

**COMMITTEE OF ADJUSTMENT
AGENDA
TORONTO EAST YORK PANEL****Hearing Date:** March 28, 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. A1154/16TEY	141 CHRISTIE ST	Trinity-Spadina (20)
2. A1155/16TEY	19 LANKIN BLVD	Toronto-Danforth (29)
3. A1156/16TEY	155 BALSAM AVE	Beaches-East York (32)
4. A1157/16TEY	97 CAMPBELL AVE	Davenport (18)
5. A1158/16TEY	153 SIMPSON AVE	Toronto-Danforth (30)
6. A1159/16TEY	32 SULLIVAN ST	Trinity-Spadina (20)
7. A1160/16TEY	69 DIXON AVE	Beaches-East York (32)
8. A1161/16TEY	186 DUNVEGAN RD	St. Paul's (22)
9. A1162/16TEY	55 PRINCE ARTHUR AVE	Trinity-Spadina (20)
10. A1163/16TEY	674 BROADVIEW AVE	Toronto-Danforth (30)
11. A1164/16TEY	77 CORLEY AVE	Beaches-East York (32)
12. A1165/16TEY	4 TARLTON RD	St. Paul's (22)
13. A1166/16TEY	734 SHAW ST	Trinity-Spadina (19)
14. A1169/16TEY	30 ORIOLE RD	St. Paul's (22)
15. A1170/16TEY	633 MILLWOOD RD	St. Paul's (22)

RECESS

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

File Number	Property	Community (Ward)
16. A1171/16TEY	103 MARLOW AVE	Toronto-Danforth (29)
17. A1172/16TEY	37 GRANDVIEW AVE	Toronto-Danforth (30)
18. A1173/16TEY	4 DIEPPE RD	Toronto-Danforth (29)
19. A1175/16TEY	14 PINE HILL RD	Toronto Centre-Rosedale (27)
20. A1176/16TEY	46 KENILWORTH AVE	Beaches-East York (32)
21. A1177/16TEY	382 WOODBINE AVE	Beaches-East York (32)
22. A1179/16TEY	82 MACPHERSON AVE	Toronto Centre-Rosedale (27)
23. A1180/16TEY	226 NIAGARA ST	Trinity-Spadina (19)
24. A1181/16TEY	228 NIAGARA ST	Trinity-Spadina (19)
25. A1196/16TEY	19 NORTHBROOK RD	Toronto-Danforth (29)

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

File Number	Property	Community (Ward)
26. A1182/16TEY	409 MARKHAM ST	Trinity-Spadina (19)
27. A1183/16TEY	85 BARKER AVE	Beaches-East York (31)
28. A1184/16TEY	142 KENILWORTH AVE	Beaches-East York (32)
29. A1185/16TEY	14 ROLYAT ST	Trinity-Spadina (19)
30. A1186/16TEY	1 ADELAIDE ST E	Toronto Centre-Rosedale (28)
31. A1187/16TEY	1 MARIBETH AVE	Toronto Centre-Rosedale (27)
32. A1188/16TEY	3 MARIBETH AVE	Toronto Centre-Rosedale (27)
33. A1189/16TEY	794 DUNDAS ST W	Trinity-Spadina (19)
34. A1190/16TEY	264 MONTROSE AVE	Trinity-Spadina (19)

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

File Number	Property	Community (Ward)
35. A1191/16TEY	633 SHAW ST	Trinity-Spadina (19)
36. A1192/16TEY	269, 271 & 273 RICHMOND ST W	Trinity-Spadina (20)
37. B0008/17TEY	826-828 DOVERCOURT RD	Davenport (18)
38A B0093/16TEY	99 MEMORIAL PARK AVE	Toronto-Danforth (29)
38B A1281/16TEY	PART 1	
38C A1282/16TEY	PART 2	
39A B0007/17TEY	76 DON VALLEY DR	Toronto-Danforth (29)
39B A0026/17TEY	PART 1	

3. OTHER BUSINESS

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

1. 141 CHRISTIE ST

File Number:	A1154/16TEY	Zoning	R(d1.0)(x7) & R4 Z1.0 (ZZC)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	141 CHRISTIE ST	Community:	Toronto
Legal Description:	PLAN 560 PT LOT 127		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17.0 m.
The altered detached dwelling will have a depth of 21.2 m.
- 2. Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The front addition will be located 0.27 m from the north side lot line and 0.05 m from the south side lot line.
- 3. Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The rear deck will be located 0.0 m from the south side lot line.
- 1. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.
The front addition will be located 0.27 m from the north side lot line and 0.05 m from the south side lot line.
- 2. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.
The rear addition will be located 0.0 m from 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 a depth of 17.0 m is 7.5 m.
The 4.2 m portion of the altered detached dwelling, exceeding the 17.0 m depth, will be located 1.1 m from the north side lot line and 0.0 m from the south side lot line.
- 4. Section 6(3) Part II 3(I), By-law 438-86**

The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.

The front addition will be located 0.30 m from the side wall of the south adjacent building (139 Christie Street).

2. 19 LANKIN BLVD

File Number:	A1155/16TEY	Zoning	RD (f9.0; a280; d0.45) & R1A (ZPR)
Property Address:	19 LANKIN BLVD	Ward:	Toronto-Danforth (29)
Legal Description:	PLAN 3051 PT LOT 22	Heritage:	Not Applicable
		Community:	East York

PURPOSE OF THE APPLICATION:

To construct a new four-storey detached dwelling with an integral garage and a rear fourth floor balcony.

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

- Chapter 10.5.100.1.(1)(C).(iii), By-law 569-2013**
The maximum permitted driveway width is 3.2 m.
In this case, the driveway width will be 3.66 m.
- Chapter 10.5.40.60.(5)(A), By-law 569-2013**
An architectural feature may encroach into the side yard setback 0.6 m if it is no closer to a lot line than 0.3 m.
The rooftop guard rail elements will be located 0.09 m from the south side lot line.
- Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (100.80 m²).
The lot coverage will be equal to 44.8% of the lot area (129.01 m²).
- Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted building height is 7.2 m for a detached dwelling with a flat or shallow roof.
The new detached dwelling will have a height of 11 m.
- Chapter 10.20.40.10.(4)(C), By-law 569-2013**
The maximum permitted number of storeys for a detached dwelling with a flat or shallow roof is two.
In this case, the new detached dwelling will be four storeys.
- Chapter 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a detached dwelling above established grade is 1.2 m.
The first floor of the new detached dwelling will have a height of 1.22 m above established grade.
- 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 (129.60 m²).
The new detached dwelling will have a floor space index equal to 1.02 times the area of the lot (294.16 m²).

