

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

Hearing Date: March 29, 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.	A1178/16TEY	193 ATLAS AVE	St. Paul's (21)
2.	A1195/16TEY	2 PARR ST	Davenport (18)
3.	A1197/16TEY	109 WALNUT AVE	Trinity-Spadina (19)
4.	A1198/16TEY	28 DONMORE AVE	Toronto-Danforth (29)
5.	A1199/16TEY	220 PALMERSTON AVE	Trinity-Spadina (19)
6.	A1200/16TEY	197 FERRIS RD	Beaches-East York (31)
7.	A1201/16TEY	493 DAVENPORT RD	St. Paul's (22)
8.	A1202/16TEY	17 HIAWATHA RD	Beaches-East York (32)
9.	A1203/16TEY	92 PINE CRES	Beaches-East York (32)
10.	A1204/16TEY	11 ORDNANCE ST	Trinity-Spadina (19)
11.	A1205/16TEY	106 ST HUBERT AVE	Toronto-Danforth (29)
12.	A1206/16TEY	10 HEWITT AVE	Parkdale-High Park (14)
13.	A1207/16TEY	1221 DUNDAS ST W	Trinity-Spadina (19)
14.	A0973/16TEY	102 - 108 YORKVILLE AVE	Toronto Centre-Rosedale (27)
15.	A1212/16TEY	104 WOODYCREST AVE	Toronto-Danforth (29)

RECESS

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

File Number	Property	Community (Ward)
16. A1174/16TEY	31 SUMMERHILL AVE	Toronto Centre-Rosedale (27)
17. A1213/16TEY	46 WESTLAKE AVE	Beaches-East York (32)
18. A1214/16TEY	64 LYND AVE	Parkdale-High Park (14)
19. A1216/16TEY	728 BALLIOL ST	St. Paul's (22)
20. A1217/16TEY	181 SWANWICK AVE	Beaches-East York (32)
21. A1218/16TEY	124 - 128 PEARS AVE	Trinity-Spadina (20)
22. A1219/16TEY	230 CHRISTIE ST	Trinity-Spadina (19)
23. A1220/16TEY	503 MERTON ST	St. Paul's (22)
24. A1221/16TEY	255 WELLINGTON ST W	Trinity-Spadina (20)

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

File Number	Property	Community (Ward)
25. A1223/16TEY	127 GALT AVE	Toronto-Danforth (30)
26. A1224/16TEY	5 MACHOCKIE RD	Beaches-East York (31)
27. A1225/16TEY	52 BINSWOOD AVE	Beaches-East York (31)
28. A1226/16TEY	39 LARK ST	Beaches-East York (32)
29. A1228/16TEY	16 FOXBAR RD	St. Paul's (22)
30. A1229/16TEY	18 ATHLONE RD	Toronto-Danforth (29)
31. A1230/16TEY	16 WILKINS AVE	Toronto Centre-Rosedale (28)
32. A1231/16TEY	7 MEMORIAL PARK AVE	Toronto-Danforth (29)
33. A1232/16TEY	150 LESLIE ST	Toronto-Danforth (30)
34. A1233/16TEY	152 LESLIE ST	Toronto-Danforth (30)

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

File Number	Property	Community (Ward)
35. A1234/16TEY	13 MECHANIC AVE	Davenport (18)
36. A1235/16TEY	39 WOODLAWN AVE E	Toronto Centre-Rosedale (27)
37. A1008/16TEY	162 HEWARD AVE	Toronto-Danforth (30)
38. A1116/16TEY	2154 QUEEN ST E	Beaches-East York (32)
39. A1119/16TEY	34 BELLWOODS AVE	Trinity-Spadina (19)

3. OTHER BUSINESS

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

1. 193 ATLAS AVE

File Number:	A1178/16TEY	Zoning	RM (f12.0; u2; d0.8)(x252) & R2 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	193 ATLAS AVE	Community:	York
Legal Description:	PLAN 2169 N PT LOT 66		

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a front one-storey addition, a rear one-storey addition, a second-storey addition, a rear ground floor deck, and a rear second floor balcony.

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

- 1. Chapter 10.80.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.8 times the area of the lot (191.38 m²).
The altered dwelling will have a floor space index equal to 0.811 times the area of the lot (194 m²).
- 2. Chapter 10.80.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.33 m.
The altered dwelling will be located 2.88 m from the west front lot line.
- 3. Chapter 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.34 m from the north side lot line, and 0.73 m from the south side lot line.
- 4. Chapter 10.5.80.10.(3), By-law 569-2013**
A parking space may not be located in a front yard or a side yard abutting a street.
The parking space will be located in the front yard.
- 5. Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one parking space is required to be provided behind the main front wall.
In this case, zero parking spaces will be provided behind the main front wall.
- 1. Section 3.(b), By-law 1-83 and By-law 3623-97**
The minimum required front yard setback is 3.38 m.
The altered dwelling will be located 2.88 m from the west front lot line.
- 2. Section 3.(a), By-law 1-83 and By-law 3623-97**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.34 m from the north side lot line, and 0.73 m from the south side lot line.

3. Section 3.(a), By-law 1-83 and By-law 3623-97

The maximum permitted floor space index of a detached dwelling is 0.8 times the area of the lot (191.38 m²).

The altered dwelling will have a floor space index equal to 0.81 times the area of the lot (194 m²).

4. Section 4, By-law 1-83

Front yard parking is permitted on lots where driveway access is less than 2.4 m in width provided that the space is a minimum of 2.5 m and a maximum of 2.8 m wide.

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

5. Section R3.4.7(a)(5), By-law 1-83

An unenclosed deck may be constructed in the rear yard of a property provided that the sum of the floor area exclusive of the area within 2.4 m of the rear walls of the dwelling, plus the gross floor area of the dwelling, shall not exceed the maximum permitted floor space index, in this case 0.8 times the area of the lot.

In this case, the 6.37 m² portion of the rear ground floor deck beyond 2.4 m from the rear building wall, plus the gross floor area of the altered dwelling will have an area equal to 0.81 times the area of the lot.

2. 2 PARR ST

File Number:	A1195/16TEY	Zoning	R (d0.6)(x729) & R2 Z0.6 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	2 PARR ST	Community:	Toronto
Legal Description:	PLAN 1251 LOT 15		

PURPOSE OF THE APPLICATION:

To legalize and to maintain conversion of the semi-detached dwelling into three residential units.

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

- 1. Chapter 200.5.10.1.(1), By-law 569-2013**
The minimum required number of parking spaces is two.
In this case, one parking space will be provided.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (76.45 m²).
The converted semi-detached dwelling will have a residential gross floor area equal to 1.76 times the area of the lot (224.17 m²).
- 2. Section 4(5)(B), By-law 438-86**
The minimum required number of parking spaces is two.
In this case, one parking space will be provided.

3. 109 WALNUT AVE

File Number:	A1197/16TEY	Zoning	R3 Z1.5 (ZZC)
		Ward:	Trinity-Spadina (19)
Property Address:	109 WALNUT AVE	Heritage:	Not Applicable
Legal Description:	PLAN D227 PT LOTS 5 & 6	Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing townhouse containing two dwelling units into a townhouse containing three dwelling units. Exterior stairs providing access to the second floor will be constructed at the rear on the north side.

