale-High Park (14)
19.	A0260/17TEY	15 BAYFIELD CRES	Toronto-Danforth (29)
20.	A0261/17TEY	151 WITHROW AVE	Toronto-Danforth (30)
21.	A0262/17TEY	153 WITHROW AVE	Toronto-Danforth (30)
22.	A0263/17TEY	100 AVA RD	St. Paul's (21)
23.	A0264/17TEY	30-50 MUTUAL ST & 88 QUEEN ST E	Toronto Centre-Rosedale (27)
24.	A0265/17TEY	25 NORTHERN PL	Davenport (18)
25.	A0266/17TEY	142 EMERSON AVE	Davenport (18)

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

	File Number	Property	Community (Ward)
26.	A0267/17TEY	400 ADELAIDE ST E	Toronto Centre-Rosedale (28)
27.	A0268/17TEY	125 GARFIELD AVE	Toronto Centre-Rosedale (27)
28.	A0269/17TEY	72 CRESCENT RD	Toronto Centre-Rosedale (27)
29.	A0270/17TEY	62 WESTWOOD AVE	Toronto-Danforth (29)
30.	A0271/17TEY	105 BINSWOOD AVE	Beaches-East York (31)
31.	A0272/17TEY	155 LANSDOWNE AVE	Parkdale-High Park (14)
32.	A0273/17TEY	43 A PARLIAMENT ST	Toronto Centre-Rosedale (28)
33.	A0274/17TEY	169 ROSEDALE HEIGHTS DR	Toronto Centre-Rosedale (27)
34.	A0275/17TEY	104 HEATH ST E	Toronto Centre-Rosedale (27)
35.	A0277/17TEY	717 HILLSDALE AVE E	St. Paul's (22)

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

	File Number	Property	Community (Ward)
36.	A0278/17TEY	74 ALCINA AVE	St. Paul's (21)
37.	A0279/17TEY	85 ALTON AVE	Toronto-Danforth (30)
38.	A0280/17TEY	593 PALMERSTON AVE	Trinity-Spadina (20)
39.	A0281/17TEY	7 FOREST RIDGE DR	St. Paul's (21)
40.	A0282/17TEY	256 COTTINGHAM ST	St. Paul's (22)
41A	B0030/17TEY	7 MAUGHAN CRES	Beaches-East York (32)
41B	A0437/17TEY	PART 2	
41C	A0438/17TEY	PART 1	

42A	B0035/17TEY	77 GALBRAITH AVE	Beaches-East York (31)
42B	A0445/17TEY	PART 1	
42C	A0470/17TEY	PART 2	
43.	B0037/17TEY	497, 505 & 511 RICHMOND ST W	Trinity-Spadina (20)
44.	A0181/17TEY	635 QUEEN ST E	Toronto-Danforth (30)

3. OTHER BUSINESS

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

1. 596 SOUDAN AVE

File Number:	A1293/16TEY	Zoning	R (d0.6)(x930) & R2 Z0.6 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	596 SOUDAN AVE	Community:	Toronto
Legal Description:	PLAN 722 BLK R PT LOT 15 & 16		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral below grade garage and a rear basement walkout.

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

- 1. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 9 m.
The new detached dwelling will have a height of 9.5 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 (185.9 m²).
The new detached dwelling will have a floor space index equal to 0.72 times the area of the lot (224.42 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 (185.9 m²).
The new detached dwelling will have a gross floor area equal to 0.72 times the area of the lot (224.42 m²).
- 2. Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 9 m.
The new detached dwelling will have a height of 9.36 m.
- 3. Section 6(3) Part IV 3(II), By-law 438-86**
An integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line is not permitted.
The new detached dwelling will have an integral below grade garage facing the front lot line.

2. 95 OLIVE AVE

File Number:	A0231/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	95 OLIVE AVE	Community:	Toronto
Legal Description:	PLAN 1155 PT LOT 42 PT LOT 43		

PURPOSE OF THE APPLICATION:

To convert the existing 2½-storey semi-detached dwelling into a duplex and to construct a rear two-storey addition, rear deck and front walkout.

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

- 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.
In this case, the stairs will be located 0.0 m to the north lot line.
- 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 depth equal to 18.61 m.
- 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 (166.57 m²).
The altered dwelling will have a floor space index equal to 1.21 times the area of the lot (202.73 m²).
- Section 6(3) Part II 3(I), By-law 438-86**
The minimum required building setback to the side wall of an adjacent building that contains no openings is 0.9 m.
The altered dwelling will be located 0.15 m to the adjacent building to the west.
- Section 6(3) Part VI 1(I), By-law 438-86**
The by-law allows additions to the rear of 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 (114.93 m²).
The altered dwelling will have a residential gross floor area equal to 1.77 times the lot area (295.39 m²).
- Section 6(3) Part VI 1(V), By-law 438-86**
The maximum permitted building depth is 17.0 m.
The altered dwelling will have a building depth equal to 18.61 m.
- Section 6(2) 1.(v), By-law 438-86**
A converted house is a permitted use provided that there is no substantial change in the appearance of the dwelling house as the result of the conversion.
In this case, the additions will result in a change in the appearance of the dwelling.

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

A converted house is a permitted use provided there is no exterior alteration of or addition to the house except an addition to a part of the exterior, provided the increase in residential gross floor area does not exceed 0.15 times the area of the lot (24.98 m²).

In this case, the conversion will include an addition to an exterior part of the building which will contain an additional residential gross floor area of 31.84 m², which is equal to 0.19 times the lot area.

3. 105 MERRICK ST

File Number:	A0234/17TEY	Zoning	R (d0.6)(x290) & R2 Z0.6 (ZZC)
		Ward:	Parkdale-High Park (14)
		Heritage:	Not Applicable
Property Address:	105 MERRICK ST	Community:	Toronto
Legal Description:	PLAN D1378 PT LOTS 87 TO 92		

PURPOSE OF THE APPLICATION:

To convert the two-storey detached dwelling into two residential units and to construct a rear detached shed.

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

- 1. Chapter 10.10.60.70.(1), By-law 569-2013**
The maximum permitted lot coverage by an ancillary building or structure is 5% of the lot area (4.15 m²).
The lot coverage by the ancillary building will be 10% of the lot area (27.78 m²).
- 2. Chapter 150.10.40.1.(1), By-law 569-2013**
A secondary suite is a permitted use provided that the entire building was constructed more than five years prior to the introduction of secondary suite.
In this case, the entire building was not constructed more than five years prior to the introduction of the secondary suite.
- 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(2)(1)(ii), By-law 438-86**
A converted house is a permitted use provided the whole of the building or structure as it stands before conversion is at least five years old.
In this case, the converted house will not be at least five years old.
- 2. Section 6(2)(1)(iii)(A), By-law 438-86**
A converted house is a permitted use provided an addition does not exceed a gross floor area of 0.15 times the area of the lot (42.45 m²).
The addition will have a gross floor area equal to 0.18 times the area of the lot (51.32 m²).
- 3. Section 6(2)(1)(v), By-law 438-86**
A converted house is a permitted use provided there is no substantial change in the appearance of the dwelling as the result of the conversion.
The two-storey rear addition will substantially change the appearance of the dwelling.
- 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(3) Part II 7(I), By-law 569-2013**

An accessory structure is required to be setback a minimum of 3.0 m from all lot lines.
The rear detached storage shed will be located 0.30 m from the south rear lot line, 0.30 m from the east side lot line and 0.30 m from the west side lot line.

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

An accessory structure is permitted a floor area of 5% of the area of the lot (14.15 m²).
The rear yard detached shed will be 10% of the area of the lot (27.78 m²).

4. 149 BRUNSWICK AVE

File Number:	A0235/17TEY	Zoning	R(d1.0) & R3 Z1.0 (ZZC)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	149 BRUNSWICK AVE	Community:	Toronto
Legal Description:	PLAN 87 PT LOT 28		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling by constructing a rear two-storey addition, a rear third-storey addition and a rear third 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 semi-detached dwelling is 17.0 m.
The altered dwelling will have a depth of 20.82 m.
- 2. 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 (215.26 m²).
The altered dwelling will have a floor space index equal to 1.12 times the area of the lot (241.51 m²).
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a semi-detached dwelling is 1.0 times the area of the lot (215.26 m²).
The altered dwelling will have a gross floor area equal to 1.12 times the area of the lot (241.51 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 dwelling will have a depth of 20.82 m.

5. 139 STRATHEARN RD

File Number:	A0243/17TEY	Zoning	RD (f112.0; a370; d0.4)(x1199) & R1 (ZZC)
Property Address:	139 STRATHEARN RD	Ward:	St. Paul's (21)
Legal Description:	PLAN 2618 PT LOTS 77 & 78	Heritage:	Not Applicable
		Community:	York

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear two-storey addition and a stepped 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 depth for a detached dwelling is 17.0 m.
The altered dwelling will have a depth of 17.86 m.
2. **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 (253.39 m²).
The altered dwelling will have a floor space index equal to 0.57 times the area of the lot (359.09 m²).
1. **Section 7.3(i), By-law 1-83**
The maximum permitted floor space index is 0.4 times the area of the lot (253.39 m²).
The altered dwelling will have a floor space index equal to 0.57 times the area of the lot (359.09 m²).
2. **Section 3.4.7 (a)(5), By-law 1-83**
An unenclosed rear platform is permitted provided the sum of the floor areas of all platforms, excluding the floor area within 2.4 m of the main walls of the house, plus the gross floor area of the house, when divided by the area of the lot, shall not exceed the maximum floor space index prescribed by the zone in which the property is located, which in this case is 0.4 times the area of the lot (253.39 m²).
In this case, the sum of the prescribed area of the rear platform plus the proposed gross floor area of the house will be 0.64 times the area of the lot (405.13 m²).
1. **Section 7.3.(b), By-law 3623-97**
The maximum permitted floor space index is equal to 0.51 times the area of the lot (319.9 m²).
The altered detached dwelling will have a floor space index equal to 0.57 times the area of the lot (359.09 m²).

