

## COMMITTEE OF ADJUSTMENT AGENDA TORONTO EAST YORK PANEL

**Hearing Date:** March 8, 2017 PM

**Time:** 1:30 p.m.

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

### 1. OPENING REMARKS

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

### 2. DEPUTATION ITEMS

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

	<b>File Number</b>	<b>Property</b>	<b>Community (Ward)</b>
1.	A0155/16TEY	27 ORIOLE GDNS	St. Paul's (22)
2.	A0213/16TEY	142 BORDEN ST	Trinity-Spadina (20)
3.	A0515/16TEY	115 D'ARCY ST	Trinity-Spadina (20)
4.	A0688/16TEY	11 WELLS ST	Trinity-Spadina (20)
5.	A0691/16TEY	1 MACKLEM AVE	Davenport (18)
6.	A0846/16TEY	979 COLLEGE ST	Davenport (18)
7.	A0916/16TEY	43 WINTHORPE RD	Beaches-East York (32)
8.	A0999/16TEY	98 BROWNING AVE	Toronto-Danforth (29)
9.	A1004/16TEY	7 WINDLEY AVE	St. Paul's (21)
10.	A1009/16TEY	36 FERRIER AVE	Toronto-Danforth (29)

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

**1. 27 ORIOLE GDNS**

File Number:	A0155/16TEY	Zoning	R(d0.6)(x905) & R2 Z0.6 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	<b>27 ORIOLE GDNS</b>	Community:	Toronto
Legal Description:	PLAN 544E PT LOT 10 PT LOT 17		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling with a rear second floor balcony.

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

The new detached dwelling will have a floor space index equal to 0.70 times the area of the lot (336.1 m<sup>2</sup>).

**2. Chapter 10.5.100.1.(1)(A), By-law 569-2013**

The maximum permitted driveway width is 3.2 m.

In this case, the driveway width will be 4.11 m.

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

The new detached dwelling will have a gross floor area equal to 0.70 times the area of the lot (336.1 m<sup>2</sup>).

## 2. 142 BORDEN ST

File Number:	A0213/16TEY	Zoning	R (d10.0)(x848) & R3 Z1.0 (WAIVER)
Property Address:	<b>142 BORDEN ST</b>	Ward:	Trinity-Spadina (20)
Legal Description:	PLAN 112 N PT LOT 73	Heritage:	Not Applicable
		Community:	Toronto

### PURPOSE OF THE APPLICATION:

To convert the existing two-storey detached duplex into a triplex and by constructing a two-storey front addition and by raising the second storey roof line.

### 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 0.30 m to a lot line.  
In this case, the eaves will be located 0.18 m from the south lot line.
- 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 (340.50 m<sup>2</sup>).  
The converted three storey detached dwelling will have a floor space index equal to 1.073 times the area of the lot (365.09 m<sup>2</sup>).
- 3. Chapter 10.10.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 7.19 m.  
The converted dwelling will be located 5.07 m from the east front lot line.
- 4. Chapter 200.5.10.1.(1), By-law 569-2013**  
A minimum of three parking spaces is required to be provided.  
In this case, two parking spaces will be provided.
- 5. Chapter 150.10.20.1.(2), By-law 569-2013**  
The maximum number of secondary suites is one.  
In this case, the converted dwelling will have two secondary suites.
- 6. Chapter 150.10.40.1.(3), By-law 569-2013**  
A secondary suite is a permitted use provided that an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof that faces a street.  
In this case, the addition will alter/add to the main wall that faces a street.
- 1. 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 (340.50 m<sup>2</sup>).  
The converted three storey detached dwelling will have a residential gross floor area equal to 1.073 times the area of the lot (365.09 m<sup>2</sup>).s

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

The maximum permitted depth of a building or structure is 14.0 m.

The converted dwelling will have a building depth equal to 20.75 m.

**3. Section 6(2) 1(v), By-law 438-86**

A converted house is a permitted use provided there is no substantial change in the appearance of the dwelling house as the result of the conversion.

In this case, the additions will substantially change the appearance of the dwelling house.

**\*REVISED FOR AGENDA\***

**3. 115 D'ARCY ST**

File Number:	A0515/16TEY	Zoning	R (f4.5; d1.0)(x835) PA 1, H12.0 & R3 Z1.0, H12.0 <b>(WAIVER)</b>
Property Address:	<b>115 D'ARCY ST</b>	Ward:	Trinity-Spadina (20)
Legal Description:	PLAN D83 PT LOTS 28 & 29	Heritage:	Not Applicable
		Community:	Toronto

**PURPOSE OF THE APPLICATION:**

To alter the existing two-storey rooming house by constructing a complete third-storey addition and rear three-storey addition with rear fire escapes.