8. **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 m².
The area of the fourth floor balcony will be 18.87 m².
9. **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 0.4 m from the south side lot line.
1. **Section 7.1.4.(1).(c).(ii), By-law 6752**
The maximum permitted driveway width is 3.2 m.
In this case, the driveway width will be 3.66 m.
2. **Section 7.2.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The new detached dwelling will have a height of 11 m.
3. **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 (129.60 m²).
The new detached dwelling will have a floor space index equal to 1.06 times the area of the lot (298.34 m²).
4. **Section 7.2.3, By-law 6752**
The minimum required front yard setback is 6 m.
The new detached dwelling will be located 4.3 m from the west front lot line.
5. **Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (100.80 m²).
The lot coverage will be equal to 41.83% of the lot area (120.46 m²).
6. **Section 7.2.3, By-law 6752**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.4 m from the south side lot line measured to the south side wall, 0.09 m from the south side lot line measured to the fourth floor guard rail projections, and 0.59 from the north side lot line measured to the north side fourth floor guard rail projections.

3. 155 BALSAM AVE

File Number:	A1156/16TEY	Zoning	R d0.6 & R2 Z0.6 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	155 BALSAM AVE	Community:	Toronto
Legal Description:	PLAN 406 PT LOT 97		

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 10.10.40.40.(2)(A), By-law 569-2013**
The maximum permitted floor space index is 0.69 times the area of the lot (211.82 m²).
The altered dwelling will have a floor space index equal to 0.84 times the area of the lot (178.46 m²).
- 2. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
In this case, the eaves will project 0.2 m and will be located 0.03 m from the north lot line.
- 1. Section 6(3) Part VI 1 (I), By-law 569-2013**
The maximum permitted gross floor area is 0.69 times the area of the lot (211.82 m²).
The altered dwelling will have a gross floor area equal to 0.84 times the area of the lot (178.46 m²).

4. 97 CAMPBELL AVE

File Number:	A1157/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	97 CAMPBELL AVE	Community:	Toronto
Legal Description:	PLAN D1321 PT LOT 18		

PURPOSE OF THE APPLICATION:

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

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, and provided the floor space index as enlarged does not exceed 0.69 times the area of the lot (119.65 m²). The altered semi-detached house will have a floor space index equal to 0.96 times the area of the lot (165.96 m²).
- 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 does not exceed 0.69 times the area of the lot (119.65 m²).
The altered semi-detached house will have a residential gross floor area equal to 0.96 times the area of the lot (165.96 m²).
- 2. Section 6(3) Part VI 1(V), By-law 438-86**
Additions to the rear of a semi-detached house, erected before October 15, 1953, or to a converted house, are permitted, provided the depth of the residential building including the addition or additions does not exceed 17.0 m.
The altered semi-detached house will have a building depth of 18.57 m, measured from the rearmost edge of the second-storey deck.

5. 153 SIMPSON AVE

File Number:	A1158/16TEY	Zoning	R & R2 (PPR)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	153 SIMPSON AVE	Community:	Toronto
Legal Description:	PLAN 591 PT LOT 57		

PURPOSE OF THE APPLICATION:

To alter a two-storey semi-detached dwelling by demolishing the existing rear one-storey mudroom. To construct a new one-storey addition at rear and a side deck. Some minor interior alterations are also to be completed.

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

- 1. Chapter 10.10.40.40.(1) (A), By-law 569-2013**
The maximum permitted floor space index is 0.60 times the area of the lot (94.45 m²).
The floor space index will be 1.29 times the area of the lot (203.43 m²).
- 2. Chapter 10.5.40.60.(1)(E), 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 a maximum of 1.5 m, if it is no closer to the side lot line than 0.3 m.
In this case, the platform will encroach 0.47 m into the required side yard setback and will be 0.05 m from the west side lot line.
- 3. Chapter 10.5.40.60.(3) (A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The stairs will be 0.05 m from the west lot line.
- 4. Chapter 10.10.40.70.(4) (B), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The side yard setback will be 0.00 m.
- 1. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback is 0.45 m where the side wall contains no openings.
The east side lot line setback will be 0.0 m.
- 2. 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 (94.45 m²).
The residential gross floor area of the building will be 0.84 times the area of the lot (132.47 m²).
- 3. Section 6(3) Part II 3.C(II), By-law 438-86**
The minimum required side lot line setback is 0.90 m where the side wall contains openings.
The west side lot line setback will be 0.05 m.

6. 32 SULLIVAN ST

File Number:	A1159/16TEY	Zoning	R (f4.5; d1.0)(x834) & R3 Z1.0 (ZPR)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	32 SULLIVAN ST	Community:	Toronto
Legal Description:	PLAN 466 PT LOTS 6 & 7		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling by constructing a rear ground floor 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 m.
The altered semi-detached dwelling will have a depth of 26 m.

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 26 m.

7. 69 DIXON AVE

File Number:	A1160/16TEY	Zoning	R(d0.6)(x990) & R2 Z0.6 (BLD)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	69 DIXON AVE	Community:	Toronto
Legal Description:	PLAN E427 PT LOT 39		

PURPOSE OF THE APPLICATION:

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

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

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

Additions to the rear of a detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (158.23 m²).

The altered detached dwelling will have a floor space index equal to 1.17 times the area of the lot (267.81 m²).

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

Additions to the rear of a 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 (158.23 m²).

The altered detached dwelling will have a gross floor area equal to 1.17 times the area of the lot (267.81 m²).

8. 186 DUNVEGAN RD

File Number:	A1161/16TEY	Zoning	RD (f15.0; d0.35) & R1 Z0.35 (ZZC)
Property Address:	186 DUNVEGAN RD	Ward:	St. Paul's (22)
Legal Description:	PLAN 2275 PT LOTS 3 & 4	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear one-storey addition with a terrace above.

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 house is 17.0 m.
The altered detached house will have a building length of 25.02 m.
- 2. Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth for a detached house is 19.0 m.
The altered detached house will have a building depth of 23.98 m.
- 3. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.35 times the area of the lot (195.33 m²).
The altered detached dwelling will have a floor space index equal to 0.62 times the area of the lot (347.36 m²).
- 4. Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second-storey of a detached house is 4.0 m².
The rear second-storey platform will have an area of 24.78 m².
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.35 times the area of the lot (195.33 m²).
The altered detached dwelling will have a residential gross floor area equal to 0.62 times the area of the lot (347.36 m²).
- 2. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for a 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 3.58 from the north side lot line and 1.33 m from the south side lot line, measured from the rear addition.