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

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

A "converted house" is defined as a building originally constructed as a detached house, semi-detached house, row house, duplex, triplex, semi-detached duplex, or semi-detached triplex, which is altered to contain two or more dwelling units except for a row house which may be altered to provide a maximum of two dwelling units.

In this case, the existing row house will be altered to provide three dwelling units and this is not permitted.

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

The maximum permitted building depth is 14.0 m.

The altered row house depth will be 20.11 m.

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

The minimum required rear yard setback is 7.50 m.

The rear yard second floor staircase will have a rear yard setback of 3.04 m.

2. Section 6(3) Part III 1(A), By-law 438-86

The minimum required landscaped open space equal is 30% of the area of the lot (39.26 m²).

The landscaped open space will be 18% of the area of the lot (23.59 m²).

3. Section 12(1) 467(4), By-law 438-86

No person shall erect or use a building or structure so that the lot has less than 15% of the area of the lot in soft landscaping (19.63 m²).

The row house with three (3) dwelling units will have 0% of the area of the lot in soft landscaping (0.00 m²).

4. 28 DONMORE AVE

File Number:	A1198/16TEY	Zoning	RS (f10.5, a325, d0.75) & R2A (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	28 DONMORE AVE	Community:	East York
Legal Description:	PLAN 1639 PT LOT 19		

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a second-storey addition, a rear one-storey addition, a front porch, a front second floor deck, a rear ground floor deck and a rear second floor deck.

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

- 1. Chapter 10.40.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (79.56 m²).
The lot coverage will be equal to 45% of the lot area (103.19 m²).
- 2. Chapter 200.5.10.1, By-law 569-2013**
A minimum of one parking space is required to be provided behind the main front wall.
In this case, zero parking spaces will be provided behind the main front wall.
- 3. Chapter 10.40.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform located at or above the second storey of a dwelling is 4.0 m².
The area of the front second floor deck will be 5.81 m², and the area of the rear second floor deck will be 5.41 m².
- 4. Chapter 10.40.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.39 m.
The altered dwelling will be located 4.08 m from the east front lot line.
- 5. Chapter 10.40.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.13 m from the north side lot line, and 0.28 m from the south side lot line.
- 6. Chapter 10.5.40.50.(2), By-law 569-2013**
The minimum required side yard setback for the rear decks is 0.9 m.
The rear ground and second floor decks will be located 0.5 m from the north side lot line, and 0.64 m from the south side lot line.
- 7. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The front exterior stairs will be located 0.12 m from the north side lot line.

- 8. 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 0.21 m from the south side lot line, and 0.05 m from the north side lot line
- 9. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (16.31 m²) of the front yard must be maintained as soft landscaping.
In this case, 50% (10.91 m²) of the front yard will be maintained as soft landscaping.
- 1. Section 7.5.3, By-law 6752**
A minimum of one parking space is required to be provided.
In this case, zero parking spaces will be provided.
- 2. Section 7.5.3, By-law 6752**
The minimum required front yard setback is 6 m.
The altered dwelling will be located 4.08 m from the east front lot line.
- 3. Section 7.5.3, By-law 6752**
The minimum required side yard setback is 0.45 m.
The altered dwelling will be located 0.28 m from the south side lot line and 0.13 m from the north side lot line.
- 4. Section 5.6, By-law 6752**
Platforms are permitted to project a maximum of 2.5 m beyond a main rear wall of a building.
The rear deck and stairs will project 4.97 m beyond the main rear wall of the building.
- 5. Section 7.1.6, By-law 6752**
A minimum of 75% (16.31 m²) of the front yard must be maintained as soft landscaping.
In this case, 50% (10.91 m²) of the front yard will be maintained as soft landscaping.

5. 220 PALMERSTON AVE

File Number:	A1199/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	220 PALMERSTON AVE	Community:	Toronto
Legal Description:	PLAN 314 PT LOT 92		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a rear second storey addition with a rear balcony, a front second storey addition with a front terrace, and by adding a front ground floor bay window.

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 m.
The altered semi-detached dwelling will have a depth of 19.9 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 0.6 times the area of the lot (144 m²).
The altered semi-detached dwelling will have a floor space index equal to 0.8 times the area of the lot (192.2 m²).
- 3. Chapter 10.5.40.60.(1)(B), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach 1.5 m into the required front yard setback .
In this case, the front second storey terrace will encroach 1.89 m into the required front yard setback.
- 4. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (49 m²) of the rear yard must be maintained as soft landscaping.
In this case, 24% (23.6 m²) of the rear yard has been maintained as soft landscaping.
- 1. Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted depth of a semi-detached dwelling is 17 m.
The altered semi-detached dwelling will have a depth of 20.8 m.
- 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 (144 m²).
The altered semi-detached dwelling will have a gross floor area equal to 0.8 times the area of the lot (192.2 m²).
- 3. 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 m from the north side lot line.

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

The top of a roof over a first floor platform or terrace at the front or rear of a building is not permitted to be designed or used as a deck or terrace.
In this case, the front porch roof is designed as a terrace.

5. Section 6(3) Part II 8 K(I), By-law 438-86

A balcony is permitted to project into the required setbacks provided the house, including the rear wall, is at least 5 years old.
In this case, the rear second storey balcony will be on a wall that is less than 5 years old.

6. 197 FERRIS RD

File Number:	A1200/16TEY	Zoning	RD (f12.0 a370 d0.6) H 8.5 & R1B (BLD)
Property Address:	197 FERRIS RD	Ward:	Beaches-East York (31)
Legal Description:	PLAN 3294 PT LOT 17	Heritage:	Not Applicable
		Community:	East York

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with integral garage. Portions of the exterior walls were demolished during construction without proper authorization.

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

- 1. Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19.0 m.
The new dwelling will have a building depth equal to 19.63 m.
- 2. Chapter 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 10.52 m.
The new dwelling will be located 7.62 m from the front lot line.

7. 493 DAVENPORT RD

File Number:	A1201/16TEY	Zoning	R(d1.0)(x620) & R4A Z1.0 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	493 DAVENPORT RD	Community:	Toronto
Legal Description:	PLAN M2 PT LOTS 278 279 280		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey mixed-use building containing one-dwelling unit and a design studio by constructing second and third storey additions with a rear second floor deck and a rear garage.

REQUEST FOR PERMISSION:

The property has lawful-nonconforming status under the *Planning Act*, as the mixed-use building containing a non-residential use and one residential dwelling unit existed prior to the passing of By-law **569-2013** which does not list the said use as being permitted on the property zoned **R(d1.0)**. Any change of use, alteration or addition to the building requires the permission of the Committee of Adjustment.

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 1.0 times the area of the lot (342.96 m²).
The altered building will have a floor space index equal to 1.19 times the area of the lot (409.04 m²).
- 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 building will be located 0.73 m from the side wall of the west adjacent building.
- Section 6(3) Part III 3(A), By-law 438-86**
A minimum of 50% (32.08 m²) of the front yard area shall be maintained as landscaped open space.
In this case, 46.70% (29.96 m²) of the front yard area will be landscaped open space.
- Section 4(5)(I)(II), By-law 438-86**
The minimum required width of an two-way driveway is 5.5 m.
In this case, the two-way driveway will have a width of 2.41 m.
- Section 6(3) Part II 3.G, By-law 438-86**
The minimum required side lot line setback is 7.5 m.
The altered building will be located 0.3 m from the west side lot line, and 1.2 m from the east side lot line.
- Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth is 14.0 m.
The altered building will have a depth of 26.61 m measured to the end of the rear garage.