6. 595 BAY ST, 14-80 DUNDAS ST W & 304-316 YONGE ST

File Number:	A0245/17TEY	Zoning	CR T7.8 C2.0 R7.8 & CR T4.0 C4.0 R1.5 & Site Specific By-law 1725-2013 (ZPR)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Not Applicable
Property Address:	595 BAY ST, 14-80 DUNDAS ST W & 304-316 YONGE ST	Community:	Toronto
Legal Description:	PLAN 243 LOTS 1 TO 11 PT LOT 12 PLAN 2A LOTS 4 24 TO 34 PT LOT 23 RP 63R14021 PARTS 1 TO 11 RP 66R17427 PART 1		

PURPOSE OF THE APPLICATION:

To modify the redevelopment plan approved under Site-specific By-law 1725-2013 by altering the existing non-residential building ("Atrium on Bay") by constructing a 6-storey addition plus mechanical penthouse above the west tower, a 5-storey addition plus mechanical penthouse above the east tower, a one-storey addition between the towers, a two-storey addition to the west/south elevation, and interior alterations creating additional floor area. A concurrent Site Plan Application (12 131388 STE) is being processed.

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

1. Section 3.(b), Site-specific By-law 1725-2013

The total aggregate non-residential gross floor area erected on the lot shall not exceed 132,825 m².
The altered building will have a total aggregate non-residential gross floor area of 138,822.8 m².

2. Section 3.(c), Site-specific By-law 1725-2013

No above grade portion of a building or structure on the lot shall be located other than wholly within the areas delineated by heavy lines on Map 2.

In this case, portions of the building on the lot will be located outside the areas delineated by heavy lines as shown on the attached revised Map 2.

3. Section 3.(d), Site-specific By-law 1725-2013

The height of any building or structure, or any portion thereof, including mechanical and elevator/stair overrun, shall not exceed the heights indicated by the numbers following the symbol H on Map 2.

In this case, the altered building will have heights exceeding the maximum permitted heights indicated by the numbers following the symbol H as shown on the attached revised Map 2.

4. Section 3.(e), Site-Specific By-law 1725-2013

Parking spaces required by By-law 438-86 or By-law 522-79, both as amended or varied, shall be provided and maintained in a public garage, a private commercial garage, a private parking garage or a parking station, any and all of which shall be located on the lot or within a 200 m radius distance thereof, to the extent at least prescribed therein. Sub clause (e) requires a minimum of 922 parking spaces, as prescribed in By-law 522-79, be provided.

In this case, 525 parking spaces will be provided on the lot within a parking garage.

5. Section 3.(i)(j), Site-specific By-law 1725-2013

A minimum of 4 "Type B" loading spaces and 5 "Type C" loading spaces are required to be provided. Notwithstanding the provisions of section 1(i), the maximum number of loading spaces required to be provided and maintained on the lot shall not exceed in number and shall have the characteristics and dimensions set out below:

- 1 space, 18.3 m x 3.7 m x 4.3 m (vertical)
- 3 spaces, 12.2 m x 3.7 m x 4.3 m (vertical)
- 4 spaces, 6.1 m x 3.05 m x 2.44 m (vertical)

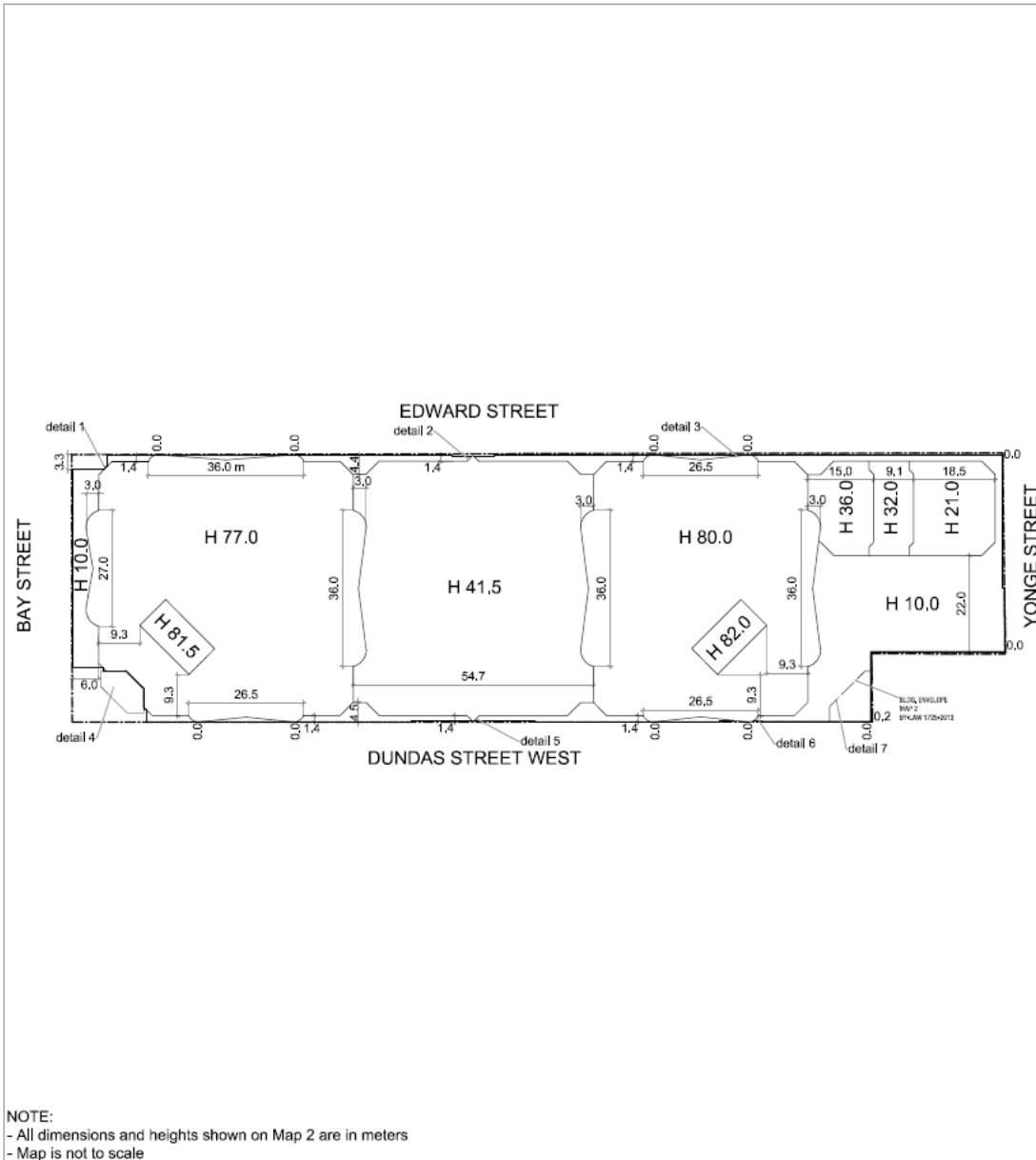
In this case, the 4 loading spaces required by sub clause (j) to be 6.1 m x 3.05 m x 2.44 m (vertical) are provided within the limits of the 4 larger loading spaces, rather than as distinct spaces occupying a separate area.

6. Section 3.(k), Site-specific By-law 1725-2013

A minimum of 4 bicycle parking-spaces visitor shall be provided at grade on the lot. In this case, no bicycle parking spaces-visitor will be provided at grade on the lot.

7. Section (1), Site-Specific By-law 1725-2013

A minimum of 1,555 m² shall be provided as common outdoor space on the lot. In this case, 1394.4 m² of common outdoor space will be provided on the lot.



Revised **Map 2**, By-law No. 1725-2013,
 Prepared for Committee of Adjustment
 Minor Variance Application A0245/17TEY



595 Bay Street
 14-80 Dundas Street West
 & 304-316 Yonge Street

7. 377 MADISON AVE (TO BE KNOWN AS 381 & 383 MADISON AVE)

File Number:	A0247/17TEY	Zoning	R(d2.0) (x436) & I1 D3 & Site-Specific By-law 758-2006 (BLD)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	377 MADISON AVE (TO BE KNOWN AS 381 & 383 MADISON AVE)	Community:	Toronto
Legal Description:	PLAN M2 LOTS 275 276 286 287 PT LOTS 273 274 277 278 285 288 AND 289 RP 66R27183 PARTS 7 TO 9		

PURPOSE OF THE APPLICATION:

To alter the redevelopment plan approved by Site Specific By-law 758-2006 (OMB) for the second phase of a residential development consisting of a seven-storey building (Building B) and 10 townhouses located on Parcel B, by increasing the gross floor area, to facilitate the construction of a pair of three-storey townhouses (TH Block B1).

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

Section 6(ii), Site Specific By-law 758-2006 (OMB)

The total residential gross floor area of all the buildings on the lot shall not exceed 33,460 m², provided the residential gross floor area of the buildings erected on Parcel B does not exceed 13,152 m².

Committee of Adjustment decision A0480/15TEY approved a total residential gross floor area of 33,913 m², and a residential gross floor area on Parcel B of 13,220 m².

In this case, the total residential gross floor area of all buildings on the lot will be 34,054.46 m², and the residential gross floor area of the buildings on Parcel B will be 13,361.46 m².

8. 75 HAZELTON AVE

File Number:	A0250/17TEY	Zoning	R(f5.0 d1.0)(x860) & R3 Z1.0 (ZZC)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Designated
Property Address:	75 HAZELTON AVE	Community:	Toronto
Legal Description:	PLAN 358 PT LOT 24		

PURPOSE OF THE APPLICATION:

To alter a three-storey townhouse by constructing a rear two-storey rear addition, a partial third storey addition including interior alterations.