9. 55 PRINCE ARTHUR AVE

File Number:	A1162/16TEY	Zoning	CR 4.0 (c1.0; r3.5) SS2 (x2468) & By-law 746-81 (Waiver)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	55 PRINCE ARTHUR AVE	Community:	Toronto
Legal Description:	METROTORONTO CONDO PLAN 717 LEVEL A UNIT 29 PARKING		

PURPOSE OF THE APPLICATION:

To alter the existing 12-storey residential building containing 66 dwelling units, by installing an elevator extension to access the rooftop amenity room located on the 13th-storey.

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

Section 2(6), By-law 746-81

The maximum permitted height of the building is 12 storeys and 34 m above grade, exclusive of parapet walls and a mechanical penthouse.

In this case, the altered building will be 13 storeys and 38.8 m above grade, exclusive of parapet walls and a mechanical penthouse.

10. 674 BROADVIEW AVE

File Number:	A1163/16TEY	Zoning	R(d1.0)(x7) & R4 Z1.0 (BLD)
Property Address:	674 BROADVIEW AVE	Ward:	Toronto-Danforth (30)
Legal Description:	PLAN 274E PT LOT 11	Heritage:	Designated
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing three-storey multi-unit detached dwelling by constructing a rear fire exit staircase with access to three rear decks.

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

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

The maximum permitted depth for an apartment building is 14.0 m.
The altered building will have a depth equal to 23.0 m.

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 equal to 23.0 m.

11. 77 CORLEY AVE

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

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted floor space index of a semi-detached dwelling is 0.6 times the area of the lot (119.64 m²).

The new semi-detached dwelling will have a floor space index equal to 1.34 times the area of the lot (267.10 m²).
- 2. Chapter 10.10.40.70.(1), By-law 569-2013**

The minimum required front yard setback is 4.20 m.

The new semi-detached dwelling will be located 3.64 m from the front lot line, measured to the enclosed area beneath the front porch.
- 3. Chapter 10.10.40.70.(2), By-law 569-2013**

The minimum required rear yard setback is 7.5 m.

The new semi-detached dwelling will be located 5.67 m from the rear lot line.
- 4. Chapter 200.5.1.10.(2), By-law 569-2013**

The required parking space must have a minimum width of 2.9 m.

The west side yard parking space will measure 2.2 m in width.
- 1. Section 6(3) Part I 1, By-law 438-86**

The maximum permitted gross floor area of a semi-detached dwelling is 0.6 times the area of the lot (119.64 m²).

The new semi-detached dwelling will have a gross floor area equal to 0.97 times the area of the lot (193.80 m²).
- 2. Section 6(3) Part II 2(II), By-law 438-86**

The minimum required front yard setback is 4.20 m.

The new semi-detached dwelling will be located 3.64 m from the front lot line, measured to the front porch and roof.

- 3. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The new semi-detached dwelling will be located 5.67 m from the rear lot line.
- 4. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.
The new semi-detached dwelling will be located 0.0 m from the east side lot line.
- 5. Section 6(3) Part II 3(I), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
The new semi-detached dwelling will be located 0.0 m from the side wall of the east adjacent building.
- 6. Section 4(4)(c)(ii), By-law 438-86**
The minimum permitted driveway width is 2.6 m.
In this case, the driveway width will be 2.2 m.
- 7. Section 4(17)(a), By-law 438-86**
The minimum required width of a parking space is 2.9 m.
The west side yard parking space will measure 2.2 m wide.

12. 4 TARLTON RD

File Number:	A1165/16TEY	Zoning	RD (f10.5; d0.6) & R1 Z0.6 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	4 TARLTON RD	Community:	Toronto
Legal Description:	PLAN 2350 PT LOTS 47 & 48		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building or structure is 11 m.
The new detached dwelling will have a height of 11.51 m.
- 2. Chapter 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a detached dwelling above established grade is 1.2 m.
The first floor of the detached dwelling will have a height of 1.89 m above established grade.
- 3. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (204.46 m²).
The new detached dwelling will have a floor space index equal to 0.91 times the area of the lot (311.32 m²).
- 4. Chapter 10.5.100.1.(1), By-law 569-2013**
The maximum permitted driveway width is 3.89 m.
In this case, the driveway width will be 4.8 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 (204.46 m²).
The new detached dwelling will have a gross floor area equal to 0.91 times the area of the lot (311.32 m²).
- 2. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The new detached dwelling will be located 7.33 m from the west rear lot line.
- 3. Section 6(3) Part II 3.B(II)**
The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.
The 0.74 m portion of the detached dwelling, exceeding the 17.0 m depth, will be located 5.24 m from the north side lot line and 3.82 m from the south side lot line.
- 4. Section 6(3) Part II 8 D (I), By-law 438-86**

The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.

The rear ground floor deck will have a height of 1.69 m above grade.

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

The maximum width of a driveway, as determined by the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the portion of the lot between the rear lot line and any wall of the building facing the rear lot line as produced to the side lot lines is 3.89 m.

In this case, the driveway width will be 4.8 m.

13. 734 SHAW ST

File Number:	A1166/16TEY	Zoning	R(d0.6)(x735) & R2 Z0.6 (ZPR)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	734 SHAW ST	Community:	Toronto
Legal Description:	PLAN 198D BLK 2 PT LOT 104		

PURPOSE OF THE APPLICATION:

To convert the existing 2½ -storey semi-detached dwelling containing two dwelling units into three dwelling units by constructing a rear third-storey addition, a rear third floor balcony, a front second floor deck, and to reconstruct the front porch enclosure.

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

- Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted depth is 14 m.
The converted dwelling will have a depth of 15.98 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (124.86 m²).
The converted dwelling will have a floor space index equal to 1.32 times the area of the lot (274.06 m²).
- Chapter 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 6.32 m.
The converted dwelling will be located 4.04 m from the east front lot line.
- Chapter 10.10.40.70.(4)(B), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The converted dwelling will be located 0 m from the south side lot line.
- 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 into the required front yard setback 1.5 m if it is no closer to a side lot line than the required side yard setback.
The front second floor deck will encroach 2.59 m into the required front yard setback.
- 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 9.51 m.
- 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 converted dwelling will be located 0 m from the south side lot line, measured to the rear third-storey addition.