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

A minimum of 30% of the lot area (102.9 m²) shall be landscaped open space.
In this case, 15.04 % of the lot area (51.64 m²) will be landscaped open space.

8. 17 HIAWATHA RD

File Number:	A1202/16TEY	Zoning	R (d0.6) & R2 Z0.6 (BLD)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	17 HIAWATHA RD	Community:	Toronto
Legal Description:	PLAN 1332 PT LT 42		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.60.20.(3)(C), By-law 569-2013**
The minimum required setback for an ancillary building is 0.3 m.
The ancillary building will be located 0.20 m to the north lot line.
- 2. 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 (13.82 m²).
The ancillary building will have a lot coverage equal to 7% of the lot area (19.73 m²).
- 3. 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 18.09 m.
- 4. Chapter 200.5.1.10.(2)(A), By-law 569-2013**
The minimum required dimensions of a parking space are 2.9 m in width, 5.6 m in length and 2.0 m in vertical clearance.
In this case, the parking space will have a width of 2.65 m.
- 1. Section 6(3) Part I 2, By-law 438-86**
The maximum permitted lot coverage for an accessory structure is 5% of the lot area (13.82 m²).
The accessory structure will have a lot coverage equal to 7% of the lot area (19.73 m²).
- 2. Section 6(3) Part II 3.C(II), By-law 438-86**
The minimum required side lot line setback where the side wall contains openings is 0.9 m.
The altered dwelling will be located 0.50 m to the south 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 17.0 m in depth is 7.5 m.
The altered dwelling will be located 0.50 m to the south side lot line and 0.45 m to the north side lot line.
- 4. Section 6(3) Part III 3(d)(i)(D), By-law 438-86**
A minimum of 75% of the front yard not covered by a permitted driveway must be soft landscaping (28.89 m²).
In this case, the front yard soft landscaping area will be equal to 69% (26.66 m²).

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

The minimum required width of a parking space is 2.9 m.

In this case, the parking space will have a width of 2.63 m.

6. Section 6(3) Part II(7)(i), By-law 438-86

Any accessory building or structure erected on the lot, excluding a garden or storage shed having a floor area not more than 9 m² and any private, garage shall be located a minimum of 3.0 m from all lot lines.

In this case, the addition impedes access to the existing garage, making it an accessory structure, which will therefore be located 0.59 m from the west lot line and 0.26 m from the north lot line.

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

The by-law allows a roof over a platform or terrace to project into the required setbacks provided it does not project beyond the front wall more than 2.5 m or extend beyond the side walls of the building as projected.

In this case, the roof will project 3.08 m beyond the front wall.

9. 92 PINE CRES

File Number:	A1203/16TEY	Zoning	R (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	92 PINE CRES	Community:	Toronto
Legal Description:	PLAN 406 PT LOT 137 PLAN 451 PT LOT 32 RP 66R27616 PARTS 1 2 AND 3		

PURPOSE OF THE APPLICATION:

To alter a 2½ storey detached dwelling by constructing a one storey rear addition.

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

Chapter 10.10.40.30.(1) (A), By-law 569-2013

The maximum permitted building depth for a detached house is 17.0 m.

In this case, the altered building depth will be 20.98 m.

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

The minimum required side lot line setback is 7.5 m for that portion of the building exceeding 17.0 m in depth.

For the 3.98 m portion of the building exceeding the 17.0 m permitted depth the side lot side backs will be 3.72 m on the east side and 3.81 m on the west side.

10. 11 ORDNANCE ST

File Number:	A1204/16TEY	Zoning	I3 D3 & Site Specific Zoning By-law 818-2015 (WAIVER)
Property Address:	11 ORDNANCE ST	Ward:	Trinity-Spadina (19)
Legal Description:	PLAN D1453 LOT 5	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the redevelopment plan approved under site-specific zoning by-law 818-2015 for two residential towers by reducing the number and dimensions of certain parking spaces and increasing the number of storeys of one of the towers.

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

1. Section 1(p)(i – iv), By-law 818-2015

A minimum of 381 parking spaces are required for the exclusive use of residents.

In this case, a minimum of 277 parking spaces will be provided for the exclusive use of residents.

2. Section 1(e)(iii), By-law 818-2015

The maximum permitted number of storeys for Tower B2, excluding the mechanical penthouse is 24.

In this case, the maximum number of storeys will be 25, excluding the mechanical penthouse.

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

All parking spaces accessed by a drive aisle having a width of 6.00 m or more are required to have a minimum width of 2.60 m, a minimum length of 5.60 m and a minimum height of 2.00 m, where such parking spaces are obstructed on one side, the minimum width of the parking space shall be 2.90 m.

In this case, 34 parking spaces will be obstructed on one side having a width of 2.60 m, a length of 5.60 m and a height of 2.00 m.

11. 106 ST HUBERT AVE

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

PURPOSE OF THE APPLICATION:

To reconstruct the existing rear detached garage.

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

Chapter 200.5.1.10.(2), By-law 569-2013

The required parking space must have a minimum width of 3.2 m.
The parking space will measure 2.97 m in width.

Section 4.23, By-law 6752

The minimum required parking space size is 3.2 m in width.
The parking space will measure 2.97 m in width.

12. 10 HEWITT AVE

File Number:	A1206/16TEY	Zoning	R (d0.6)(x290) & R2 Z0.6 (ZZC)
Property Address:	10 HEWITT AVE	Ward:	Parkdale-High Park (14)
Legal Description:	PLAN 1283 LOT 6	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling containing four dwelling units by constructing a rear third storey addition, a rear third storey deck, four third storey side dormers, and by reconstructing the existing rear second storey deck.

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

1. Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013

The minimum required side yard setback for a detached house is 0.9 m.
The altered detached dwelling will be located 0.41 m from the east side lot line.

2. Chapter 10.10.40.70.(4)(A), By-law 569-2013

The minimum required side yard setback for a detached dwelling is 0.45 m, where the side wall contains no openings
The altered detached dwelling will be located 0.41 m from the east side lot line.

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 9.33 m.

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

The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (233.02 m²).
The altered detached dwelling will have a floor space index equal to 0.9 times the area of the lot (347.63 m²).

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

A converted house is required to have a minimum side yard setback of 1.2 m where the side wall contains openings.
The altered detached dwelling will be located 0.41 m from the east side lot line and 1.04 m from the west side lot line.

2. 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 (233.02 m²).
The altered detached dwelling will have a gross floor area equal to 0.9 times the area of the lot (347.63 m²).

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

The maximum permitted depth of a converted dwelling with four units is 14 m.

The altered detached dwelling will have a depth of 14.7 m.

4. Section 6(3) Part II 3.F(I)(1)(A), By-law 438-86

The minimum required side yard setback is 0.45 m, where the side wall contains no openings.

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

REVISED FOR AGENDA

13. 1221 DUNDAS ST W

File Number:	A1207/16TEY	Zoning	CR2.5 (c1.0; r2.0)SS2(x2264)PA4 & MCR T2.5 C1.0 R2.0 (ZZC)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	1221 DUNDAS ST W	Community:	Toronto
Legal Description:	PLAN 330 PT LOT 19		

PURPOSE OF THE APPLICATION:

To construct a new two-storey commercial building, containing five **restaurants**.