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

- 1. Chapter 900.2.10 (860), By-law 569-2013**
No person shall erect or use a building or structure on any lot within the Yorkville Triangle with a front lot line on Hazelton Avenue where the building or structure has a depth greater than 17.0 m; where the height of the building or structure is greater than 7.0 m
The building will have a depth of 20.60 m and the portion of the building exceeding a depth of 14 m will have a height of 9.64 m.
- 2. 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 (237.77 m²).
The floor space index will be 1.121 times the area of the lot (266.52 m²).
- 3. Chapter 10.10.40.30 (1)(B), By-law 569-2013**
The maximum permitted building depth for a townhouse is 14.0 m.
The altered building depth will be 20.60 m.
- 1. Section 6(3) Part II 3 C (I), By-law 438-86**
The minimum required side lot line setback is 0.45 m where the side wall contains no openings.
The side lot line setback will be 0.00 m on the north side and 0.00 m on the south side.
- 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 (237.77 m²).
The residential gross floor area of the altered building will be 1.12 times the area of the lot (266.52 m²).
- 3. Section 6(3) Part II 5, By-law 438-86**
The maximum permitted building depth is 14.0 m.
The altered building depth will be 20.60 m.
- 4. Section 12 (2) 322 (ii) (a) & (b), By-law 438-86**
No person shall erect or use a building or structure on any lot within the Yorkville Triangle with a front lot line on Hazelton Avenue where the building or structure has a depth greater than 17.0 m; where the height of the building or structure is greater than 7.0 m
The building will have a depth of 20.60 m and the portion of the building exceeding a depth of 14 m will have a height of 9.64 m.

9. 26 BELCOURT RD

File Number:	A0251/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	26 BELCOURT RD	Community:	Toronto
Legal Description:	PLAN 1788 PT LOTS 179 180 RP 66R21812 PARTS 2 3 4 9		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear second storey addition and a ground floor front addition.

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

- 1. Chapter 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front lot line setback is 5.77 m.
The altered dwelling will be located 4.24 m to the front lot line.
- 2. Chapter 200.5.10.1.(1), By-law 569-2013**
One parking space is required to be provided on the lot.
In this case, zero parking spaces will be provided.
- 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 (173.91 m²).
Minor Variance Decision A0293/04TEY permitted a gross floor area of 0.65 times the area of the lot (187.09 m²).
The altered dwelling will have a floor space index equal to 0.64 times the area of the lot (184.78 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 (173.91 m²).
Minor Variance Decision A0293/04TEY permitted a gross floor area of 0.65 times the area of the lot (187.09 m²).
The altered dwelling will have a gross floor area equal to 0.64 times the area of the lot (184.78 m²).
- 2. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front lot line setback is 5.77 m.
The altered dwelling will be located 4.24 m to the front lot line.
- 3. Section 4(4)(b), By-law 438-86**
One parking space is required to be provided on the lot.
In this case, zero parking spaces will be provided.

10. 168 PAPE AVE

File Number:	A0252/17TEY	Zoning	R (d0.6)(x809) & R3 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	168 PAPE AVE	Community:	Toronto
Legal Description:	PLAN 718 LOT 31		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear two-storey addition and a complete third storey addition with a rear third storey 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 of a detached dwelling is 0.6 times the area of the lot (160.44 m²).
The altered detached dwelling will have a floor space index equal to 0.82 times the area of the lot (219.3 m²).
- 2. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.
The roof eaves will be located 0 m from the north side lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (160.44 m²).
The altered detached dwelling will have a gross floor area equal to 0.82 times the area of the lot (219.3 m²).
- 2. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for a detached dwelling is 0.45 m for a depth not exceeding 17 m and where the side walls contain no openings.
The altered detached dwelling will be located 0.045 m from the north side lot line.

****REVISED FOR AGENDA****

11. 460 ST CLAIR AVE E

File Number:	A0253/17TEY	Zoning	RD (f12.0; d0.6) (x1397) & R1 Z0.6 (BLD)
Owner(s):	GRACE BUGG KENNETH BUGG	Ward:	Toronto Centre-Rosedale (27)
Agent:	KENNETH BUGG	Heritage:	Not Applicable
Property Address:	460 ST CLAIR AVE E	Community:	Toronto
Legal Description:	PLAN 277 PT LOT 8		

PURPOSE OF THE APPLICATION:

To legalize and to maintain an extension to the rear ground floor deck, and an enclosure under the deck that were constructed beyond the building permit.

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

- 1. Chapter 10.5.40.10.(5), By-law 569-2013**
A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
In this case, 0.0 m² of the first floor will be within 4.0 m of the front main wall.
- 1. Section 6(3) Part VI 1(iv), By-law 438-86**
Additions to the rear of semi-detached houses erected before October 15, 1953, or to a converted house are permitted provided no part of the addition is located closer to the east side lot line than 1.96 m.
The rear deck and enclosure addition will be located 0.91 m from the east side lot line.
- 2. Section 6(3) Part VI 1(v), By-law 438-86**
Additions to the rear of a semi-detached house erected before October 15, 1953, or to a converted house, are permitted provided the depth of the residential building including the addition or additions does not exceed 17.0 m.
The altered dwelling will have a depth of 17.68 m.
- 3. Section 6(3) Part VI 1(vi), By-law 438-86**
Additions to the rear of detached house erected before October 15, 1953, or to a converted house, are permitted provided the residential building including any prior additions erected after October 15, 1953 is at least five years old.
The prior building addition is not five years old.

12. 48 ORIOLE GDNS

File Number:	A0254/17TEY	Zoning	R (d0.6)(x905) & R2 Z0.6 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	48 ORIOLE GDNS	Community:	Toronto
Legal Description:	PLAN 546E PT LOT 2 PT LOT 3		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling and to maintain the existing rear detached garage.

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

- 1. Chapter 10.5.60.(4), By-law 569-2013**
No above-ground part of an ancillary building or structure may be erected prior to the erection of the main walls and completion of the roof of the residential building on the same lot.
The existing rear detached garage will remain before the construction of the new detached dwelling.
- 2. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth for a detached house is 17.0 m.
The new detached dwelling will have a building depth of 21.74 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 (316.90 m²).
The new detached dwelling will have a floor space index equal to 0.91 times the area of the lot (480.92 m²).
- 4. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The stairs will be located 0.16 m to the north side lot line.
- 5. Chapter 10.10.40.10.(2)(A)(i) & (ii), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 8.5 m.
The height of the front exterior main walls will be 9.56 m and the height of the rear exterior main walls will be 9.75 m.
- 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 (316.90 m²).
The new detached dwelling will have a residential gross floor area equal to 0.91 times the area of the lot (480.92 m²).
- 2. Section 6(3) Part II 3.B(II), By-law 438-86**
The portion of the dwelling exceeding a building depth of 17.0 m is required a minimum side lot line setback of 7.5 m.
The portion of the dwelling exceeding a building depth of 17.0 m will be located 1.33 m from the east side lot line and 2.63 m from the west side lot line.

13. 1775 DANFORTH AVE

File Number:	A0255/17TEY	Zoning	CR3.0(c2.0; r2.5) SS2 & MCR T3.0 C2.0 R2.5 (BLD)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	1775 DANFORTH AVE	Community:	Toronto
Legal Description:	PLAN 1409 LOT 79 PT LOT 80		

PURPOSE OF THE APPLICATION:

To convert a portion of the ground floor from office space to nightclub.

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

- 1. Chapter 200.5.10.1, By-law 569-2013**
A minimum of 14 parking spaces are required to be provided.
In this case, zero parking spaces will be provided.
- 2. Chapter 200.15.10.(A), By-law 569-2013**
A minimum of one accessible parking space is required to be provided.
In this case, zero accessible parking spaces will be provided.
- 3. Chapter 40.10.20.100.(2)(A), By-law 569-2013**
A nightclub is a permitted use provided that it has a zone label with a "c" value of 4.0 or greater.
The zone label of the nightclub will have "c" value of 2.0.
- 4. Chapter 40.10.20.100.(2)(C), By-law 569-2013**
A nightclub is a permitted use provided that it is on a lot that does not abut a lot in the Residential Zone category or Residential Apartment Zone category.
The night club will be on a lot that abuts a lot in a Residential Zone category.
- 5. Chapter 40.10.20.100.(2)(D), By-law 569-2013**
A nightclub is a permitted use provided that it is the only nightclub in the building.
The nightclub will not be the only nightclub in the building.
- 1. Section 8(1)(f), By-law 438-86**
An entertainment facility is not a permitted use.
The building will be used as an entertainment facility.

14. 234 BROCK AVE

File Number:	A0256/17TEY	Zoning	(R d1.0 H10.0m x804). & (R4 Z1.0 H10.0m)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	234 BROCK AVE	Community:	Toronto
Legal Description:	PLAN 450 PT LOT 15 WITH ROW		

PURPOSE OF THE APPLICATION:

To alter a two-storey semi-detached mixed use building by converting the third floor attic space into habitable space and constructing a third floor addition.

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

- 1. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building is 10.0 m.
The altered building height will be 10.36 m.
- 2. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing the south side lot line will be 10.16 m.
- 3. Chapter 10.10.40.10.(5) , By-law 569-2013**
The maximum permitted width of dormers is 40% or 6.82 m of the total width of the building's main walls.
In this case, the dormer width will be 50% or 8.53 m.
- 4. Chapter 10.10.40.30.(1) (B), By-law 569-2013**
The maximum permitted building depth is 14.0 m.
The altered building depth will be 17.05 m.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 1.00 times the area of the lot (141.14 m²).
The residential gross floor area will be 1.53 times the area of the lot (217.0 m²).
- 2. Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10.00 m.
The altered building height will be 10.36 m.
- 3. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The building depth will be 17.05 m.
- 4. Section 6(3) Part II 3.F(I)(1)(A), By-law 438-86**
The minimum required side lot line setback is 0.45 m where the side wall contains no openings.
The north side lot line setback will be 0.0 m.

15. 354 MAIN ST

File Number:	A0510/17TEY	Zoning	R(d0.6) & R2 Z0.6 (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	354 MAIN ST	Community:	Toronto
Legal Description:	PLAN 1801 LOT 69 PT LOT 70 S 27FT OF LOT 70		

PURPOSE OF THE APPLICATION:

To construct a new one-storey rear detached garage.