- 2. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth is 14.0 m.
The converted dwelling will have a depth of 16.89 m.
- 3. 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 (124.86 m²).
The converted dwelling will have a gross floor area equal to 1.32 times the area of the lot (274.06 m²).
- 4. 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 (31.22 m²).
The additions will have an area equal to 0.16 times the area of the lot (34.11 m²).
- 5. 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, the rear third-storey addition will substantially change the appearance of the dwelling.
- 6. 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 6.32 m.
The converted dwelling will be located 4.04 m from the east front lot line.
- 7. 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 converted dwelling will be located 0 m from the south side lot line, measured to the front first-storey addition and front second floor deck.
- 8. 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 converted dwelling will be located 0 m from the south side lot line, measured to the rear third-storey balcony.

14. 30 ORIOLE RD

File Number:	A1169/16TEY	Zoning	R(d0.6)(x905) & R2 Z0.6 (WAIVER)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	30 ORIOLE RD	Community:	Toronto
Legal Description:	PLAN 890 PT LOT 52 RP 63R1590 PARTS 1 & 2		

PURPOSE OF THE APPLICATION:

To construct a new rear ground floor deck.

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

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

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

The altered semi-detached dwelling will have a depth of 26.0 m.

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

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

The altered semi-detached dwelling will have a depth of 26.0 m.

15. 633 MILLWOOD RD

File Number:	A1170/16TEY	Zoning	R(d0.6)(x930) & R2 Z0.6 (PPR)
Property Address:	633 MILLWOOD RD	Ward:	St. Paul's (22)
Legal Description:	PLAN 590E PT LOT 157	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To legalize and maintain an 'as built' rear deck constructed larger and higher than approved plans.

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

- 1. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The stairs will be 0.27 m from the west side lot line.
- 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 an attached structure is without walls.
The east side lot line setback to the rear deck will be 0.0 m.
- 2. Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted building depth is 17.0 m.
The building depth of the semi-detached dwelling will be 19.0 m.

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

16. 103 MARLOW AVE

File Number:	A1171/16TEY	Zoning	RS (f10.5; a325; d0.75) & R2A (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	103 MARLOW AVE	Community:	East York
Legal Description:	PLAN 1955 LOT 59		

PURPOSE OF THE APPLICATION:

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

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

Chapter 10.5.30.40.(2)(A), By-law 569-2013

The maximum permitted lot coverage is 35% of the lot area (56.21 m²).

The lot coverage will be equal to 43% of the lot area (68.91 m²).

Section 7.5.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (56.21 m²).

The lot coverage will be equal to 41.6% of the lot area (66.91 m²).

17. 37 GRANDVIEW AVE

File Number:	A1172/16TEY	Zoning	R & R2 (ZZC)
		Ward:	Toronto-Danforth (30)
Property Address:	37 GRANDVIEW AVE	Heritage:	Not Applicable
Legal Description:	PLAN 60E PT LOT 22	Community:	Toronto

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.40.10.(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 10.00 m.
- 2. 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 (154.29 m²).
The altered detached dwelling will have a floor space index equal to 0.91 times the area of the lot (233.86 m²).
- 3. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth for a detached house is 17.0 m.
The altered detached dwelling will have a building depth of 18.48 m.
- 4. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (52.24 m²), of the rear yard shall be maintained as soft landscaping.
In this case, 31.6% (33.09 m²), of the rear yard will be maintained as soft landscaping.
- 1. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required building front lot line setback on an inside lot is 3.16 m.
The altered dwelling will be located 2.67 m from the front lot line.
- 2. Section 6(3) Part II 3(II), By-law 438-86**
The minimum required side wall setback from an adjacent building that contains openings is 1.2 m.
The altered detached dwelling will be located 0.92 m from the east adjacent building, 39 Grandview Avenue, which contains openings.
- 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 not exceeding 17.0 m in depth is 0.9 m, where the side wall contains openings.
The altered building will be located 0.0 m from the east side lot line, where the side all contains openings.

4. Section 6(3) Part II 3.(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 portion of the dwelling exceeding a building depth of 17.0 m will be located 1.60 m from the west side lot line and 0.0 m from the east side lot line.

5. 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 (154.29 m²).

The altered detached dwelling will have a residential gross floor area equal to 0.91 times the area of the lot (233.86 m²).

18. 4 DIEPPE RD

File Number:	A1173/16TEY	Zoning	RD & R1A (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	4 DIEPPE RD	Community:	East York
Legal Description:	PLAN 3219 PT LOT 7 PT LOT 8		

PURPOSE OF THE APPLICATION:

To amend the proposal to a one-storey detached dwelling approved by Minor Variance Application A0228/15TEY, by constructing a rear first floor extension under the rear second storey addition and by constructing a rear 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 2.5 m if it is no closer to a side lot line than 1.26 m.

In this case, the platform will encroach 0.60 m into the required rear yard setback and will be located 0.60 m from the north side lot line.

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

A minimum of 50% (45.74 m²) of the rear yard shall be maintained as soft landscaping.

In this case, 37% (34.10 m²) of the rear yard will be maintained as soft landscaping.

(Minor Variance A0228/15TEY permitted 29% (24.78 m²) of the rear yard for soft landscaping.)

3. Chapter 10.20.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index is 0.45 times the area of the lot (128.80 m²).

The altered dwelling will have a floor space index equal to 0.74 times the area of the lot (212.09 m²).

(Minor Variance A0228/15TEY permitted a floor space index equal to 0.64 times the area of the lot (185.91 m²).

1. Section 7.2.3, By-law 6752

The maximum permitted floor space index 0.45 times the area of the lot (128.80 m²).

The altered dwelling will have a floor space index equal to 0.74 times the area of the lot (212.09 m²).

(Minor Variance A0228/15TEY permitted a floor space index equal to 0.64 times the area of the lot (185.91 m²).

19. 14 PINE HILL RD

File Number:	A1175/16TEY	Zoning	RD (f15.0; d0.6)(x1435) & R1 Z0.6 (ZZC)
Property Address:	14 PINE HILL RD	Ward:	Toronto Centre-Rosedale (27)
Legal Description:	PLAN M181 BLK B LOT 1	Heritage:	Designated
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing three-storey detached dwelling by enclosing the rear third floor deck.