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

1. Chapter 40.10.40.40.(1)(A), By-law 569-2013

The maximum permitted non-residential floor space index of a commercial building is 1.0 times the area of the lot (300.23 m²).

The new commercial building will have a non-residential floor space index equal to 1.64 times the area of the lot (491.0 m²).

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

Where the rear lot line abuts a lane, the minimum required setback from the lot line of the lot abutting the lane on the opposite side of the lane is 7.5 m.

The new commercial building will be located 3.0m from the lot line of the lot abutting the lane on the opposite side of the lane.

1. Section 8(3) Part I 2, By-law 438-86

The maximum permitted non-residential gross floor area is 1.0 times the area of the lot (300.23 m²).

The new commercial building will have a non-residential gross floor area equal to 1.64 times the area of the lot (491.0 m²).

2. Section 8(3) Part XI 1, By-law 438-86

Where a lot in an MCR district fronts on one street and has a flankage on another street, and the flankage either adjoins an R district or is separated there from by a street less than 12.0 m in width, no building shall front or gain entrance from the flanking street.

In this case, the principal entrance of Unit 4 will be from the flanking street, Grove Avenue.

14. 102 - 108 YORKVILLE AVE

File Number:	A0973/16TEY	Zoning	CR 3.0 (c2.5, r3.0) SSI (x2271) & CR T3.0 C2.5 R3.0 (Waiver)
		Ward:	Toronto Centre-Rosedale (27)
Property Address:	102 - 108 YORKVILLE AVE	Heritage:	Not Applicable
Legal Description:	PLAN E194 LOT 11	Community:	Toronto

PURPOSE OF THE APPLICATION:

To demolish the existing three 2½ story non-residential buildings. To construct three buildings each of which will be three stories. The three buildings will contain, cumulatively, a total of six commercial units.

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

- 1. Chapter 40.10.40.40.(1), By-law 569-2013**
The maximum permitted non-residential floor space index is 2.5 times the lot area (1,870.05 m²). In this case, the proposed building will have a non-residential floor space index equal to 2.66 times the lot area (1,987.45 m²).
- 2. Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of 18 parking spaces are required to be provided on the lot. In this case, no parking spaces will be provided on the lot.
- 3. 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, no loading spaces will be provided on the lot.
- 4. Chapter 40.10.40.70.(1), By-law 569-2013**
The minimum required distance between a main wall and a lot line that is not adjacent to a street or lane, where the wall has windows or openings, is 5.5 m. In this case, the main wall of the proposed building will be setback 0.10 m from the east lot line and 0.0 from the north line.
- 5. Chapter 40.5.40.70.(1), By-law 569-2013**
A building or structure must be no closer than 3.0 m from the original centerline of a lane if the lot abutting the other side of the lane is not in the Residential Zone category or Open Space Zone category. In this case, the proposed building will be located 2.47 m from the original centerline of the lane located to the north.
- 1. Section 4(5)(B), By-law 438-86**
A minimum of 18 parking spaces are required to be provided on the lot. In this case, no parking spaces will be provided on the lot.

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, no loading spaces will be provided on the lot.

3. Section 8(3) Part I 2

The maximum permitted non-residential gross floor area is 2.5 times the lot area (1,870.05 m²).
In this case, the proposed building will have a non-residential gross floor area equal to 3.01 times the lot area (2,250.16 m²).

4. Section 8(3) Part I 1

The maximum permitted combined non-residential and residential gross floor area is equal to 3.0 times the lot area (2,244.06 m²).
In this case, the proposed building will have a combined non-residential and residential gross floor area equal to 3.01 times the lot area (2,250.16m²).

5. Section 4(14)(A), By-law 438-86

The minimum required setback of a building or structure from the centre line of a public lane is 3.5 m.

In this case, the proposed building will be setback 2.47 m from the centre line of the public lane to the north.

15. 104 WOODYCREST AVE

File Number:	A1212/16TEY	Zoning	RS & R2A (PPR)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	104 WOODYCREST AVE	Community:	Toronto
Legal Description:	PLAN M342 PT LOT 44 PT LOT 45		

PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition with a basement walkout . Interior alterations will also be completed.

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

- 1. Chapter 10.40.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17.0 m.
The altered building length will be 18.78 m.
- 1. Section 7.5.3, By-law 6752**
The maximum permitted building length is 16.75m.
The altered building length will be 18.78m.
- 2. Section 7.5.3, By-law 6752**
The minimum required south side yard setback is 0.45m.
The proposed south side yard setback is 0.12 m.

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

16. 31 SUMMERHILL AVE

File Number:	A1174/16TEY	Zoning	R (d0.6) (x910) & R2 Z0.6 (ZZC)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Not Applicable
Property Address:	31 SUMMERHILL AVE	Community:	Toronto
Legal Description:	PLAN 662 PT LOTS 8 AND 9		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey detached dwelling by constructing a three-storey east side addition and rear ground floor terrace.

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 (267.64 m²).

The altered dwelling will have a floor space index equal to 0.73 times the area of the lot (325.44 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 (267.64 m²).

The altered dwelling will have a gross floor area equal to 0.73 times the area of the lot (325.44 m²).

17. 46 WESTLAKE AVE

File Number:	A1213/16TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	46 WESTLAKE AVE	Community:	Toronto
Legal Description:	PLAN 90 PT LOT 10		

PURPOSE OF THE APPLICATION:

To construct a rear carport with a second storey deck above.

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

- 1. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The rear carport and deck will be located 0.76 m from the rear lot line.
- 2. Chapter 200.5.1.10.(2), By-law 569-2013**
The required parking space must have a minimum width of 3.2 m and a minimum length of 5.6 m.
The parking space will measure 2.89 m in width and 4.97 m in length.
- 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 rear carport and deck will be located 0.0 m from the north side lot line.
- 2. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The rear carport will be located 0.76 m from the rear lot line.
- 3. Section 6(3) Part III 1(A), By-law 438-86**
A minimum of 30% of the lot area (39.02 m²) shall be landscaped open space.
In this case, 17.22 % of the lot area (22.4 m²) will be landscaped open space.
- 4. Section 4(17), By-law 438-86**
The required parking space must have a minimum width of 3.2 m and a minimum length of 5.6 m.
The parking space will measure 2.89 m in width and 4.97 m in length.

18. 64 LYND AVE

File Number:	A1214/16TEY	Zoning	R (d0.6 H10.0)(x296) & R2 Z0.6 H10 (ZZC)
Property Address:	64 LYND AVE	Ward:	Parkdale-High Park (14)
Legal Description:	PLAN 981 PT LOT 24	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

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

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.
The height of the front exterior main walls will be 9.44 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.
The height of the rear exterior main walls will be 9.44 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 dwelling erected before October 15, 1953 is 0.69 times the area of the lot (226.92 m²).
The altered detached dwelling will have a floor space index equal to 0.91 times the area of the lot (300 m²).
- Section 6(3) Part VI 1(I), By-law 438-86**
Additions to the rear of a detached house erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (226.92 m²).
The altered detached dwelling will have a gross floor area equal to 0.91 times the area of the lot (300 m²).

19. 728 BALLIOL ST

File Number:	A1216/16TEY	Zoning	R (0.6) & R2 Z0.6 (ZZC)
		Ward:	St. Paul's (22)
Property Address:	728 BALLIOL ST	Heritage:	Not Applicable
Legal Description:	PLAN M116 PT LOT 21	Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a front second-storey addition, a front two-storey cantilevered bay window addition, and a front covered porch.