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

- 1. Chapter 10.10.80.40.(2), By-law 569-2013**
On a lot abutting a lane, vehicle access to any parking space on the lot must be from the flanking street or from the lane.
In this case, access to main parking will be from Main Street, and one parking space will be accessed from the lane abutting the rear of the property.
- 2. Chapter 10.5.50.10.(3), By-law 569-2013**
A minimum of 50% (123.4 m²) of the rear yard must be maintained as soft landscaping.
In this case, 33% (80.2 m²) of the rear yard will be maintained as soft landscaping.
- 3. Chapter 10.5.60.40.(2), By-law 569-2013**
The maximum permitted height of an ancillary building is 4.0 m.
The rear detached garage will have a height of 6.5 m.
- 1. Section 4(2)(d)(i), By-law 438-86**
The maximum permitted height of an accessory structure is 4.0 m.
The rear detached garage will have a height of 6.5 m.
- 2. Section 6(3) Part IV 2, By-law 438-86**
On a lot that abuts a flanking street or public lane, vehicle access to any parking space on the lot must be from the flanking street or public lane.
In this case, access to main parking will be from Main Street, and one parking space will be accessed from the lane abutting the rear of the property.

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

16. 93 EARL GREY RD

File Number:	A0257/17TEY	Zoning	R & R2 (ZZC)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	93 EARL GREY RD	Community:	Toronto
Legal Description:	PLAN 443E PT LOT 42		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling by constructing front and rear third floor additions and to maintain the existing enclosed front porch.

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

- 1. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.5 m.
In this case, the height of the front exterior main wall of the altered semi-detached dwelling will be 8.69 m.
- 2. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.5 m.
In this case, the height of rear exterior main wall of the altered semi-detached dwelling will be 9.46 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 (100.56 m²).
Minor Variance Decision A0545/13TEY permits a floor space index of 0.97 times the area of the lot (162.85 m²).
In this case, the altered semi-detached dwelling will have a floor space index of 1.22 times the area of the lot (203.84 m²).
- 4. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 3.07 m.
The altered semi-detached dwelling will be located 1.07 m from the front lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (100.56 m²).
Minor Variance Decision A0545/13TEY permits a floor space index of 0.97 times the area of the lot (162.85 m²).
In this case, the altered semi-detached dwelling will have a residential gross floor area equal to 1.16 times the area of the lot (194.39 m²).

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

The minimum required side lot line setback of a semi-detached or row house dwelling is 0.45 m where the side wall contains no openings.

Minor Variance Decision A0545/13TEY permits a 0.0 m north side lot line setback.

In this case, the altered semi-detached dwelling will be located 0.42 m from the north side lot line.

17. 25 SPARKHALL AVE

File Number:	A0258/17TEY	Zoning	R (d0.6)(x736) & R2 Z0.6 (BLD)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	25 SPARKHALL AVE	Community:	Toronto
Legal Description:	PLAN 764 PT LOT 6		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a rear second-storey addition with deck above, rear one-storey addition and rear basement walk-out.

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

Chapter 10.10.40.40.(2)(A), By-law 569-2013

The maximum permitted floor space index for additions to the rear of a detached house erected before October 15, 1953 is 0.69 times the area of the lot (164 m²).

The altered dwelling will have a floor space index equal to 0.85 times the area of the lot (203.8 m²).

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

The by-law allows additions to the rear of 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 (164 m²).

The altered dwelling will have a residential gross floor area equal to 0.85 times the area of the lot (203.8 m²).

18. 202 INDIAN RD

File Number:	A0259/17TEY	Zoning	R (d0.6) & R2 Z0.6 (BLD)
		Ward:	Parkdale-High Park (14)
		Heritage:	Not Applicable
Property Address:	202 INDIAN RD	Community:	Toronto
Legal Description:	PLAN 1286 PT LOT 19		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by reconstructing front and rear portions of the ground floor including a new side ground floor deck; by reconstructing the front, rear and side portions of the second storey; and by reconstructing the front portion of the third storey and dormers including a new side third storey deck.

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

- 1. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 10 m.
The altered detached dwelling will have a height of 10.1 m.
 - 2. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17 m.
The altered detached dwelling will have a depth of 18.29 m.
 - 3. 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 (191.73 m²).
The altered detached dwelling will have a floor space index equal to 1.05 times the area of the lot (335.86 m²).
 - 4. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.
The roof eaves will be located 0 m from the north and south side lot lines.
 - 5. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (76.73 m²) of the rear yard must be maintained as soft landscaping.
In this case, 43.9% (67.4 m²) of the rear yard has been maintained as soft landscaping.
- 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 (191.73 m²).
The altered detached dwelling will have a gross floor area equal to 1.05 times the area of the lot (335.86 m²).
 - 2. Section 6(3) Part II 3.A(I), By-law 438-86**
The minimum required setback from a flanking street is 4.55 m.
The altered detached dwelling will be located 0.61 m from the north flanking street, Grenadier 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 the building exceeding a depth of 17 m is 7.5 m.

The portion of the detached dwelling exceeding the 17 m depth will be located 0.61 m from the north side lot line and 0.57 m from the south side lot line.

19. 15 BAYFIELD CRES

File Number:	A0260/17TEY	Zoning	RD (d0.35) & R1 Z0.35 (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	15 BAYFIELD CRES	Community:	Toronto
Legal Description:	PLAN 549E PT BLK C NOW RP 64R16373 PART 2,3		

PURPOSE OF THE APPLICATION:

To convert the detached garage into a cabana/garden shed and to reconstruct the roof.

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

- Chapter 10.5.60.20.(2)(B), By-law 569-2013**
The minimum required setback for an ancillary building or structure is 2.0 m.
The ancillary building will be located 0.0 m from the east rear lot line.
 - Chapter 10.5.60.20.(3)(C)(iii), By-law 569-2013**
The minimum side yard setback for an ancillary building or structure in a rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.
The ancillary building will be located 0.0 m from the north side lot line, 0.0 m from the east side lot line and 0.0 m from the west side lot line.
 - Chapter 10.5.60.50.(2)(A), By-law 569-2013**
The maximum permitted total floor area of all ancillary buildings or structures on the lot is 60.0 m².
The total floor area of all ancillary buildings is 74.32 m².
 - Chapter 10.5.60.60.(1), By-law 569-2013²**
The eaves of a roof on an ancillary building or structure may encroach into a building setback a maximum of 0.3 m, if the eaves are no closer to a lot line than 0.15 m.
The roof eaves will be located 0.0 m from the west lot line.
- Section 6(3) Part II 7(I), By-law 438-86**
An accessory structure is required to have a minimum lot line setback of 3.0 m from all lot lines.
The altered garage will be located 0.0 m from the north side lot line, 0.0 m from the east side lot line and 0.0 m from the west side lot line.
 - Section 6(3) Part I 2, By-law 438-86**
The maximum permitted floor area of an accessory building or structure is 5% of the area of the lot (64. m²).
The converted detached garage will have be 6% of the area of the lot (74.32 m²).

20. 151 WITHROW AVE

File Number:	A0261/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	151 WITHROW AVE	Community:	Toronto
Legal Description:	PLAN M34 PT LOT 2		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a front covered porch, a front basement addition, a front basement walkout, and a rear detached storage shed.

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

- 1. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 3.69 m.
The altered dwelling will be located 1.9 m from the north front lot line.
 - 2. 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 0.12 m from the north front lot line, and 0.51 m from the west side lot line.
 - 3. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (7.18 m²) of the front yard must be maintained as soft landscaping.
In this case, 33% (3.18 m²) of the front yard will be maintained as soft landscaping.
 - 4. 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 (10.62 m²).
The rear detached storage shed will have a lot coverage of 11% (24.16 m²).
- 1. Section 6(3) Part II 2 (II), By-law 438-86**
The minimum required front yard setback of a building on an inside lot is 3.69 m.
The altered dwelling will be located 1.9 m from the north front lot line.
 - 2. 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 (127.42 m²).
The altered dwelling will have a gross floor area equal to 0.81 times the area of the lot (172.13 m²).
 - 3. Section 6(3) Part III, By-law 438-86**
A minimum of 75% (7.18 m²) of the front yard must be maintained as soft landscaping.
In this case, 33% (3.16 m²) of the front yard will be maintained as soft landscaping.

4. 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 storage shed will be located 0.3 m from the east side lot line, 0.3 m from the west side lot line, and 0.3 m from the south rear lot line.

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 (10.62 m²).

The rear detached storage shed will have a gross floor area equal to 11% of the lot area (24.16 m²).

21. 153 WITHROW AVE

File Number:	A0262/17TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (ZZC)
Property Address:	153 WITHROW AVE	Ward:	Toronto-Danforth (30)
Legal Description:	PLAN M34 PT LOT 2	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To construct a new covered front porch.

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

- 1. Chapter 10.5.40.60.(2)(A), By-law 569-2013**
A canopy, awning, or similar structure above a platform is permitted to encroach into a required building setback to the same extent as the platform it is covering.
The front canopy will encroach 0.37 m beyond the porch it is covering.
- 2. 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 stairs will be located 0.13 m from the front lot line.
- 1. Section 6(3) Part II 8 D (I), By-law 438-86**
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.
The front porch will have a height of 1.61 m above grade.

22. 100 AVA RD

File Number:	A0263/17TEY	Zoning	RD (f12.0; a370; d0.4) & R1 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	100 AVA RD	Community:	Toronto
Legal Description:	PLAN M511 LOT 110		

PURPOSE OF THE APPLICATION:

Proposal to demolish the existing SFD dwelling and construct a new 2 storey SFD-detached dwelling with an integral garage.

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 is 0.40 times the area of the lot (185.48 m²).
The floor space index will be 0.65 times the area of the lot (302.5 m²).
- 2. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached house is 17.0 m.
The building length will be 17.71 m.
- 3. Chapter 10.20.40.10.(6) (6), By-law 569-2013**
The permitted maximum height of the first floor above established grade is 1.2 m.
The height of the first floor above established grade will be 1.38 m.
- 1. Section 8 (3) (b), By-law 1-83**
The maximum permitted floor space index is 0.40 times the area of the lot (185.84 m²).
The floor space index will be 0.65 times the area of the lot (302.5 m²).
- 2. Section 7 (3) (b), By-law 3623-97**
The maximum permitted floor space index is 0.56 times the area of the lot (259.48 m²).
The floor space index will be 0.65 times the area of the lot (302.5 m²).