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

- 1. Chapter 10.10.40.10.(1), By-law 569-2013**
The maximum permitted building or structure height is 10.0 m.
The altered detached dwelling will have a height of 11.5 m.
- 2. Chapter 10.10.40.10.(2), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing the side lot lines will be 10.09 m.
- 3. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a dwelling is 17.0 m.
The altered detached dwelling will have a building length of 21.56 m.
- 4. Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth for a dwelling is 19.0 m.
The altered detached dwelling will have a building depth of 21.95 m.
- 5. Chapter 900.3.10(1435)(E)(i), By-law 569-2013**
The maximum permitted floor space index is 0.69 times the area of the lot (245.83 m²).
The altered detached dwelling will have a floor space index equal to 1.18 times the area of the lot (420.0 m²).
- 1. 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 (245.83 m²).
The altered detached dwelling will have a gross floor area equal to 1.18 times the area of the lot (420.0 m²).
- 2. Section 6(3) Part VI 1(V), 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 depth of the residential building including the addition or additions does not exceed 17.0 m.
The altered detached dwelling will have a depth of 21.56 m.

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

An addition to the rear of detached dwelling is permitted provided that the height of the addition or additions does not exceed 10.0 m.

The altered detached dwelling will have a height of 11.5 m.

20. 46 KENILWORTH AVE

File Number:	A1176/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	46 KENILWORTH AVE	Community:	Toronto
Legal Description:	PLAN M37 PT LOT 103		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey semi-detached dwelling by constructing a rear third storey addition, rear third storey deck, and front second storey deck.

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

- 1. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.5 m.
The height of the rear exterior main walls will be 8.78 m.
- 2. 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 9.66 m.
- 3. 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 (167.24 m²).
The altered semi-detached dwelling will have a floor space index equal to 0.79 times the area of the lot (219.84 m²).
- 4. 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 into the required front yard setback 1.5 m if it is no closer to a side lot line than the required side yard setback.
The front second floor deck will encroach 1.83 m into the required front yard setback.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a semi-detached dwelling is 0.6 times the area of the lot (167.24 m²).
The altered semi-detached dwelling will have a gross floor area equal to 0.79 times the area of the lot (219.84 m²).
- 2. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 4.65 m.
The altered semi-detached dwelling will be located 2.88 m from the front lot line.

3. Section 6(3) Part II 3.C(I), By-law 438-86
The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.
The altered semi-detached dwelling will be located 0.0 m from the south side lot line.

4. Section 6(3) Part II 3(I), By-law 438-86
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
The altered semi-detached dwelling will be located 0.0 m from the side wall of the south adjacent building.

21. 382 WOODBINE AVE

File Number:	A1177/16TEY	Zoning	R (d0.6)(x990) & R2 Z0.6 (ZZC)
Property Address:	382 WOODBINE AVE	Ward:	Beaches-East York (32)
Legal Description:	PLAN E427 PT LOT 1	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling by constructing a rear three-storey addition and a third storey addition above the existing rear two-storey portion, a rear third storey deck, and a secondary suite.

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

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

Additions to the rear of a semi-detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (140.07 m²).

The altered semi-detached dwelling will have a floor space index equal to 1.11 times the area of the lot (224.74 m²).
- 1. Section 6(2) 1(iii)A, By-law 438-86**

The maximum permitted floor space of an addition to a converted house is 0.15 times the area of the lot (30.45 m²).

The rear three-storey addition and third storey addition will have an area equal to 0.2853 times the area of the lot (57.91 m²).
- 2. 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 (140.07 m²).

The altered semi-detached dwelling will have a gross floor area equal to 1.11 times the area of the lot (224.74 m²).

22. 82 MACPHERSON AVE

File Number:	A1179/16TEY	Zoning	R (f5.0; d0.6) (x892) & R2 Z0.6 (ZZC)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Not Applicable
Property Address:	82 MACPHERSON AVE	Community:	Toronto
Legal Description:	PLAN 309 PT LOT 70		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by constructing a first floor addition on the west side of the dwelling which was previously a courtyard.

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

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

The maximum permitted floor space index is 0.6 times the area of the lot (170.57 m²).

The altered dwelling will have a floor space index equal to 1.092 times the area of the lot (310.43 m²).

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

The maximum gross floor area is 0.6 times the area of the lot (170.57 m²).

The altered dwelling will have a gross floor area equal to 1.092 times the area of the lot (310.43 m²).

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

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

The altered dwelling will be located 0.48 m to the west side lot line.

23. 226 NIAGARA ST

File Number:	A1180/16TEY	Zoning	R (d1.0) (x869) & R3 Z1.0 (ZZC)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	226 NIAGARA ST	Community:	Toronto
Legal Description:	PLAN 148 PT LOTS 94 TO 96 RP63R3068 PART 4		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling.

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

- Chapter 10.5.40.70.(1)(A), By-law 569-2013**
The minimum required front yard setback is the front yard setback of the building on the abutting lot which, in this case, is 1.03 m.
The new detached dwelling will be located 0.0 m from the front lot line.
- Chapter 10.10.40.70.(2), By-law 569-2013**
A minimum required rear yard setback is 7.5 m.
The new detached dwelling will be located 3.62 m from the rear lot line.
- Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback for a detached dwelling is 0.9 m
The new detached dwelling will be located 0.0 m from the south side lot line.
- 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
The new detached dwelling will be located 0.0 m from the north side lot line.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 1.00 times the area of the lot (97.57 m²).
The new detached dwelling will have a floor space index equal to 1.89 times the area of the lot (184.80 m²).
- 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 the side lot lines will be 10.90 m.
- Chapter 200.5.1.10(2)(A)(ii), By-law 569-2013**
A minimum of one parking space is required with dimensions of 5.6 m in length and 2.6 m in width.
In this case, one parking space will be provided with a length of 4.73 m.
- Section 6(3) Part II 2(III), By-law 438-86**
The minimum required front yard setback shall be equal to the shortest distance by which the front wall of the only adjacent building is setback from its front lot line, which in this case, is 1.03 m.
The new dwelling will be located 0.0 m from the front lot line.
- Section 6(3) Part II 4, By-law 438-86**

The minimum required rear yard setback is 7.5 m.
The new dwelling will be located 3.62 m from the rear lot line.

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

The minimum required setback from a flanking street is 1.44 m.
The new dwelling will be located 0.0 m from the south flanking street (Adelaide Street West).

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

The minimum required side lot line setback for a detached house in an R3 district is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.
The new dwelling will be located 0.0 m from the north side lot line.

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

The minimum required side lot line setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
The new detached dwelling will be setback 0.0 m from the side wall of the adjacent building on the north side.

6. 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 (97.57 m²).
The new dwelling will have a residential gross floor area equal to 1.89 times the area of the lot (184.80 m²).

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

A minimum of 30% of the lot area (28.29 m²) shall be landscaped open space.
In this case, 8% of the lot area (7.47 m²) will be landscaped open space.