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

- 1. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (163.92 m²).
The altered dwelling will have a floor space index equal to 0.66 times the area of the lot (181.64 m²).
- 2. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 1.64 m.
The altered dwelling will be located 1.27 m from the south front lot line.
- 3. Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The altered dwelling will be located 0.38 m from the west side lot line, and 0.14 m from the east side lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (163.92 m²).
The altered dwelling will have a gross floor area equal to 0.66 times the area of the lot (181.64 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 1.64 m.
The altered dwelling will be located 1.27 m from the south front lot line.
- 3. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for a detached dwelling is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.
The altered dwelling will be located 0.38 m from the west side lot line, and 0.14 m from the east 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 altered dwelling will be located 0.87 m from the side wall of the west adjacent building at 726 Balliol Street, and 0.85 m from the side wall of the east adjacent building at 730 Balliol Street.

20. 181 SWANWICK AVE

File Number:	A1217/16TEY	Zoning	R(d0.6) & R2 Z0.6(ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	181 SWANWICK AVE	Community:	Toronto
Legal Description:	PLAN 667 PT LOT 72 & 73		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a rear two-storey addition with a rear ground floor deck and maintaining the front porch enclosure.

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

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

The maximum permitted floor space index of a semi-detached dwelling is 0.60 times the area of the lot (75.96 m²).

The altered semi-detached dwelling will have a floor space index equal to 0.91 times the area of the lot (115.43 m²).

2. Chapter 10.10.40.70.(1), By-law 569-2013

The minimum required front yard setback is 2.61 m.

The altered semi-detached dwelling will be located 0.40 m from the front lot line.

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 (87.35 m²).

The altered semi-detached dwelling will have a gross floor area equal to 0.86 times the area of the lot (108.94 m²).

21. 124 - 128 PEARS AVE

File Number:	A1218/16TEY	Zoning	Site Specific By-law 147-2012
		Ward:	Trinity-Spadina (20)
Property Address:	124 - 128 PEARS AVE	Heritage:	Not Applicable
Legal Description:	PLAN E120 LOT 31	Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the re-development plans for an eleven storey residential tower and three levels of underground parking by increasing the allowable residential building height.

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

Map 2, Site Specific By-law 147-2012

The maximum permitted residential building height is 36.4 m.

The residential building height will be 39.65 m.

22. 230 CHRISTIE ST

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

PURPOSE OF THE APPLICATION:

To alter the existing two-storey mixed-use building by constructing a rear three-storey addition containing four dwelling units, and to allow the existing non-residential ground floor area to be used as office space.

REQUESTED PERMISSION:

The property has lawful non-conforming status under the Planning Act, as the retail store occupying the ground floor level of the building existed prior to the passing of the Zoning By-law, which does not permit the said use in a R(d1.0)(x7) & R4 Z1.0 zones. Any change of use, alterations, or additions to the building requires the permission of the Committee of Adjustment.

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

- 1. Chapter 200.15.10(1)(A), By-law 569-2013**
A minimum of one parking space must comply with the minimum dimensions for an accessible parking space which is 5.6 m in length, 3.9 m in width and a vertical clearance of 2.1 m. In this case, zero accessible parking spaces will be provided.
- 2. Chapter 10.10.20.10.(1), By-law 569-2013**
A mixed-use building containing dwelling units is not permitted in the Residential Zone. In this case, the altered mixed-use building will contain dwelling units.
- 3. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 10 m.
The altered mixed-use building will have a height of 12.37 m, measured to the top of the roof top stair enclosure.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a mixed-use building is 1.0 times the area of the lot (233.0 m²).
The altered mixed-use building will have a floor space index equal to 2.93 times the area of the lot (683.06 m²).
- 5. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered mixed-use building will be located 3.5 m from the west rear lot line.

6. **Chapter 10.10.20.10.(1), By-law 569-2013**
The existing ground floor retail constitutes a non-conforming use. Any change of use, extension, or enlargement is not permitted.
In this case, the ground floor retail will be converted into office space, which is not permitted in the R Zone.
7. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of 4 resident parking spaces are required to be provided.
In this case, 2 resident parking spaces will be provided.
8. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of 1 visitor parking space is required to be provided.
In this case, 0 visitor parking spaces will be provided.
9. **Chapter 230.5.10.1.(5)(A), By-law 569-2013**
A minimum of 5 bicycle parking spaces are required to be provided on site.
In this case, 0 bicycle parking spaces will be provided on site.
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted combined gross floor area of a mixed-use building is 1.0 times the area of the lot (233.0 m²).
The altered mixed-use building will have a combined gross floor area equal to 2.6 times the area of the lot (606.63 m²).
2. **Section 6(3) Part II 3.A(I), By-law 438-86**
The minimum required setback from a flanking street is 4.28 m.
The altered mixed-use building will be located 0 m from the north flanking street, Yarmouth Road.
3. **Section 6(3) Part II 3(ii).(G), By-law 438-86**
The minimum required south side yard setback is 7.5 m.
The altered mixed-use building will be located 0 m from the south side lot line.
4. **Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered mixed-use building will be located 3.5 m from the west rear lot line.
5. **Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a mixed-use building is 14.0 m.
The altered mixed-use building will have a depth of 32.23 m.
6. **Section 6(3) Part III 1(A), By-law 438-86**
A minimum of 30% of the lot area (70.0 m²) shall be landscaped open space.
In this case, 0 % of the lot area (0 m²) will be landscaped open space.
7. **Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10 m.
The altered mixed-use building will have a height of 12.37 m, measured to the top of the roof top stair enclosure.

8. Section 4(4)(p), By-law 438-86

A minimum of 5 parking spaces are required to be provided.

In this case, 2 parking spaces will be provided.

9. Section 4(4)(c)(ii), By-law 438-86

Access to a parking space must be provided by an unobstructed driveway or passageway that is a minimum of 3.5 m wide.

In this case, one parking space located in the rear will not be accessible to Yarmouth Road by a driveway or passageway 3.5 m wide.

10. Section 6(1), By-law 438-86

The existing ground floor retail constitutes a non-conforming use. Any change of use, extension, or enlargement is not permitted.

In this case, the ground floor retail will be converted into office space, which is not permitted in the R4 Zone.

23. 503 MERTON ST

File Number:	A1220/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	503 MERTON ST	Community:	Toronto
Legal Description:	PLAN M5 PT LOT 134 RP 66R6230 PARTS 2 & 4		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with a front yard parking space.

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

1. Chapter 200.5.10.1, By-law 569-2013

A minimum of one parking space is required behind the main front wall.
In this case, zero parking spaces will be provided behind the main front wall.

2. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013

The maximum permitted height of all front exterior main walls is 7.0 m.
The height of the front exterior main walls will be 8.49 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 9.4 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 6.6 m on the east side and 9.41 m on the west side.

3. Chapter 10.10.40.30.(1)(A), By-law 569-2013

The maximum permitted building depth is 17.0 m.
The new dwelling will have a building depth of 17.74 m.

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

The maximum permitted floor space index is 0.6 times the area of the lot (233.77 m²).
The new three-storey detached dwelling will have a floor space index equal to 0.63 times the area of the lot (247.35 m²).

5. Chapter 10.10.40.70.(1), By-law 569-2013

The minimum required front yard setback is 11.45 m.
The new detached dwelling will be located 11.22 m from the north front lot line.