23. 30-50 MUTUAL ST & 88 QUEEN ST E

File Number:	A0264/17TEY	Zoning	CR 5.0 (c0.5; r5.0) SS1 (x1391) & CR T5.0 C0.5 R5.0 (WAIVER)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Not Applicable
Property Address:	30-50 MUTUAL ST & 88 QUEEN ST E	Community:	Toronto
Legal Description:	PLAN D26 LOTS 4&5 PLAN 22A LOTS 6 TO 12 PLAN E73 LOTS 1 TO 8		

PURPOSE OF THE APPLICATION:

To alter the re-development plan of the 28-storey mixed-use building, approved under Site-Specific By-law 180-2005, by reducing the length of all parking spaces, and by clarifying the bicycle parking space requirements to be provided for occupants and visitors.

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

1. Section 4(17)(f)(ii), By-law 438-86

Where a site-specific amendment to By-law 438-86, as amended, has been passed by Council between January 1, 2003 and April 30, 2007 (in this case, 180-2005), or is the result of an Order of the Ontario Municipal Board respecting an appeal filed between January 1, 2003 and April 30, 2007, which does not specify parking space dimensions, the minimum parking space dimension shall be 5.9 m in length and 2.6 m in width.

In this case, all of the parking spaces will have a length of 5.6 m.

2. Section 1(j), Site-Specific By-law 180-2005

A minimum of 275 bicycle parking spaces shall be provided and maintained on the lot, and of the total number of bicycle parking spaces provided, 80% shall be designated bicycle parking space – occupant, and 20% shall be designated bicycle parking space – visitor.

In this case a minimum of 275 bicycle parking spaces will be provided and maintained on the lot, and of the total number of bicycle spaces provided, 90% will be designated bicycle parking space – occupant, and 10% will be designated bicycle parking space – visitor.

24. 25 NORTHERN PL

File Number:	A0265/17TEY	Zoning	R (d1.0)(x804) & R4 Z1.0 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	25 NORTHERN PL	Community:	Toronto
Legal Description:	PLAN 525 PT LOT 5		

PURPOSE OF THE APPLICATION:

To alter the existing 2½ -storey townhouse by constructing a front ground floor addition, front and rear additions to the second and third storeys, and a rear third storey balcony.

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

- 1. Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 1.4 m.
The front ground floor addition of the altered townhouse will be located 0 m from the west front lot line.
- 2. Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 1.4 m.
The front second and third storey additions of the altered townhouse will be located 0.79 m from the west front lot line.
- 3. Chapter 10.10.40.70.(4)(C), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The front ground floor, front third storey, and rear third storey additions of the altered townhouse will be located 0 m from the north and south side lot lines.
- 4. Chapter 10.10.40.80.(1)(A), By-law 569-2013**
The minimum required distance between main walls for a townhouse is 2 m where there are no openings to dwelling units in those main walls.
The distance between main walls for the front ground floor addition, front third storey addition, and rear third storey addition will be 0 m on the north side and 0 m on the south side.
- 5. Chapter 10.10.40.80.(1)(A), By-law 569-2013**
The minimum required distance between main walls for a townhouse is 2 m where there are no openings to dwelling units in those main walls.
The distance between main walls for the front second storey addition will be 0.59 m on the north side and 0.61 m on the south side.
- 6. Chapter 10.10.40.80.(1)(A), By-law 569-2013**
The minimum required distance between main walls for a townhouse is 2 m where there are no openings to dwelling units in those main walls.
The distance between main walls for the rear second storey addition will be 0.9 m on the north side and 0.92 m on the south side.

7. **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 (65.53 m²).
The altered townhouse will have a floor space index equal to 1.71 times the area of the lot (112.37 m²).
8. **Chapter 10.5.50.10.(1)(A), By-law 569-2013**
On a lot with a townhouse, with a lot frontage less than 6 m, the entire front yard, excluding a permitted driveway, must be landscaping. A minimum of 5.08 m² landscaping is required to be maintained.
In this case, 0 m² of the front yard will be maintained as landscaping.
9. **Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (3.81 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 0% (0 m²) of the required front yard landscaped open space will be in the form of soft landscaping.
10. **Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 8.42 m.
1. **Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 1.4 m.
The front ground floor addition of the altered townhouse will be located 0 m from the west front lot line.
2. **Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 1.4 m.
The front second and third storey additions of the altered townhouse will be located 0.79 m from the west front lot line.
3. **Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a townhouse is 0.45 m where the side wall contains no openings.
The front ground floor, front third storey, and rear third storey additions of the altered townhouse will be located 0 m from the north side lot line and 0 m from the south side lot line.
4. **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 front ground floor addition, front third storey addition, and rear third storey addition of the altered townhouse will be located 0 m from the side wall of the north adjacent building and 0 m from the side wall of the south adjacent building.
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 front second storey addition of the altered townhouse will be located 0.59 m from the side wall of the north adjacent building and 0.61 m from the side wall of the south adjacent building.
6. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a townhouse is 1.0 times the area of the lot (65.53 m²).
The altered townhouse will have a gross floor area equal to 1.71 times the area of the lot (112.37 m²).

7. Section 6(3) Part III 3(A), By-law 438-86

A minimum of 100% (5.08 m²) of the front yard area shall be maintained as landscaped open space.
In this case, 0% (0 m²) of the front yard area will be landscaped open space.

8. Section 6(3) Part III 3(B), By-law 438-86

A minimum of 75% (3.81 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.

In this case, 0% (0 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

25. 142 EMERSON AVE

File Number:	A0266/17TEY	Zoning	R (d0.6)(x740) & R2 Z0.6 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	142 EMERSON AVE	Community:	Toronto
Legal Description:	PLAN M88 BLK R PT LT 18		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling and to maintain the rear detached garage.

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

- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (167.20 m²).
The new three-storey detached dwelling will have a floor space index equal to 1.23 times the area of the lot (342.57 m²).
- Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (60.89 m²) of the rear yard shall be maintained as soft landscaping.
In this case, 37% (45.16 m²), of the rear yard will be maintained as soft landscaping.
- Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front lot line setback is 3.67 m.
The new three-storey detached dwelling will be located 2.46 m from the east front lot line, measured from the front second-storey balcony and 2.67 m, measured from the third floor front balcony.
- Section 6(3) Part II 3(I), By-law 438-86**
A building is required to be no closer than 0.9 m from the side wall of an adjacent building that contains no openings.
The new three-storey detached dwelling will be located 0.46 m from the north adjacent building at, 144 Emerson Avenue, which contains no openings.
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the dwelling exceeding a building depth of 17.0 m is 7.5 m.
The 2.44 m portion of the dwelling exceeding a building depth of 17.0 m will be located
- 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 (167.20 m²).
The new three-storey detached dwelling will have a residential gross floor area equal to 1.23 times the area of the lot (342.57 m²).
- Section 6(3) Part III 1(A), By-law 438-86**
A minimum of 30% (83.66 m²), of the lot shall be landscaped open space.
In this case, 29% (28.29 m²), of the lot will be maintained as landscaped open space.

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

26. 400 ADELAIDE ST E

File Number:	A0267/17TEY	Zoning	RA & Site-Specific 1412-2007 (Waiver)
		Ward:	Toronto Centre-Rosedale (28)
		Heritage:	Not Applicable
Property Address:	400 ADELAIDE ST E	Community:	Toronto
Legal Description:	PLAN D39 PT BLK A		

PURPOSE OF THE APPLICATION:

To modify the redevelopment plan approved under Site Specific By-law 1412-2007 for a 22-storey residential building with 354 dwelling units and retail space at grade, by allowing an office (inclusive of a medical/dental office) at grade, and reducing the requirement for office use parking.

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

Section 1(c), Site Specific By-law 1412-2007

An office use, including a "medical/dental office," is not listed as a permitted non-residential use under By-law 1412-2007.

In this case, an office or a medical/dental office will be located at grade.

Section 4(5)(c), By-law 438-86

A minimum of one parking space is required to be provided for the office use.

In this case, there will be zero parking spaces provided for the office use.

27. 125 GARFIELD AVE

File Number:	A0268/17TEY	Zoning	RD(f12.0; d0.6)(x1430) & R1 Z0.6 (WAIVER)
Property Address:	125 GARFIELD AVE	Ward:	Toronto Centre-Rosedale (27)
Legal Description:	PLAN E586 LOT 23	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To construct a new one-storey rear detached garage.

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

- 1. Chapter 10.5.60.20.(3)(C), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure located in the rear yard is 0.3 m.
The rear detached garage will be located 0.12 m from the west side lot line.
- 2. 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 0.05 m from the west side lot line.
- 1. Section 6(3) Part II 8 A, By-law 438-86**
The maximum permitted projection of the eaves or cornices into the required setbacks is 0.45 m.
The eaves or cornices will project 0.40 m into the west side yard setback.

28. 72 CRESCENT RD

File Number:	A0269/17TEY	Zoning	RD (f13.5 d0.6)(x1436) & R1 Z0.6 (Waiver)
Property Address:	72 CRESCENT RD	Ward:	Toronto Centre-Rosedale (27)
Legal Description:	PLAN 84E PT LOTS 57 & 58	Heritage:	Designated
		Community:	Toronto

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.100.1 (2) (B), , By-law 569-2013**
A driveway that is not located in or does not pass through the front yard may be a maximum of 6.0 m wide.
The driveway will be 7.87 m wide.
- 2. Chapter 10.5.50.10 (3) (A), By-law 569-2013**
A minimum of 50% of the rear yard is required to be soft landscaping (230.21 m²).
The rear yard landscaping area will be 45.66% (210.22 m²).
- 3. Chapter 10.20.40.30 (1), By-law 569-2013**
The maximum permitted building depth for a detached house is 19.0 m.
The building depth will be 23.38 m.
- 4. Chapter 10.20.40.10 (2) (A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.5 m.
The height of the rear exterior main wall will be 7.62 m.
- 5. Chapter 10.20.40.20 (1), By-law 569-2013**
The maximum permitted building length for a detached house is 17.0 m.
The building length will be 23.96 m.
- 1. Section 6 (3) PART IV 4 (ii) C, By-law 438-86**
The maximum permitted driveway width is 2.6 m.
The driveway width will be 7.87 m.
- 2. Section 6(3) Part II 3 B (II) 2, By-law 438-86**
The minimum required side lot line setback is 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.
The east side lot line setback will be 1.20 m.
The west side lot line setback will be 3.60 m.