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

- 1. Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum building depth is 17.0 m.  
The altered dwelling will have a building depth of 21.03 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 (310.4 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 1.60 times the area of the lot (498 m<sup>2</sup>).
- 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.  
In this case, the rear exterior stairs will be located 0.3 m from the east side lot line.
- 5. Chapter 150.25.20.2.(1)(B)(i), By-law 569-2013**  
A rooming house is a permitted use, provided exterior alteration is limited to one addition, and the maximum increase in the floor space of the building is 0.15 times the area of the lot.  
In this case, the rooming house will have more than one addition, and the floor space index will be increased by 0.80 times the area of the lot.
- 6. Chapter 150.25.20.2.(1)(F), By-law 569-2013**  
The minimum required number of parking spaces is four.  
In this case, two existing parking spaces will be maintained and no additional parking spaces will be provided.
- 1. Section 6(2)(5)(ii), By-law 438-86**  
Culinary facilities shall not be provided within a dwelling room that is let as sleeping accommodation unless the dwelling room has a minimum floor area of not less than 13.0 m<sup>2</sup> and in no case shall washroom or sanitary facilities be provided or used that are directly accessible to or can be provided for the exclusive use of the dwelling room.  
In this case, sanitary facilities will be provided exclusively for the majority of the dwelling rooms.

**2. Section 6(2)(5)(iv), By-law 438-86**

A rooming house is permitted, provided there is no substantial change in external appearance and there is no exterior alteration or addition to the house except where:

(a) an addition to a part (other than to the front wall and, in the case of a corner lot, other than to that side of the house facing the flanking street) of the exterior of any of the above mentioned classes of buildings or structures, provided the increase in residential gross floor area does not exceed 0.15 times the area of the lot, and for greater certainty only one addition may be erected either at the time of conversion or thereafter.

(b) the maximum number of dwelling rooms is twelve.

In this case, the rooming house will contain more than one addition totaling 0.8 times the area of the lot, and will contain a total of fifteen dwelling rooms.

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

The maximum permitted gross floor area is 1.0 times the area of the lot (310.4 m<sup>2</sup>).

The altered dwelling will have a gross floor area equal to 1.8 times the area of the lot (556.8 m<sup>2</sup>).

**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 altered dwelling will be located 0.15 m from the west side lot line and 0.30 m from the east side lot line.

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

The maximum building depth is 14.0 m.

The altered dwelling will have a building depth of 22.25 m to the rear main wall, and 26.55 m to the rear exterior stair structure.

**6. Section 4(5)(B), By-law 438-86**

The minimum required number of parking spaces is five.

In this case, two existing parking spaces will be maintained and no additional parking spaces will be provided.

#### 4. 11 WELLS ST

File Number:	A0688/16TEY	Zoning	R (d1.0)(x900) & R2 Z1.0 H 12.0 (ZZC)
Property Address:	11 WELLS ST	Ward:	Trinity-Spadina (20)
Legal Description:	CON 2 FB PT LOT 25	Heritage:	Not Applicable
		Community:	Toronto

#### PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling by constructing a new front porch, rear three-storey addition and rear detached garage.

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

- 1. Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted building depth is 17.0 m.  
The altered dwelling will have a building depth equal to 18.35 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 (220.89 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 1.16 times the area of the lot (255.7 m<sup>2</sup>).
  - 3. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**  
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.  
In this case, the stairs will be located 0.45 m from the front lot line.
  - 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 0.30 m to a lot line.  
In this case, the projected eaves will be located 0.25 m from the east lot line.
- 
- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area is 1.0 times the area of the lot (220.89 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 1.16 times the area of the lot (255.7 m<sup>2</sup>).
  - 2. Section 6(3) Part II 5(II), By-law 438-86**  
The maximum permitted building depth is 17.0 m.  
The altered dwelling will have a building depth equal to 17.26 m.

## 5. 1 MACKLEM AVE

File Number:	A0691/16TEY	Zoning	R (d0.6)(x729) & R2 Z0.6 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	1 MACKLEM AVE	Community:	Toronto
Legal Description:	PLAN D6 PT LOT 31 AND PLAN 1251 PT BLK A RP 64R16031 PARTS 1 AND 2		

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a side second storey deck with exterior stairs providing access to the roof.