6. **Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9m.
The new three-storey detached dwelling will be located 0.26 m from the east side lot line.
7. **Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided they are no closer than 0.3 m to a lot line.
The roof eaves will be located 0.0 m from the east lot line.
8. **Chapter 10.5.80.10.(3), By-law 569-2013**
A parking space is not permitted in a front yard or a side yard abutting a street.
In this case, the parking space will be located in a front yard.
1. **Section 6(3) Part IV 1(E), By-law 438-86**
A parking space is not permitted in a front yard or a side yard abutting a street.
In this case, the parking space will be located in a front yard.
2. **Section 4(4), By-law 438-86**
A minimum of one parking space is required behind the main front wall.
In this case, zero parking spaces will be provided behind the main front wall.
3. **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 (233.77 m²).
The new three-storey detached dwelling will have a residential gross floor area equal to 0.63 times the area of the lot (247.35 m²).
4. **Section 6(3) Part II 2(II), By-law 438-86**
A building on an inside lot is required a minimum front lot line setback of 11.45 m.
The new building will be located 11.22 m from the north front lot line.
5. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the dwelling not exceeding a building depth of 17.0 m is 0.9 m, where the side wall contains openings.
The new detached dwelling will be located 0.26 m from the east side lot line, where the side wall contains openings.
6. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the dwelling exceeding a building depth of 17.0 m is 7.5 m.
The portion of the dwelling exceeding the building depth of 17.0 m will be located 1.85 m from the east side lot line and 1.75 m from the west side lot line.
7. **Section 6(3) Part II 3(II), By-law 438-86**
A building is required a minimum of 1.2 m to the portion of the side wall of an adjacent building that contains openings.
The new three-storey detached dwelling will be located 0.95 m from the east adjacent building, 505 Merton Street.

24. 255 WELLINGTON ST W

File Number:	A1221/16TEY	Zoning	CRE & RA (ZPR)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	255 WELLINGTON ST W	Community:	Toronto
Legal Description:	PLAN 146 PT LOTS 9 10 & 11 RP 63R4397 PART 10		

PURPOSE OF THE APPLICATION:

To alter the existing 21-storey hotel by constructing a 5-storey addition.

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

- 1. Chapter 220.5.10.1.(6), By-law 569-2013**
The minimum required number of loading spaces for a hotel use with a gross floor area of 4,270 m² is 1 Type B loading space.
In this case, the building will have zero Type B loading spaces.
 - 2. Chapter 50.10.40.10.(1), By-law 569-2013**
The maximum permitted building height is 30 m.
The altered building will have a height of 87.1 m.
 - 3. Chapter 50.10.40.70.(1), By-law 569-2013**
The minimum required setback from a side or rear lot line is 7.5 m.
The altered building will be located 0 m from the west side lot line and 0 m from the south rear lot line.
 - 4. Chapter 50.10.40.70.(3), By-law 569-2013**
Where a lot abuts a lane, the minimum building setback from a side lot line or rear lot line that abuts the lane is 7.5 m measured from the original centerline of the lane.
In this case, the altered building will be setback 3.03 m from the original centerline of the lane.
 - 5. Chapter 50.10.40.70.(5)(A), By-law 569-2013**
The minimum building setback from a lot line that abuts a street is 3 m for the portion of the building or structure which exceeds a height of 20 m.
In this case, the building will be located 0 m from the north front lot line and east side lot line which both abut a street.
-
- 1. Section 4(2), By-law 438-86**
The maximum permitted building height is 30 m.
The altered building will have a height of 87.1 m.
 - 2. Section 12(2) 246(A), By-law 438-86**
The portion of a building exceeding a height of 20 m must be set back at least 3 m from the street.
In this case, the portion of the building exceeding 20 m will be set back 0 m from the street.

- 3. Section 7(3) Part II 1(I) & 3, By-law 438-86**
The portion of a building located beyond 25 m of a street or a public park must be set back a minimum distance of 7.5 m from the side and rear lot lines.
The altered building will be located 0 m from the west side lot line and 0 m from the south rear lot line.
- 4. Section 12(2) 246(E), By-law 438-86**
A 4,270 m² addition requires a minimum of 14 additional parking spaces.
In this case, zero additional parking spaces will be provided.
- 5. Section 12(2) 246(F), By-law 438-86**
A minimum of 2 Type B loading spaces are required.
In this case, 0 Type B loading spaces will be provided.

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

25. 127 GALT AVE

File Number:	A1223/16TEY	Zoning	R (d0.6)(x741) & R2 Z0.6 (Waiver)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	127 GALT AVE	Community:	Toronto
Legal Description:	PLAN M105 BLK D LOT 59		

PURPOSE OF THE APPLICATION:

To construct a new rear detached garage.

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

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

A minimum of 50% (89.11 m²) of the rear yard must be maintained as soft landscaping.
In this case, 17% (15.14 m²) of the rear yard has been maintained as soft landscaping.

26. 5 MACHOCKIE RD

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

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (106.65 m²).
The lot coverage will be 44.92% of the lot area (134.96 m²).
- Chapter 10.20.40.10.(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.
The height of all side exterior main walls facing a side lot line is 7.30 m.
- Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the area of the lot (137.12 m²).
The new two-storey detached dwelling with an integral garage will have a floor space index equal to 0.81 times the area of the lot (246.63 m²).
- Chapter 10.20.40.70.(2)(A), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The new detached dwelling will be located 7.04 m from east rear lot line.
- Chapter 200.5.1.10.(2)(A)(ii), By-law 569-2013**
The minimum required parking space length is 5.6 m.
The parking space will have a length of 5.42 m.
- Section 5.6(C), By-law 6752**
Eaves may project into a required side yard to a maximum of 0.46 m.
The eaves will project 0.51 m into the south and north side yards.
- Section 7.2.3, By-law 6752**
The maximum permitted floor space index is 0.45 times the area of the lot (137.12 m²).
The new detached dwelling will have a floor space index equal to 0.81 times the area of the lot (246.63 m²).
- Section 7.2.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The new detached dwelling will be located 5.50 m from the west front lot line.

- 4. Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (106.65 m²).
The lot coverage will be 44.29% of the lot area (136.87 m²).
- 5. Section 7.2.3, By-law 6752**
The minimum required rear yard setback is 9.0 m.
The new detached dwelling will be located 7.04 m from east rear lot line.
- 6. Section 5.40, By-law 6752**
The minimum required parking space length is 5.6 m.
The parking space will have a length of 5.42 m.

27. 52 BINSWOOD AVE

File Number:	A1225/16TEY	Zoning	RD (f9.0, a280, d0.45) & R1A (ZPR)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	52 BINSWOOD AVE	Community:	East York
Legal Description:	PLAN 2984 PT LOTS 185 TO 188		

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a rear two-storey addition, complete second-storey addition, rear deck and rear basement walkout.

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

- Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (94.6 m²).
The lot coverage will be equal to 31% (109.91 m²).
- 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 (121.56 m²).
The altered dwelling will have a floor space index equal to 0.71 times the area of the lot (191.91 m²).
- Chapter 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.78 m.
The altered dwelling will be located 3.94 m to the front lot line.
- Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.33 m to the north side lot line.
- Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided they are no closer than 0.30 m to a lot line.
In this case, the eaves will be located 0.0 m from the north lot line.
- Section 7.2.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The altered dwelling will be located 3.94 m to the front lot line.
- Section 7.2.3, By-law 6752**
The minimum required north side yard setback is 0.9 m.
The altered dwelling will be located 0.33 m to the north side lot line.
- Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (94.6 m²).
The lot coverage will be equal to 44% (120.0 m²).