8. Section 4.17(a), By-law 438-86

A minimum of parking space shall be provided with minimum dimensions of 5.6 m by 2.6 m.
In this case, one parking will be provided with a length of 4.73 m.

24. 228 NIAGARA ST

File Number:	A1181/16TEY	Zoning	R(d1.0)(x869) & R3 Z1.0 (ZZC)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	228 NIAGARA ST	Community:	Toronto
Legal Description:	PLAN 148 PT LOTS 94 TO 96 RP63R3068 PART 3		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling.

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

- Chapter 10.10.40.70.(2), By-law 569-2013**
A minimum required rear yard setback is 7.5 m.
The new detached dwelling will be located 3.61 m from the rear lot line.
 - 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
The new detached dwelling will be located 0.0 m from the north side lot line.
 - 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
The new detached dwelling will be located 0.0 m from the south side lot line.
 - 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 the side lot lines will be 10.72 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 (91.5 m²).
The new detached dwelling will have a floor space index equal to 1.82 times the area of the lot (166.44 m²).
 - Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one parking space is required.
In this case, no parking space will be provided on-site.
- Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The new dwelling will be located 3.61 m from the rear lot line.
 - Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for a detached house in an R3 district is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.
The new dwelling will be located 0.0 m from the south side 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 house in an R3 district is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.
The new dwelling will be located 0.0 m from the north side lot line.
- 4. Section 6(3) Part II 3(I), By-law 438-86**
The minimum required side lot line setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
The new detached dwelling will be setback 0.0 m from the side wall of the adjacent building on the south side.
- 5. 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 (91.5 m²).
The new dwelling will have a residential gross floor area equal to 1.82 times the area of the lot (166.44 m²).
- 6. Section 6(3) Part III 1(a), By-law 438-86**
A minimum of 30% of the lot area (27.45 m²) shall be landscaped open space.
In this case, 27% of the lot area (25.03 m²) will be landscaped open space.
- 7. Section 4(5)(B), By-law 438-86**
A minimum of parking space shall be provided.
In this case, no parking space will be provided on-site.

25. 19 NORTHBROOK RD

File Number:	A1196/16TEY	Zoning	RD (9.0; a280; d0.45) & R1A (ZZC)
Property Address:	19 NORTHBROOK RD	Ward:	Toronto-Danforth (29)
Legal Description:	PLAN 3094 PT LOT 32	Heritage:	Not Applicable
		Community:	East York

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.40.60.(2)(A), By-law 569-2013**
A canopy, awning, or similar structure above a platform is permitted to encroach into a required building setback to the same extent as the platform it is covering.
The canopy will encroach 0.31 m beyond the platform it is covering.
- Chapter 10.5.40.60.(3)(A)(i), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback provided the stairs are no longer than 1.5 horizontal units for each 1.0 vertical unit above grade at the point where the stairs meet the building or structure.
The stairs will have a length equal to 1.56 horizontal units for each 1.0 vertical unit above grade at the point where the stairs meet the building or structure.
- 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 project 0.41 m and be located 0.18 m from the north side lot line.
- Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (53.67 m²) of the rear yard must be maintained as soft landscaping.
In this case, 46.7% (50.15 m²) of the rear yard will be maintained as soft landscaping.
- Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (98.22 m²).
The lot coverage will be equal to 41.1% of the lot area (115.53 m²).
- Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (98.22 m²).
The lot coverage will be equal to 39.3% of the lot area (110.49 m²).
- Section 5.6.(a), By-law 6752**
Eaves and gutters are permitted to project a maximum of 0.61 m beyond the main rear wall of a building.
The rear eaves will project 0.71 m beyond the main rear wall of the building.
- Section 5.6.(b)(i), By-law 6752**

Canopies are permitted to project a maximum of 2.5 m beyond a main front wall of a building. The front canopy will project 2.77 m beyond the main front wall of the building.

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

Steps or stairs required for access to the first storey of a building may encroach into any yard, provided the steps or stairs are set back a minimum of 1.5 m from any lot line adjacent to the street. The front steps will be located 1.31 m from the west front lot line adjacent to a street.

5. Section 7.1.4.(1).(a), By-law 6752

The maximum permitted driveway width is 2.6 m. In this case, the driveway width will be 2.15 m.

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

26. 409 MARKHAM ST

File Number:	A1182/16TEY	Zoning	R(d0.6)(x735) & R2 Z0.6 (PPR)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	409 MARKHAM ST	Community:	Toronto
Legal Description:	PLAN 574 BLK H PT LOT 305		

PURPOSE OF THE APPLICATION:

To alter a three-storey semi-detached dwelling by constructing a rooftop deck.

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

- 1. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building or structure is 10.00 m.
The height of the roof deck railing will be 12.66 m.
- 1. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback is 0.45 m where the side wall contains no openings.
The roof deck will be setback 0.34 m on the south side.
- 2. Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted building depth is 17.00 m.
The roof deck depth will be 22.54 m.
- 3. Section 4(2)(a), By-law 438-86**
No person shall erect or use a building or structure on a lot having a height greater than 10.00 m.
The roof deck railing will be 12.66 m in height.

27. 85 BARKER AVE

File Number:	A1183/16TEY	Zoning	RS (f10.5; a325; d0.75)(x312) & R2A (BLD)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	85 BARKER AVE	Community:	East York
Legal Description:	PLAN 1587 LOT 151 PT LOT 150		

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 10.5.100, By-law 569-2013**
The minimum required driveway width is 2.0 m.
In this case, the driveway width will be 1.86 m.
- 2. Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The altered detached dwelling will have a height of 8.53 m.
- 1. Section 7.5.3, By-law 6752**
The maximum permitted lot coverage is 35% times the area of the lot (130.97 m²).
The lot coverage will be equal to 37.49% times the area of the lot (140.28 m²).
- 2. Section 7.5.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The altered detached dwelling will have a height of 8.53 m.
- 3. Section 7.1.4, By-law 6752**
The minimum required driveway width is 2.60 m.
In this case, the driveway width will be 1.86 m.

28. 142 KENILWORTH AVE

File Number:	A1184/16TEY	Zoning	R (d0.6) & R2 Z0.6 (BLD)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	142 KENILWORTH AVE	Community:	Toronto
Legal Description:	CON 1 FB E PT LOT 5		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey detached dwelling by constructing a north side dormer addition.