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

- 1. Chapter 10.5.40.50.(3), By-law 569-2013**

The level of the floor of a platform located at or above the second storey of a residential building is not permitted to be higher than the level of the floor of the storey from which it gains access.  
The rooftop platform is higher than the level of the floor of the storey from which it gains access.
- 2. Chapter 10.5.40.60.(1)(F)(ii), 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 side yard setback if the side yard does not abut a street.  
The side second storey deck will encroach 0.35 m into the required 0.45 m south side yard setback and the side yard does not abut a street.
- 3. Chapter 10.10.40.70.(2), By-law 569-2013**

The minimum required rear yard setback is 7.5 m.  
The side second storey deck will be located 4.90 m from the east rear lot line and the exterior stairs leading from the side second storey deck to the rooftop platform will be located 1.63 m from the east rear lot line.
- 1. Section 6(3) Part II 3.B(I), By-law 438-86**

The minimum required side lot line setback for a detached dwelling is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.  
The altered detached dwelling will be located 0.1 m from the south 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 side second storey deck will be located 4.90 m from the east rear lot line and the exterior stairs leading from the side second storey deck to the rooftop platform will be located 1.63 m from the east rear lot line.
- 3. Section 6(3) Part III 1(A), By-law 438-86**

A minimum of 30% of the lot area (37.85 m<sup>2</sup>) shall be landscaped open space.  
In this case, 11 % of the lot area (13.8 m<sup>2</sup>) will be landscaped open space.



## 6. 979 COLLEGE ST

File Number:	A0846/16TEY	Zoning	CR 3.0 (c1.0, r2.5) SS2 & MCR T3.0 C1.0 R2.5 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	979 COLLEGE ST	Community:	Toronto
Legal Description:	PLAN D1433 PT BLK A		

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey mixed-use building containing a dentist office and two dwelling units by constructing a rear two-storey addition and third floor addition and adding a third dwelling unit.

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

- Chapter 40.10.40.70.(2)(C), By-law 569-2013**  
The main wall of a building that has windows or openings must be set back a minimum of 5.5 m from a lot line that is not adjacent to a street or lane  
The third floor main wall of the altered building will be located 0.91 m from the west side lot line.
- Chapter 40.10.40.70.(2)(E)(ii), By-law 569-2013**  
Every building on a lot in a CR zone abutting a residential zone must not penetrate a 45 degree angular plane projected along the entire required rear yard setback, starting at a height of 7.5 m above the average elevation of the ground along the rear lot line.  
The altered building will penetrate this angular plane.

## 7. 43 WINTHORPE RD

File Number:	A0916/16TEY	Zoning	RD (d0.35)(x961) & R1 Z0.35 (ZZC)
Property Address:	<b>43 WINTHORPE RD</b>	Ward:	Beaches-East York (32)
Legal Description:	PLAN M467 PT LOTS 61 & 62	Heritage:	Not Applicable
		Community:	Toronto

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a one-storey front addition and front porch, a rear deck, two-storey side and rear additions, and a third storey addition with side deck.

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

- 1. Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% of the required front yard landscaping must be soft landscaping (36.11 m<sup>2</sup>).  
In this case, 72.7% (35.0 m<sup>2</sup>) of the front yard will be soft landscaping.
- 2. Chapter 10.20.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building or structure height is 10.0 m.  
The altered detached dwelling will have a height of 10.17 m.
- 3. Chapter 10.20.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The height of the side exterior main wall facing a side lot lines will be 9.07 m.
- 4. Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.35 times the area of the lot (125.86 m<sup>2</sup>).  
The altered detached dwelling will have a floor space index equal to 0.74 times the area of the lot (265.3 m<sup>2</sup>).
- 5. Chapter 10.20.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of each platform at or above the second storey of a detached house is 4.0 m<sup>2</sup>.  
In this case, the south side platform at or above the second storey will have an area of 8.36 m<sup>2</sup>.
- 6. Chapter 10.20.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 6.25 m.  
The altered detached dwelling will be located 6.16 m from the west front lot line.
- 7. Chapter 10.20.40.70.(3)(C), By-law 569-2013**  
The minimum required side yard setback for a detached dwelling is 1.2 m  
The altered detached dwelling will be located 0.61 from the north side lot line and 0.62 m from the south side lot line.

- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area is 0.35 times the area of the lot (125.86 m<sup>2</sup>).  
The altered detached dwelling will have a residential gross floor area equal to 0.74 times the area of the lot (265.3 m<sup>2</sup>).
- 2. Section 6(3) Part II 2(II), By-law 438-86**  
The minimum required front yard setback is 6.25 m.  
The altered detached dwelling will be setback 6.16 from the west front lot line.
- 3. Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side lot line setback for the portion of the dwelling not exceeding a depth of 17 m is 0.9 m.  
The altered dwelling will be located 0.61 m from the north side lot line and 0.62 m from the south side lot line.
- 4. Section 4(2)(a), By-law 438-86**  
The maximum permitted building height is 10 m.  
The altered dwelling will have a height of 10.28 m.
- 5. Section 6(3) Part III 3(d)(i), By-law 438-86**  
A minimum of 75% (36.11 m<sup>2</sup>) of the required front yard landscaped open space shall be in the form of soft landscaping.  
In this case, 72.7 % (35.0 m<sup>2</sup>) of the required front yard landscaped open space will be in the form of soft landscaping.