29. 62 WESTWOOD AVE

File Number:	A0270/17TEY	Zoning	RS (d0.75) & R2A (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	62 WESTWOOD AVE	Community:	East York
Legal Description:	PLAN 1517 LOT 13		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a new unenclosed front porch and to legalize and maintain the existing enclosed porch.

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

1. **Chapter 10.40.40.20.(1), By-law 569-2013**
The maximum permitted length for a detached or semi-detached dwelling is 17.0 m.
The altered detached dwelling will be 17.68 m.
2. **Chapter 10.40.40.30.(1), By-law 569-2013**
The maximum permitted building depth for a detached or semi-detached dwelling is 19.0 m.
The altered detached dwelling will have a depth of 19.67 m.
3. **Chapter 10.40.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the area of the lot (107.43 m²).
The lot coverage will be equal to 36.2% of the area of the lot (111.08 m²).
4. **Chapter 10.40.40.70.(3), By-law 569-2013**
The minimum required side yard setback for a detached dwelling is 0.9 m
The altered detached dwelling will be located 0.486 m from the east side lot line.
1. **Section 7.5.3, By-law 6752**
The minimum required front yard setback is 6 m.
The altered detached dwelling will be located 3.26 m from the front lot line.
2. **Section 7.5.3, By-law 6752**
The minimum required side yard setback is 0.6 m.
The altered detached dwelling will be located 0.486 m from the east side lot line.
3. **Section 7.5.3, By-law 6752**
The maximum permitted lot coverage of a dwelling is 35% of the lot area (107.43 m²).
The altered detached dwelling will have a coverage equal to 36.2% of the lot area (111.08 m²).
4. **Section 7.5.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The altered detached dwelling will have a length of 17.68 m.

5. Section 5.6 (b)(iii), By-law 6752

Stairs required for access to the first storey of a permitted building may encroach into the front yard, provided the stairs are set back a minimum of 1.5 m from the front lot line.
In this case, the front stairs will be located 0.65 m from the front lot line.

30. 105 BINSWOOD AVE

File Number:	A0271/17TEY	Zoning	RD & R1A (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	105 BINSWOOD AVE	Community:	East York
Legal Description:	PLAN 3284 PT LOT 91 PT LOT 92		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with integral 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 (129.91 m²).
The lot coverage will be equal to 36.9% of the lot area (137.06 m²).
- 2. Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted height is 7.2 m.
The new dwelling will have a height of 8.2 m.
- 3. 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 (167.02 m²).
The new dwelling will have a floor space index equal to 0.72 times the area of the lot (268.76 m²).
- 1. Section 7.2.3, By-law 6752**
The maximum permitted floor space index is 0.45 times the area of the lot (167.02 m²).
The new dwelling will have a floor space index equal to 0.70 times the area of the lot (261.04 m²).
- 2. Section 7.2.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The new dwelling will be located 3.66 m from the front lot line.
- 3. Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (129.91 m²).
The lot coverage will be equal to 36.9% of the lot area (137.06 m²).

31. 155 LANSDOWNE AVE

File Number:	A0272/17TEY	Zoning	R (d0.1)(x803) & R4 Z1.0 (ZZC)
Property Address:	155 LANSDOWNE AVE	Ward:	Parkdale-High Park (14)
Legal Description:	PLAN 444 PT LOT 21	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To legalize and to maintain three dwelling units within the existing 2½-storey semi-detached dwelling.

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

- Chapter 200.5.10.1, By-law 569-2013**
A minimum of one parking space is required to be provided for the third dwelling unit.
In this case, zero parking spaces will be provided.
- 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 m².
In this case, the average floor area of the three dwelling units in the building will be 55.8 m².
- 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 (229.14 m²).
The altered semi-detached dwelling will have a gross floor area equal to 1.07 times the area of the lot (245.2 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 semi-detached dwelling will be located 0.9 m from the side wall of the south adjacent building, 153 Lansdowne Avenue.
- Section 6(3) Part II 3.F(I)(2), By-law 438-86**
A converted house must have a minimum side lot line setback of 1.2 m where the side wall contains openings.
The altered semi-detached dwelling will be located 0.46 m from the south side lot line.
- Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a semi-detached dwelling is 14 m.
The altered semi-detached dwelling will have a depth of 20.06 m.
- Section 6(3) 1, By-law 438-86**
The minimum required average of the floor areas of the dwelling units in a building being altered, converted or used as a converted house containing more than two dwelling units is 65 m².
In this case, the average floor area of the three dwelling units in the building will be 55.8 m².

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

A minimum of one parking space is required to be provided for on-site for the third dwelling unit. In this case, there will be zero parking spaces provided for on-site.

32. 43 A PARLIAMENT ST

File Number:	A0273/17TEY	Zoning	RA (ZPR)
		Ward:	Toronto Centre-Rosedale (28)
		Heritage:	Not Applicable
Property Address:	43 A PARLIAMENT ST	Community:	Toronto
Legal Description:	PLAN 108 PT LOT 1 E PARLIAMENT ST PT LOT 3A S FRONT ST PT LOTS 1 TO 3 N MILL ST 66R26445 PARTS 3 AND 4		

PURPOSE OF THE APPLICATION:

To alter the existing five-storey building by constructing accessory cooling towers with silencers and generator exhaust stacks on the roof.

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

Section 4(2)(a)(i)A, By-law 438-86

The maximum permitted height by which a stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment or window washing equipment on the roof, may exceed the permitted height for that building is 5.0 m.

The mechanical elements on the roof will exceed the maximum permitted height by 8.0 m.

33. 169 ROSEDALE HEIGHTS DR

File Number:	A0274/17TEY	Zoning	RD (f12.0;d0.6)(x1430) & R1 Z0.6 (ZZC)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Not Applicable
Property Address:	169 ROSEDALE HEIGHTS DR	Community:	Toronto
Legal Description:	PLAN E 641 PT LOT 1		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 8.5 m.
The height of the rear exterior main walls will be 10.99 m.
- 2. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17.0 m.
The new three-storey detached dwelling will have a building length of 21.13 m.
- 3. Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19.0 m.
The new detached dwelling will have a building depth of 21.95 m.
- 4. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (442.01 m²).
The new detached dwelling will have a floor space index equal to 0.625 times the area of the lot (460.44 m²).
- 5. 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.
The canopies over the front and rear platform will encroach beyond the platforms they are covering.
- 6. Chapter 10.5.60.20.(10)(B), By-law 569-2013**
A heating or air conditioning device that is mounted on the ground in a side yard may be no closer to the side lot line than 0.9 m.
The air-conditioning device will be located 0.40 m from the east lot line.
- 7. 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.
The area of the third floor platform will be 10.68 m².

- 8. Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building or structure is 11.0 m.
The new detached dwelling will have a building height of 11.02 m.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.6 times the area of the lot (442.01 m²).
The new detached dwelling will have a floor space index equal to 0.625 times the area of the lot (460.44 m²).
- 2. Section 6(3) Part II 3B (II) 2, By-law 438-86**
The minimum required side lot line setback for the portion of the dwelling exceeding a building depth of 17.0 m is 7.5 m.
The portion of the dwelling exceeding a building depth of 17.0 m will be located 1.22 m from the west side lot line and 1.25 m from the east side lot line.
- 3. Section 6(3) Part II 8 F(III), By-law 438-86**
A roof over a platform or terrace is permitted to project a maximum of 2.5 m from the wall to which it is attached and into the required setback provided it does not extend beyond the side walls of the building as projected.
The roof extends beyond the side walls as project and is to project 3.21 m from the wall to which it is attached.
- 4. Section 6(3) Part III 4, by-law 438-86**
The maximum permitted width of a walkway located between the front lot line and any wall of the building facing the front lot line is 1.06 m.
The walkway will be 1.98 m measured wide.

34. 104 HEATH ST E

File Number:	A0275/17TEY	Zoning	RD(f12.0; d0.6)(x1397) & R1 Z0.6 (ZZC)
Property Address:	104 HEATH ST E	Ward:	Toronto Centre-Rosedale (27)
Legal Description:	PLAN 524E PT BLK B	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear two-storey addition, a third storey addition, front two-storey bay window, and new front and rear porches.

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

- 1. Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted building height is 7.2 m for a detached dwelling with a flat or shallow roof. The altered detached dwelling will have a height of 9.8 m.
 - 2. Chapter 10.20.40.10.(4)(C), By-law 569-2013**
The maximum permitted number of storeys for a detached dwelling with a flat or shallow roof is two. In this case, the altered detached dwelling will be three storeys.
 - 3. 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 (202.08 m²).
The altered detached dwelling will have a floor space index equal to 0.76 times the area of the lot (256.27 m²).
 - 4. Chapter 10.5.40.60.(3)(A)(ii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 m.
The front stairs will be 3.4 m wide.
 - 5. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line. The roof eaves will be located 0.0 m from the east side lot line.
 - 6. 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 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (202.08 m²).
The altered detached dwelling will have a gross floor area equal to 0.76 times the area of the lot (256.27 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 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 0.27 m from the east side lot line.

3. 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 east adjacent building.

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

A minimum of one parking space is required to be provided.

In this case, there will be zero parking spaces provided.

35. 717 HILLSDALE AVE E

File Number:	A0277/17TEY	Zoning	R(d0.6) &R2 Z0.6 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	717 HILLSDALE AVE E	Community:	Toronto
Legal Description:	PLAN 866 PT LOT 233 RP 66R21737 PART 1		

PURPOSE OF THE APPLICATION:

To build a new three-storey detached dwelling.