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

- 1. Chapter 10.10.40.70.(3), By-law 569-2013**
The minimum required side yard setback for a detached house is 0.9 m.
The altered dwelling will be located 0.44 m from the north side lot line.
- 2. Chapter 10.10.40.10.(2), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50 m.
The height of the side exterior main walls facing a side lot line is 8.67 m.
- 3. Chapter 10.10.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (203.04 m²).
The altered detached dwelling will have a floor space index equal to 0.65 times the area of the lot (219.31 m²).
- 1. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for a portion of the building not exceeding 17.0 m in depth is 0.9 m, where the side wall contains openings.
The altered dwelling will be located 0.44m from the north side lot line, where the side wall contains openings.
- 2. 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 (203.04 m²).
The altered detached dwelling will have a residential gross floor area equal to (219.31 m²).

29. 14 ROLYAT ST

File Number:	A1185/16TEY	Zoning	R(d1.0)(x804) & R4 Z1.0 (ZZC)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	14 ROLYAT ST	Community:	Toronto
Legal Description:	PLAN 346 PT LOTS 8 TO 9		

PURPOSE OF THE APPLICATION:

To alter the existing one-storey townhouse by constructing second and third storey additions, a rear third storey addition, and a rear third floor deck.

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

- 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 9.88 m.
 - Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a townhouse is 1.0 times the area of the lot (234.0 m²).
The altered townhouse will have a floor space index equal to 1.17 times the area of the lot (274.0 m²).
 - Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The front stairs will be located 0.15 m from the front lot line.
 - Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (55.0 m²) of the rear yard must be maintained as soft landscaping.
In this case, 41% (45.0 m²) of the rear yard will be maintained as soft landscaping.
 - 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 rear third storey deck is higher than the level of the floor of the storey from which it gains access.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a townhouse is 1.0 times the area of the lot (234.0 m²).
The new townhouse will have a gross floor area equal to 1.17 times the area of the lot (274.0 m²).
 - 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 altered townhouse will be located 0.0 m from the east and west side lot lines.

30. 1 ADELAIDE ST E

File Number:	A1186/16TEY	Zoning	CR12.0 (c8.0; r11.7) SS1 (x2327) & CR T7.0 C5.5 R 5.5 & Site Specific By-law 996-88 (WAIVER)
		Ward:	Toronto Centre-Rosedale (28)
		Heritage:	Designated
Property Address:	1 ADELAIDE ST E	Community:	Toronto
Legal Description:	PLAN TOWN OF YORK PT LOT 1 WITH ROW		

PURPOSE OF THE APPLICATION:

To construct two outdoor patios to be associated with restaurant uses in the east courtyard area.

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

1. Section 1.5(c) By-law 996-88

The minimum amount of Common Outdoor Space to be provided and maintained on the Yonge, Adelaide, Victoria Lands is 2263 m² including landscaping, and at grade continuous public pedestrian walkways, extending from Adelaide Street East to the south limits of the Yonge, Adelaide, Victoria Lands.

In this case, the amount of Common Outdoor Space to be provided and maintained on the Yonge, Adelaide, Victoria Lands will be not less than 2087.96 m².

2. Section 1.5(g) By-law 996-88

The owners of the Yonge, Adelaide, Victoria Lands must provide and maintain one or more works of art in publicly accessible portions of such lands of a value not less than one percent of the cost of construction of all buildings and structures erected on such lands on or after August 12, 1988.

No additional public art will be provided as a result of the construction of the patios.

31. 1 MARIBETH AVE

File Number:	A1187/16TEY	Zoning	R (d1.0)(x82) & R3 Z1.0 (ZZC)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Not Applicable
Property Address:	1 MARIBETH AVE	Community:	Toronto
Legal Description:	PLAN D30 PT LOTS 90 & 91		

PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached dwelling containing two dwelling units.

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

- 1. Chapter 10.10.40.70.(3)(B)(iii), By-law 569-2013**
The minimum required side yard setback is 1.20 m.
The new semi-detached dwelling will be located 0.24 m from the west side yard lot line.
- 2. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 9.50 m.
The height of all side exterior main walls facing a side lot line will be 9.94 m.
- 3. Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted building depth is 14.0 m.
The new semi-detached dwelling will have a building depth of 15.49 m.
- 4. 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 (145.67 m²).
The new semi-detached dwelling will have a floor space index equal to 1.99 times the area of the lot (289.65 m²).
- 5. Chapter 10.10.40.70.(4)(D), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The new second floor rear balcony will be located 0.29 m from the west side lot line.
- 6. Chapter 200.5.10.1.(1), By-law 569-2013**
The minimum required number of parking spaces is two.
In this case, zero parking spaces will be provided.
- 1. Section 6(3) Part II 3.E(I), By-law 438-86**
The minimum required side lot line setback is 1.20 m, where the side wall contains openings.
The new semi-detached dwelling will be located 0.24 m from the west side lot line, where the side wall contains openings.
- 2. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The new semi-detached dwelling will have a building depth of 18.85 m.

- 3. 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 (145.67 m²).
The new semi-detached dwelling will have a residential gross floor area equal to 1.99 times the area of the lot (289.65 m²).
- 4. Section 4(5)(B), By-law 438-86**
The minimum required number of parking spaces is two.
In this case, zero parking spaces will be provided.
- 5. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The new semi-detached dwelling will be located 4.40 m from the south rear lot line, measured from the second floor rear balcony.
- 6. Section 6(3) Part II 3.E(I), By-law 438-86**
The minimum required side lot line setback is 0.45 m, where the side wall contains no openings.
The new semi-detached dwelling will be located 0.08 m from the east side lot line and 0.29 m from the west side lot line, measured from the second floor rear balcony.

32. 3 MARIBETH AVE

File Number:	A1188/16TEY	Zoning	R (d1.0)(x82) & R3 Z1.0 (ZZC)
		Ward:	Toronto Centre-Rosedale (27)
Property Address:	3 MARIBETH AVE	Heritage:	Not Applicable
Legal Description:	PLAN D30 PT LOTS 90 & 91	Community:	Toronto

PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached dwelling containing two dwelling units.

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 7.50 m.
The new semi-detached dwelling will be located 7.34 m from the south rear lot line.
- 2. Chapter 10.10.40.70.(3)(B)(iii), By-law 569-2013**
The minimum required side yard setback is 1.20 m.
The new semi-detached dwelling will be located 0.36 m from the east side yard 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 9.50 m.
The height of all side exterior main walls facing a side lot line will be 9.94 m.
- 4. Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted building depth is 14.0 m.
The new semi-detached dwelling will have a building depth of 15.49 m.
- 5. 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 (144.90 m²).
The new semi-detached dwelling will have a floor space index equal to 2.0 times the area of the lot (289.65 m²).
- 6. Chapter 10.10.40.70.(4)(D), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The new second floor rear balcony will be located 0.36 m from the east side lot line.
- 7. Chapter 200.5.10.1.(1), By-law 569-2013**
The minimum required number of parking spaces is two.
In this case, zero parking spaces will be provided.
- 1. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The new semi-detached dwelling will be located 4.10 m from the south rear lot line, measured from the second floor rear balcony.