## 8. 98 BROWNING AVE

File Number:	A0999/16TEY	Zoning	R (d.06)(x312) 7 R2 Z0.6 (BLD)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	<b>98 BROWNING AVE</b>	Community:	Toronto
Legal Description:	PLAN M368 PT LOT 105 PT LOT 106		

### PURPOSE OF THE APPLICATION:

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

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

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

Additions to the rear of a semi-detached house erected before October 15, 1953, are permitted provided the floor space index as enlarged is 0.69 times the area of the lot (118.06 m<sup>2</sup>).

The altered semi-detached dwelling will have a floor space index equal to 0.75 times the area of the lot (127.57 m<sup>2</sup>).

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

The minimum required rear yard setback is 7.5 m.

The altered dwelling will be located 4.92 m from the north rear lot line.

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

A minimum of 50% (15.28 m<sup>2</sup>), of the rear yard shall be maintained as soft landscaping.

In this case, 49% (15.02 m<sup>2</sup>), of the rear yard will be maintained as soft landscaping.

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

Additions to the rear of a semi-detached house erected before October 15, 1953, or to a converted house are permitted provided the residential gross floor area as enlarged is 0.69 times the area of the lot (118.06 m<sup>2</sup>).

The altered semi-detached dwelling will have a residential gross floor area equal to 0.75 times the area of the lot (127.57 m<sup>2</sup>).

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

The minimum required rear yard setback is 7.5 m.

The altered dwelling will be located 4.92 m from the north rear lot line.

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

A minimum of 30% (51.33 m<sup>2</sup>) of the lot shall be maintained as landscaped open space.

In this case, 28% (47.29 m<sup>2</sup>) of the lot will be maintained as landscaped open space.

## 9. 7 WINDLEY AVE

File Number:	A1004/16TEY	Zoning	RD (f12.0; a370; d0.4) (ZZC)
Property Address:	7 WINDLEY AVE	Ward:	St. Paul's (21)
Legal Description:	PLAN 1741 LOT 117	Heritage:	Not Applicable
		Community:	York

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length for a detached dwelling is 17.0 m.  
The new detached dwelling will have a building length of 17.54 m.
  - 2. Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a detached dwelling is 0.4 times the area of the lot (222.99 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.81 times the area of the lot (450.56 m<sup>2</sup>).
  - 3. Chapter 10.20.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.  
The height of the side exterior main walls facing a side lot line will be 10.1 m.
  - 4. Chapter 10.20.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of each platform located at or above the second storey of a dwelling is 4.0 m<sup>2</sup>.  
The area of the rear third storey deck will be 51.01 m<sup>2</sup>.
- 
- 1. Section 7(3)(I), By-law 1-83**  
The maximum permitted floor space index of a detached dwelling is 0.4 times the area of the lot (222.99 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.81 times the area of the lot (450.56 m<sup>2</sup>).
- 
- 1. Section 7(3)(b), By-law 3623-97**  
The maximum permitted floor space index of a detached dwelling is 0.547 times the area of the lot (305.0 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.81 times the area of the lot (450.56 m<sup>2</sup>).

## 10. 36 FERRIER AVE

File Number:	A1009/16TEY	Zoning	R(d0.6)(x312) & R2 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	<b>36 FERRIER AVE</b>	Community:	Toronto
Legal Description:	PLAN 1410 PT LOT 102		

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing: a rear second storey extension and a complete third storey addition with a rear third floor deck over the rear ground floor and second storey additions that are currently under construction by permit 2016 201279 BLD; and a rear detached garage.

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

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

The maximum permitted height of all front and rear exterior main walls is 7.5 m.  
The height of the front and rear exterior main walls will be 9.4 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 (111.55 m<sup>2</sup>).  
The altered detached dwelling will have a floor space index equal to 1.02 times the area of the lot (189.89 m<sup>2</sup>).

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

The minimum required side yard setback is 0.9 m.  
The altered detached dwelling will be located 0.18 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 (111.55 m<sup>2</sup>).  
The altered detached dwelling will have a gross floor area equal to 1.02 times the area of the lot (189.89 m<sup>2</sup>).

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

A building on an inside lot must have a minimum front lot line setback of 3.36 m or maintain and match the existing 2.89 m front lot line setback.  
In this case, the altered detached dwelling will be located 2.59 m from the east front lot line.

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

The minimum required side lot line setback for the portion of a detached dwelling not exceeding a depth of 17 m is 0.9 m, where the side wall contains openings.  
The portion of the altered detached dwelling, not exceeding a depth of 17 m, will be located 0.18 m from the north side lot line.