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

- Chapter 10.10.40.10.(2) (A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.0 m.
The height of the front exterior main walls will be 8.76 m.
- Chapter 10.10.40.10.(2) (A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.0 m.
The height of the rear exterior main walls will be 8.76 m.
- Chapter 10.10.40.10.(2) (B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.
The height of the side exterior main walls facing a side lot line will be 8.16 m.
- Chapter 10.10.40.30.(1) (A), By-law 569-2013**
The maximum permitted building depth for a detached house is 17.0 m.
The building depth is 20.07 m.
- 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 (144.20 m²).
The floor space index is 0.81 times the area of the lot (194.76 m²).
- Chapter 10.5.50.10.(1) (D), By-law 569-2013**
A minimum of 75% of the required front yard landscaping must be soft landscaping (17.18 m²).
The front yard soft landscaping area will be 50% (11.4 m²).
- Chapter 200.5.1.10.(2)(A), By-law 569-2013**
The minimum required parking space must have minimum required dimensions of (i) 3.2 m in width and (ii) 5.6 m in length.
The parking space will be 2.99 m in width and 5.6 m in length.
- 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 (144.20 m²).
The residential gross floor area will be 0.81 times the area of the lot (194.76 m²).

- 2. 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.
The side lot line setback will be 0.81 m on the west and east sides for the rear 1.22 m and 0.45 m on the west and east sides for the next rear 3.07 m.
- 3. Section 6(3) Part III 3(B), By-law 438-86**
The minimum required soft front yard landscaping is 75% (17.18 m²).
The soft landscaped open space in the front yard will be 11.4 m² which is deficient by approximately 5.78 m².
- 4. Section 2(1), By-law 438-86**
The minimum required unobstructed parking space dimension is 5.6 m in length by 3.2 m in width.
The parking space will be 5.6 m in length by 2.99 m in width.

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

36. 74 ALCINA AVE

File Number:	A0278/17TEY	Zoning	R(d0.6) & R2 Z0.6 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	74 ALCINA AVE	Community:	Toronto
Legal Description:	PLAN M54 LOT 144 PT LOT 145		

PURPOSE OF THE APPLICATION:

To construct a garage at the rear of the subject property.

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

- 1. Chapter 10.5.60.50.(2), By-law 569-2013**
The maximum total floor area of all ancillary buildings or structures on a lot is 40.0 m².
The total floor area of all ancillary buildings will be 51.93 m².
- 2. Chapter 10.5.60.40.(2), By-law 569-2013**
The maximum permitted height of an ancillary building or structure is 4.0 m.
The height of the ancillary structure will be 4.07 m.
- 3. Chapter 10.5.50.10.(3), By-law 569-2013**
The minimum required rear yard soft landscaping is 50% (71.39 m²).
The rear yard soft landscaping area will be 13% (18.65 m²).
- 1. Section 4(2)(d), By-law 438-86**
The maximum permitted height of an accessory building or structure is 4.0 m.
The height of the accessory building will be 4.38 m.

37. 85 ALTON AVE

File Number:	A0279/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	85 ALTON AVE	Community:	Toronto
Legal Description:	PLAN 381M PT LOTS 38 & 39		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a rear two-storey addition, a complete third storey addition, a rear ground floor deck, and a basement secondary suite.

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

- 1. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.5 m.
The height of the front exterior main walls will be 8.71 m.
 - 2. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.5 m.
The height of the rear exterior main walls will be 8.54 m.
 - 3. Chapter 10.10.40.10.(2)(B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 8.71 m.
 - 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a semi-detached dwelling is 0.6 times the area of the lot (87 m²).
The altered semi-detached dwelling will have a floor space index equal to 1.14 times the area of the lot (165.15 m²).
 - 5. 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 addition to the building will alter a main wall that faces the street.
- 1. Section 6(2), 1(iii)A, 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 (21.75 m²).
The additions will have an area equal to 0.6 times the area of the lot (87.51 m²).
 - 2. 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.

3. 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 (87 m²).

The altered semi-detached dwelling will have a gross floor area equal to 1.14 times the area of the lot (165.15 m²).

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

The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.

The altered semi-detached dwelling will be located 0.37 m from the south side lot line and 0 m from the north 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 altered semi-detached dwelling will be located 0.74 m from the side wall of the south adjacent building and 0 m from the north adjacent dwelling.

38. 593 PALMERSTON AVE

File Number:	A0280/17TEY	Zoning	R (d0.6) & R2 Z0.6 (BLD)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	593 PALMERSTON AVE	Community:	Toronto
Legal Description:	PLAN 219 PT LOT 125		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey detached dwelling by rebuilding the front porch, rebuilding the rear deck and to enlarge the third floor dormers.

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

- 1. Chapter 10.10.40.10.(2), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.5 m.
The height of the front exterior main walls will be 9.1 m.

The maximum permitted height of all rear exterior main walls is 7.5 m.
The height of the rear exterior main walls will be 9.1 m.
- 2. Chapter 10.10.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (108.69 m²).
The altered dwelling will have a floor space index equal to 1.14 times the area of the lot (207.07 m²).
- 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 (108.69 m²).
The altered dwelling will have a residential gross floor area equal to 1.14 times the area of the lot (207.07 m²).
- 2. Section 6(3) Part II 3.A(II), By-law 438-86**
A building is required a minimum setback of 6.0 m from a flanking street.
The altered dwelling will be located 0.35 m from the flanking street.

39. 7 FOREST RIDGE DR

File Number:	A0281/17TEY	Zoning	RD (f15.0; d0.6) (x961) & R1 Z0.6 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	7 FOREST RIDGE DR	Community:	Toronto
Legal Description:	PLAN 1769 LOT 41 PT LOT 40 PT LOT 42		

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing: a second-storey addition, a front covered porch, a rear ground floor deck, a rear basement walkout and an east side one-storey addition and deck to the rear of the existing attached garage.

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

- 1. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached dwelling is 17.0 m.
The altered dwelling will have a building length of 17.61 m.
- 2. 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 (337.24 m²).
The altered dwelling will have a floor space index equal to 0.84 times the area of the lot (472.49 m²).
- 3. Chapter 10.20.40.70.(3)(D), By-law 569-2013**
The minimum required side yard setback is 1.5 m.
The altered dwelling will be located 0.79 m from the east side lot line, and 1.09 m from the west side lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.60 times the area of the lot (337.24 m²).
The altered dwelling will have a gross floor area equal to 0.69 times the area of the lot (386.88 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 a detached dwelling not exceeding a depth of 17 m is 0.9 m.
The portion of the altered dwelling, not exceeding a depth of 17 m will be located 0.79 m from the east side lot line.
- 3. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.
The portion of the altered dwelling, exceeding the 17.0 m depth, will be located 0.79 m from the east side lot line, and 1.09 m from the west side lot line.

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

A minimum of 75% (76.02 m²) of the front yard must be maintained as soft landscaping.
In this case, 60% (60.81 m²) of the front yard will be maintained as soft landscaping.

40. 256 COTTINGHAM ST

File Number:	A0282/17TEY	Zoning	R (u2; d0.6) (x5) & R1S Z0.6 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	256 COTTINGHAM ST	Community:	Toronto
Legal Description:	PLAN M18 PT LOT 135 PT LOT 136		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.40.40.(2)(A), By-law 569-2013**

Additions to the rear of a semi-detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (127.28 m²).

The altered semi-detached dwelling will have a floor space index equal to 1.07 times the area of the lot (198.14 m²).
- 2. Chapter 10.10.40.30.(1)(A), By-law 569-2013**

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

The altered semi-detached dwelling will have a depth of 18.08 m.
- 1. 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 (127.28 m²).

The altered semi-detached dwelling will have a gross floor area equal to 1.07 times the area of the lot (198.14 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 18.08 m.

41A. 7 MAUGHAN CRES

File Number:	B0030/17TEY	Zoning	R (f7.5;d0.6) & R2 Z0.6 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	7 MAUGHAN CRES 7 MAUGHAN CRES	Community:	Toronto
Legal Description:	PLAN 481E LOT 30 PT LOTS 29 & 31		

THE CONSENT REQUESTED:

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

Conveyed – Part 2, Draft R-Plan

Address to be assigned

The lot frontage is 7.63 m and the lot area is 227.24 m².

A new three-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A0437/17TEY.

Retained – Part 1, Draft R-Plan

Address to be assigned

The lot frontage is 7.63 m and the lot area is 231.37 m².

A new three-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A0438/17TEY.

File Numbers B0030/17TEY, A0437/17TEY, A0438/17TEY are considered jointly.

41B. 7 MAUGHAN CRES (PART 2)

File Number:	A0437/17TEY	Zoning	R (f7.5;d0.6) & R2 Z0.6 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	7 MAUGHAN CRES (PART 2)	Community:	Toronto
Legal Description:	PLAN 481E LOT 30 PT LOTS 29 & 31		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage as described in Consent Application B0030/17TEY.

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

- 1. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.5 m.
In this case, the height of the front exterior main wall of the new dwelling will be 9.11 m.
 - 2. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.5 m.
In this case, the height of rear exterior main wall of the new dwelling will be 9.11 m.
 - 3. Chapter 10.10.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a dwelling above established grade is 1.2 m and a minimum of 10 m² of the first floor must be within 4.0 m of the front main wall.
In this case, the first floor of the new dwelling will be located 1.2 m above established grade and 2.5 m² of the first floor will be within 4.0 m of the front main wall.
 - 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 (136.34 m²).
The new three-storey detached dwelling will have a floor space index equal to 0.86 times the area of the lot (195.22 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 (136.34 m²).
The new dwelling will have a residential gross floor area equal to 0.86 times the area of the lot (195.22 m²).
 - 2. Section 6(3) Part II 2 (II), By-law 438-86**
The minimum required front yard setback of a building on an inside lot is 3.0 m.
The new dwelling will be located 2.79 m from the front lot line, measured to the front projection.
 - 3. Section 6(3) Part II 8 D (I), By-law 438-86**
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.
The rear deck will have a height of 2.4 m above grade.

41C. 7 MAUGHAN CRES (PART 1)

File Number:	A0438/17TEY	Zoning	R (f7.5;d0.6) & R2 Z0.6 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	7 MAUGHAN CRES (PART 1)	Community:	Toronto
Legal Description:	PLAN 481E LOT 30 PT LOTS 29 & 31		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage as described in Consent Application B0030/17TEY.