4. Section 7.2.3, By-law 6752

The maximum permitted floor space index is 0.45 times the area of the lot (121.56 m²).

The altered dwelling will have a floor space index equal to 0.71 times the area of the lot (191.91 m²).

5. Section 5.6, By-law 6752

The minimum required setback for the rear stairs is 1.5 m to the north lot line.

In this case, the rear stairs will be located 0.93 m to the north lot line.

*** Revised For Agenda ***

28. 39 LARK ST

File Number:	A1226/16TEY	Zoning	R (d1.0) & R4 Z1.0 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	39 LARK ST	Community:	Toronto
Legal Description:	PLAN E 442 PT LOTS 15 & 16		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a front ground floor addition by enclosing the existing front porch.

*** This application has been withdrawn at the request of the agent on March 14, 2017**

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

Chapter 10.10.40.70.(1), By-law 569-2013

The minimum required front yard setback is 6.49 m.

The altered semi-detached dwelling will be located 4.29 m from the southwest front lot line.

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

The minimum required front yard setback is 6.49 m.

The altered semi-detached dwelling will be located 4.29 m from the southwest front lot line.

29. 16 FOXBAR RD

File Number:	A1228/16TEY	Zoning	R(d0.6)(x682) & R2 Z0.6 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	16 FOXBAR RD	Community:	Toronto
Legal Description:	PLAN 325E PT LOT 34 LOT 33		

PURPOSE OF THE APPLICATION:

To convert the existing dwelling building/rooming house containing six residential dwelling units and three dwelling rooms by into a building containing six residential dwelling units.

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

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 (247.5 m²).

The altered building will have a gross floor area equal to 1.05 times the area of the lot (433 m²).

30. 18 ATHLONE RD

File Number:	A1229/16TEY	Zoning	RD (f9.0; a280; d0.45) & R1A (ZZC)
Property Address:	18 ATHLONE RD	Ward:	Toronto-Danforth (29)
Legal Description:	PLAN 3181 LOT 8	Heritage:	Not Applicable
		Community:	East York

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage, a rear ground floor deck, a rear basement walkout, and a rear yard swimming pool.

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.
The new detached dwelling will have a height of 7.8 m.
- 2. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.45 times the area of the lot (166.46 m²).
The new detached dwelling will have a floor space index equal to 0.7 times the area of the lot (259.82 m²).
- 3. 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 0.45 m from the south side lot line.
- 1. Section 7.2.3, By-law 6752**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.45 m from the south side lot line.
- 2. Section 7.2.3, By-law 6752**
The maximum permitted floor space index of a detached dwelling is 0.45 times the area of the lot (166.46 m²).
The new detached dwelling will have a floor space index equal to 0.7 times the area of the lot (259.82 m²).

31. 16 WILKINS AVE

File Number:	A1230/16TEY	Zoning	R (d1.0)(x4) & R3 Z1.0 (BLD)
		Ward:	Toronto Centre-Rosedale (28)
		Heritage:	Not Applicable
Property Address:	16 WILKINS AVE	Community:	Toronto
Legal Description:	PLAN 811 PT LOT C PLAN RD141 PT LOT 25		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey townhouse by constructing a third floor rear deck.

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

- 1. Chapter 10.10.40.70.(4)(C), By-law 569-2013**
The minimum required side yard setback for a townhouse is 0.45 m.
The altered townhouse will be located 0.0 m from the south side lot line.
 - 2. Chapter 10.5.40.60.(1)(D), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach into the required rear yard setback 1.5 m.
In this case, the platform will encroach 5.93 m into the required rear yard setback.
 - 3. Chapter 10.5.40.60.(1)(F), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may not encroach into the required side yard setback if the side yard does not abut a street.
In this case, the platform will be located 0.0 m from the south side lot line.
 - 4. Chapter 10.10.40.70.(2), By-law 569-2013**
A minimum required rear yard setback is 7.5 m.
The altered townhouse will be located 1.57 m from the rear lot line.
-
- 1. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a row house dwelling is 0.45 m where the side wall contains no openings.
The south side wall of the altered row house will be located 0.0 m from the south side lot line and 0.97 m from the north side lot line.
 - 2. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered row house will be located 1.57 m from the rear lot line.

32. 7 MEMORIAL PARK AVE

File Number:	A1231/16TEY	Zoning	RS (f10.5;a325;d0.75)(x312) & R2A (BLD)
Owner(s):	GEORGIA COTOULAS IOANNIS COTOULAS	Ward:	Toronto-Danforth (29)
Agent:	DANIEL ALLAN	Heritage:	Not Applicable
Property Address:	7 MEMORIAL PARK AVE	Community:	East York
Legal Description:	PLAN 1639 PT LOT 24		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the rear one-storey addition and the rear detached garage that was constructed without a building permit.

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

- 1. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.
The eaves will be located 0.25 m from the east side lot line.
- 2. Chapter 10.40.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (81.82 m²).
The lot coverage will be 46% of the lot area (107.29 m²).
- 1. Chapter 7.5.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (81.82 m²).
The lot coverage will be 46% of the lot area (107.29 m²).

33. 150 LESLIE ST

File Number:	A1232/16TEY	Zoning	R(d0.6)(x752) & R2 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	150 LESLIE ST	Community:	Toronto
Legal Description:	PLAN 451 PT LOT 1		

PURPOSE OF THE APPLICATION:

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

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

Chapter 10.10.40.30.(1)(A), By-law 569-2013

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

The altered dwelling will have a depth of 17.63 m.

Section 6(3) Part VI 1(V), By-law 438-86

Additions to the rear of a semi-detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the depth of the residential building including the addition or additions does not exceed 17.0 m.

The altered dwelling will have a depth of 17.63 m.

34. 152 LESLIE ST

File Number:	A1233/16TEY	Zoning	R(d0.6)(x752) & R2 Z0.6 (ZZC)
Property Address:	152 LESLIE ST	Ward:	Toronto-Danforth (30)
Legal Description:	PLAN 451 PT LOT 1	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

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

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

Chapter 10.10.40.30.(1)(A), By-law 569-2013

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

The altered dwelling will have a depth of 17.63 m.

Section 6(3) Part VI 1(V), By-law 438-86

Additions to the rear of a semi-detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the depth of the residential building including the addition or additions does not exceed 17.0 m.

The altered dwelling will have a depth of 17.63 m.

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

35. 13 MECHANIC AVE

File Number:	A1234/16TEY	Zoning	R (d1.0)(x804) & R4 Z1.0 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	13 MECHANIC AVE	Community:	Toronto
Legal Description:	PLAN 732 PT LOT 9		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing front and rear two-storey additions, a third storey addition with front and rear third storey balconies, and an additional dwelling unit for a total of two residential dwelling units.