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

- Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.5 m.
In this case, the height of the front exterior main wall of the new dwelling will be 9.11 m.
- Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.5 m.
In this case, the height of rear exterior main wall of the new dwelling will be 9.11 m.
- Chapter 10.10.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a dwelling above established grade is 1.2 m and a minimum of 10 m² of the first floor must be within 4.0 m of the front main wall.
In this case, the first floor of the new dwelling will be located 1.2 m above established grade and 2.5 m² of the first floor will be within 4.0 m of the front main wall.
- 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 (138.82 m²).
The new three-storey detached dwelling will have a floor space index equal to 0.84 times the area of the lot (195.22 m²).
- 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 (138.82 m²).
The new dwelling will have a residential gross floor area equal to 0.84 times the area of the lot (195.22 m²).
- Section 6(3) Part II 3(II), By-law 438-86**
The minimum required side lot line setback from the side wall of an adjacent building that contains openings is 1.2 m.
The new dwelling will be located 1.07 m from the side wall of the adjacent building to the west (9 Maughan Crescent).
- Section 6(3) Part II 8 D (I), By-law 438-86**
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.
The rear deck will have a height of 2.4 m above grade.

42A. 77 GALBRAITH AVE

File Number:	B0035/17TEY	Zoning	RD & R1B (ZZC)
		Ward:	Beaches-East York (31)
Property Address:	77 GALBRAITH AVE	Heritage:	Not Applicable
Legal Description:	PLAN 1826 LOT 344	Community:	East York

THE CONSENT REQUESTED:

To obtain consent to sever the property into two lots.

Retained- Part 1, Draft R-Plan

77 Galbraith Avenue

The lot frontage is 7.63 m and the lot area is 232.26 m².

A new two-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A0445/17TEY.

Conveyed- Part 2, Draft R-Plan

Address to be assigned

The lot frontage is 7.63 m and the lot area is 232.26 m².

A new two-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A0470/17TEY.

File Numbers B0035/17TEY, A0445/17TEY, A0470/17TEY are considered jointly.

42B. 77 GALBRAITH AVE - PART 1

File Number:	A0445/17TEY	Zoning	RD & R1B (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	77 GALBRAITH AVE - PART 1	Community:	East York
Legal Description:	PLAN 1826 LOT 344		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage, a rear first floor deck and a rear basement walkout, as described in Consent Application B0035/17TEY.

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

- 1. Chapter 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 370 m².
The area of the retained lot will be 232.10 m².
- 2. Chapter 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 12 m.
The frontage of the retained lot will be 7.63 m.
- 3. Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (81.23 m²).
The lot coverage will be equal to 41.21% of the lot area (95.66 m²).
- 4. 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 8.93 m.
- 5. Chapter 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a detached dwelling above established grade is 1.2 m.
The first floor of the new detached dwelling will have a height of 1.98 m above established grade.
- 6. 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 (139.26 m²).
The new detached dwelling will have a floor space index equal to 0.89 times the area of the lot (206.80 m²).
- 7. Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.41 m from the east side lot line.

8. Chapter 10.5.40.60.(1)(C) By-law 569-2013

A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.50 m if it is no closer to a side lot line than 1.93 m.

The rear first floor deck will encroach 1.24 m into the required rear yard setback, and will be located 0.41 m from the east side lot line.

1. 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 8.93 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 (139.26 m²).

The new detached dwelling will have a floor space index equal to 0.89 times the area of the lot (206.80 m²).

3. Section 7.3.3, By-law 6752

The minimum required lot area is 370 m².

The area of the retained lot will be 232.10 m².

4. Section 7.3.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (81.23 m²).

The lot coverage will be equal to 41.21% of the lot area (95.66 m²).

5. Section 7.3.3, By-law 6752

The minimum required lot frontage is 12 m.

The frontage of the retained lot will be 7.63 m.

6. Section 7.3.3, By-law 6752

The minimum required east side yard setback is 0.90 m.

The new detached dwelling will be located 0.41 m from the east side lot line.

42C. 77 GALBRAITH AVE - PART 2

File Number:	A0470/17TEY	Zoning	RD & R1B (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	77 GALBRAITH AVE - PART 2	Community:	East York
Legal Description:	PLAN 1826 LOT 344		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage, a rear first floor deck and a rear basement walkout, as described in Consent Application B0035/17TEY.

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

- 1. Chapter 10.5.40.60.(1)(C) By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.50 m if it is no closer to a side lot line than 1.93 m.
The rear first floor deck will encroach 1.24 m into the required rear yard setback, and will be located 0.41 m from the west side lot line.
- 2. Chapter 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 370 m².
The area of the conveyed lot will be 232.10 m².
- 3. Chapter 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 12 m.
The frontage of the conveyed lot will be 7.63 m.
- 4. Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (81.23 m²).
The lot coverage will be equal to 41.21% of the lot area (95.66 m²).
- 5. 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 8.93 m.
- 6. Chapter 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a detached dwelling above established grade is 1.2 m.
The first floor of the new detached dwelling will have a height of 1.98 m above established grade.
- 7. 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 (139.26 m²).
The new detached dwelling will have a floor space index equal to 0.89 times the area of the lot (206.80 m²).

8. **Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.41 m from the west side lot line.
1. **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 8.93 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 (139.26 m²).
The new detached dwelling will have a floor space index equal to 0.89 times the area of the lot (206.80 m²).
3. **Section 7.3.3, By-law 6752**
The minimum required lot area is 370 m².
The area of the conveyed lot will be 232.10 m².
4. **Section 7.3.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (81.23 m²).
The lot coverage will be equal to 41.21% of the lot area (95.66 m²).
5. **Section 7.3.3, By-law 6752**
The minimum required lot frontage is 12 m.
The frontage of the conveyed lot will be 7.63 m.
6. **Section 7.3.3, By-law 6752**
The minimum required west side yard setback is 0.90 m.
The new detached dwelling will be located 0.41 m from the west side lot line.

43. 497, 505 & 511 RICHMOND ST W

File Number:	B0037/17TEY	Zoning	RA (Waiver)
		Ward:	Trinity-Spadina (20)
		Heritage:	Designated
Property Address:	497, 505 & 511 RICHMOND ST W	Community:	Toronto
Legal Description:	MILITARY RESERVE PLAN PT RICHMOND ST W PT MAUD ST PT BRANT ST PT WEST MARKET RP 66R27056 PARTS 1 TO 3 ST ANDREWS MARKET		

THE CONSENT REQUESTED:

To obtain a consent to sever the property into two lots and to create various easements/rights-of-way.

Conveyed – Parts 5, 6 and 7, Draft R-Plan

Address to be assigned

The lot frontage is 12.88 m on Richmond Street West (at grade) and has a lot area of 204.8 m² (at grade). The lot will contain a YMCA or a non-profit organization within a 13-storey mixed use building.

Easements/Rights-of-Way

Part 5 will be subject to easements/rights-of-way for installing, operating, maintaining and replacing services, equipment and structures, including any life safety and other essential devices; constructing, maintaining and replacing exterior portion of Part 5, including the building façade; constructing, maintaining and altering the retained lot Parts 1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 or its improvements, in favour of Parts 1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19.

Upon building completion, the easement will be limited to the exterior surface of Parts 5, 6 and 7, and inspecting, maintaining and repairing support structures built within the conveyed lot Parts 5, 6 and 7, in favour of Parts 1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19.

Parts 6 and 7 will be subject to easements/rights-of-way for constructing, maintaining, and altering in favour of the retained lot Parts 1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 or its improvements.

Upon building completion, the easement will be limited to the exterior surface of the Parts 5, 6 and 7; and inspecting and maintaining support structures built within the conveyed lot, Parts 5, 6 and 7 in favour of Parts 1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19.

Retained – Parts 1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19, Draft R-Plan

Address to be assigned

The lot frontage is 60.28 m on Richmond Street West (at grade) and has a lot area of 4968.4 m² (at grade). The lot will contain a 13-storey mixed-use building containing a food hall, retail and residential uses.

Easements/Rights-of-Way

Parts 1, 8 and 12 will be subject to an easement/right-of-way for installing, operating, maintaining, and replacing services, and related equipment and structures, including any life safety and other essential devices located within or on Parts 1, 8 and 12, but excludes any portions of Parts 1, 8 and 12 used for residential dwellings and ancillary uses, parking units, locker units and outdoor amenities spaces, in favour of Parts 5, 6 and 7.

Upon condominium registration, the easement will be released against all units in the condominium.

Part 9 will be subject to an easement/right-of-way for pedestrian and vehicular access in favour of the conveyed lot, Parts 5, 6 and 7.

Part 12 will be subject to an easement/right-of-way for pedestrian and vehicular access to a shared loading facility in favour the conveyed lot, Parts 5, 6 and 7.

Parts 13 and 14 will be subject to an easement/right-of-way for pedestrian access, including roof access in favour of the conveyed lot, Parts 5, 6 and 7.

Part 16 will be subject to an easement/right-of-way for pedestrian access in favour of the conveyed lot, Parts 5, 6 and 7.

Part 17 will be subject to an easement/right-of-way for pedestrian access in favour of the conveyed lot, Parts 5, 6 and 7.

Part 18 will be subject to an easement for installing, operating, maintaining and replacing rooftop equipment (including mechanical, electrical and HVAC) in favour of the conveyed lot, Parts 5, 6 and 7.

Part 19 will be subject to an easement for elevator use to Part 18 in favour of the conveyed lot, Parts 5, 6 and 7.

Parts 1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 will be subject to an easement for constructing, maintaining, removing or altering the conveyed lot, Parts 5, 6 and 7, in favour of Parts 5, 6 and 7.

Parts 1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 will be subject to a support easement limited to structural components in favour of Parts 5, 6 and 7.

44. 635 QUEEN ST E

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.

9. Chapter 40.10.40.70.(2)(B)(i), By-law 569-2013

The minimum required building setback from the rear lot line is 7.5 m.
The altered building will be setback 2.985 m from the rear lot line.

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.