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

- 1. Chapter 10.10.40.10.(1), By-law 569-2013**
The maximum permitted building height is 10.0 m.
The altered detached dwelling will have a height of 10.49 m.
- 2. Chapter 10.10.40.10.(2)(B), 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 10.09 m.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 1.0 times the area of the lot (126.91 m²).
The altered detached dwelling will have a floor space index equal to 1.47 times the area of the lot (186.5 m²).
- 4. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered detached dwelling will be located 5.15 m from the rear lot line.
- 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 (Mechanic Avenue).
- 6. Chapter 200.5.1.10.(2), By-law 569-2013**
The required parking space must have a minimum length of 5.6 m.
The parking space will measure 5.48 m in length.

- 1. Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10.0 m.
The altered detached dwelling will have a height of 10.49 m.
- 2. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of of a detached dwelling is 1.0 times the area of the lot (126.91 m²).
The altered detached dwelling will have a gross floor area equal to 1.47 times the area of the lot (186.5 m²).
- 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 0.77 m from the side wall of the north adjacent building (15 mechanic Avenue) and 0.47 m from the side wall of the south adjacent building (11 Mechanic Avenue)..
- 4. Section 6(3) Part II 3.F(I)(1)(A), By-law 438-86**
The minimum required side lot line setback of a detached dwelling is 0.45 m where the side wall contains no openings.
The altered detached dwelling will be located 0.0 m from the north side lot line and 0.30 m from the south side lot line.
- 5. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered detached dwelling will be located 5.15 m from the rear lot line.
- 6. Section 6(2) 1(iii)(A), By-law 438-86**
A converted dwelling is permitted, provided there is no exterior alteration or addition to the front main wall of the dwelling.
In this case, the additions will alter the front main wall of the dwelling.
- 7. 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 (19.04 m²).
The additions will have an area equal to 0.85 times the area of the lot (108.5 m²).
- 8. 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.
- 9. Section 4(17)(a), By-law 438-86**
The required parking space must have a minimum length of 5.6 m.
The parking space will measure 5.48 m in length.

36. 39 WOODLAWN AVE E

File Number:	A1235/16TEY	Zoning	R (d.06)(x910) & R2 Z0.6 (ZZC)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Not Applicable
Property Address:	39 WOODLAWN AVE E	Community:	Toronto
Legal Description:	PLAN 1401 PT BLK D		

PURPOSE OF THE APPLICATION:

To construct a rear deck and front yard parking space.

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

1. Chapter 10.5,50.10.(1)(B) & (D), By-law 569-2013

A minimum of 50% (30.24 m²), of the front yard is required to be landscaping.
In this case, 19.36% (11.71 m²), of the front yard will be landscaping.

A minimum of 75% (22.68 m²), of the front yard landscaping is required to be soft landscaping.
In this case, 38.72% of the front yard landscaping will be maintained as soft landscaping (11.71 m²).

2. Chapter 10.5.80.10.(3), By-law 569-2013

A parking space is not permitted to be located in a front yard or a side yard abutting a street.
In this case, the parking space will be located in the front yard.

3. Chapter 10.5.100.1(1)(C), By-law 569-2013

The maximum permitted driveway width is 6.0 m measured wide.
In this case, the driveway width will be 7.69 m measured wide.

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

A minimum of 50% (72.01 m²), of the rear yard is required to be landscaping.
In this case, 36.09% (51.97 m²), of the rear yard will be maintained as landscaping.

1. Section 6(3) Part II 3.B (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 1.29 m from the east side lot line and 0.87 m from the west side lot line.

2. Section 6(3) Part IV 1(e), By-law 438-86

A parking space is not permitted to be located in a front yard or a side yard abutting a street.
In this case, the parking space will be located in the front yard.

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

A minimum of 50% (33.28 m²), of the front yard is required to be landscaping.
In this case, 26.73% (17.79 m²), of the front yard will be maintained as landscaping.

- 4. Section 6(3) Part IV 4(ii)(A), By-law 438-86**
The maximum permitted driveway width is 6.0 m measured wide.
In this case, the driveway width will be 7.69 m measured wide.

37. 162 HEWARD AVE

File Number:	A1008/16TEY	Zoning	R (d1.0)(x807) & R3 Z1,0 (Waiver)
Property Address:	162 HEWARD AVE	Ward:	Toronto-Danforth (30)
Legal Description:	PLAN M49 PT LOT 16	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 9.5 m.
The height of the side exterior main walls facing a side lot line is 10.16 m.
- Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth for a semi-detached house is 17.0 m.
The altered semi-detached house will have a building depth of 19.32 m.
- 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 (225.27 m²).
The altered semi-detached dwelling will have a floor space index equal to **1.14 times** the area of the lot (**257.96 m²**).
- 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 (225.27 m²).
The altered semi-detached dwelling will have a residential gross floor area equal to **1.14 times** the area of the lot (**257.96 m²**).
- Section 6(3) Part II 3(I), By-law 438-86**
A building is required to be setback a minimum of 0.90 m from the side wall of an adjacent building that contains no openings.
The altered semi-detached dwelling will be located 0.0 m from the north adjacent building that contains no openings.
- Section 6(3) Part II 3.C(I), By-law 438-86**
A building is required a minimum setback of 0.45 m from the side lot line, where the side wall contains no openings.
The altered semi-detached dwelling will be located 0.0 m from the north side lot line, where the side wall contains no openings.

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

A building is required a minimum setback of 0.90 m from the side lot line, where the side wall contains openings.

The altered semi-detached dwelling will be located 0.64 m from the south side lot line, where the side wall contains openings.

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

The maximum permitted building depth is 17.0 m.

The altered semi-detached dwelling will have a building depth of 19.32 m.

38. 2154 QUEEN ST E

File Number:	A1116/16TEY	Zoning	MCR T2.0 C1.0 R2.0 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	2154 QUEEN ST E	Community:	Toronto
Legal Description:	PLAN 562E PT LOTS 4 & 5		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey mixed-use building by constructing a front one-storey infill addition and two-storey rear addition with rooftop deck above the rear first floor component.

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

- 1. Section 12(2)(i) 284 as amended by By-law 607-2013**
The minimum required building setback from the curb of Queen Street East is 4.8 m.
In this case, the front addition will be located 4.2 m from the curb of Queen Street East.
- 2. Section 8(3) Part II 4(A), By-law 438-86**
The minimum required building setback from a lot in a residential or park district is 7.5 m.
In this case, the altered building will be set back 3.0 m from a lot in a residential zone which abuts the rear lot line.

39. 34 BELLWOODS AVE

File Number:	A1119/16TEY	Zoning	R(d1.0)(x806) & R4 Z1.0 (BLD)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	34 BELLWOODS AVE	Community:	Toronto
Legal Description:	PLAN 758 PT LOTS 42 & 43		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey rowhouse by constructing a rear two-storey deck.

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 1.74 m if it is no closer to a side lot line than 0.3 m.

The rear lower deck will project 4.05 m and will be located 0.07 m from the north side lot line.

2. Chapter 10.5.40.60.(1)(D) By-law 569-2013

A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach into the required rear yard setback 1.5 m.

The rear upper deck will project 4.05 m into the rear yard setback.

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

The maximum permitted depth of a rowhouse is 14.0 m.

The altered rowhouse will have a depth of 14.6 m, measured from the front wall to the furthest point of the rear two-storey deck.

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

The minimum required rear yard setback is 7.5 m.

The rear two-storey deck will be located 4.05 m from the rear lot line.

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

The minimum required side lot line setback of a rowhouse is 0.45 m where an attached structure is without walls.

The rear two-storey deck will be located 0.07 m from the north side lot line.