- 2. Section 6(3) Part II 3.E(I), By-law 438-86**
The minimum required side lot line setback is 1.20 m, where the side wall contains openings.
The new semi-detached dwelling will be located 0.36 m from the east side lot line, where the side wall contains openings.
- 3. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The new semi-detached dwelling will have a building depth of 18.85 m.
- 4. 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 (144.90 m²).
The new semi-detached dwelling will have a residential gross floor area equal to 2.0 times the area of the lot (289.65 m²).
- 5. Section 4(5)(B), By-law 438-86**
The minimum required number of parking spaces is two.
In this case, zero parking spaces will be provided.
- 6. Section 6(3) Part II 3.E(I), By-law 438-86**
The minimum required side lot line setback is 0.45 m, where the side wall contains no openings.
The new semi-detached dwelling will be located 0.08 m from the west side lot line and 0.36 m from the east side lot line, measured from the second floor rear balcony.

33. 794 DUNDAS ST W

File Number:	A1189/16TEY	Zoning	CR 2.5 (c1.0,r2.0)SS2 (x1579) & MCR T2.5, c1.0, R2.0 (PPR)
Property Address:	794 DUNDAS ST W	Ward:	Trinity-Spadina (19)
Legal Description:	PLAN 74 PT LOT 93	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter a mixed-use two-storey building by converting the second floor residential unit to a restaurant with thirty-two seats and a second floor patio with twelve seats.

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

1. Chapter 10.5.40.40.(1), By-law 569-2013

The maximum permitted floor space index for non residential uses on the lot is 1.0 times the area of the lot (179.86 m²).

The non-residential floor space index of the building will be 1.36 times the area of the lot (245.49 m²).

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

An outdoor patio is a permitted use provided that if it is located above the first storey of the building, it is at least 40.0 m from a lot in the Residential Zone category or Residential Apartment Zone category.

The second floor outdoor patio at front will be approximately 35.1 m from a lot in the Residential Zone category.

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

It is required that the non-residential gross floor area of the building be not more than 1.0 times the area of the lot (179.86 m²).

The non-residential gross floor area of the building will be 1.36 times the area of the lot (245.49 m²).

34. 264 MONTROSE AVE

File Number:	A1190/16TEY	Zoning	R(d0.6 H10.0 m x735) & R2 Z0.6 H10.0 m (ZZC)
Property Address:	264 MONTROSE AVE	Ward:	Trinity-Spadina (19)
Legal Description:	PLAN 1054 PT LOT 66	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear one-storey addition, south side first-storey bay window addition, and to convert the attic into habitable space.

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 detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (133.86 m²).
The altered dwelling will have a floor space index equal to 1.02 times the area of the lot (197.5 m²).
- 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 3.73 m from the northwest rear lot line.
- 3. Chapter 10.5.40.60.(6)(B)(ii), By-law 569-2013**
A bay window may encroach into the required side yard setback 0.6 m if it is no closer to a side lot line than 0.6 m.
The side bay window addition will encroach 0.69 m into the required side yard setback, and will be located 0.3 m from the south side lot line.
- 4. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (15.5 m²) of the rear yard must be maintained as soft landscaping.
In this case, 0% (0 m²) 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 detached dwelling erected before October 15, 1953 are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (133.86 m²).
The altered dwelling will have a gross floor area equal to 1.02 times the area of the lot (197.5 m²).
- 2. Section 6(3) Part VI 1(III), By-law 438-86**
Additions to the rear of detached houses erected before October 15, 1953, or to a converted house are permitted provided no part of the addition is located closer to the rear lot line than 7.5 m.
The rear one-storey addition will be located 3.73 m from the northwest rear lot line.

- 3. Section 6(3) Part VI 1(IV), By-law 438-86**
Additions to the rear of detached houses erected before October 15, 1953, or to a converted house are permitted provided no part of the addition is located closer to the side lot line than 0.95 m.
The rear one-storey addition will be located 0.3 m from the south side lot line.
- 4. Section 6(3) Part II 3.A(II), By-law 438-86**
The minimum required setback from a flanking street is 6.0 m.
The altered dwelling will be located 0.3 m from the south flanking street, Crawford Street.

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

35. 633 SHAW ST

File Number:	A1191/16TEY	Zoning	R(d0.6)(x735) & R2 Z0.6 (PPR)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	633 SHAW ST	Community:	Toronto
Legal Description:	PLAN 430 BLK C PT LOT 21		

PURPOSE OF THE APPLICATION:

To alter a two-storey semi-detached dwelling by constructing a rear two-storey addition with deck and basement stairs and make interior alterations to create habitable space in the attic; resulting, in conversion to a two unit dwelling.

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

- 1. Chapter 10.10.40.40, By-law 569-2015**
The maximum permitted floor space index is 0.6 times the area of the lot (179.4 m²).
The floor space index will be 0.86 times the area of the lot (257.69 m²).
- 2. Chapter 10.5.50.10.(3), By-law 569-2013**
A minimum of 50% (73.2 m²) is required to be rear yard soft landscaping.
The rear yard soft landscaping will be 34.0% (50.54 m²).
- 3. Chapter 150.10.40.1(3)(A), By-law 569-2013**
The addition and exterior alteration to the front wall of the building is not permitted.
In this case, an addition/exterior alteration is being proposed.
- 4. Chapter 10.5.40.50.(3), By-Law 569-2013**
The level of the floor of a platform, such as a deck or balcony, located at or above the second storey of a residential building other than an apartment building, may be no higher than the level of the floor of the storey from which it gains access.
The third floor roof deck will be higher than the level of the floor of the storey from which it gains access.
- 5. 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 9.6 m.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (179.4 m²).
The residential gross floor area will be 0.86 times the area of the lot (257.69 m²).

- 2. Section 6(3) Part II 3(I), By-law 438-86**
A building is required to be located a minimum separation distance of 0.90 m to the side wall of an adjacent building that contains no openings.
The building will be setback 0.0 m from 631 Shaw Street.
- 3. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The building depth will be 20.6 m.
- 4. Section 6(2)1, By-law 438-86**
An addition or exterior alteration to the front wall of a converted house is not permitted.
One addition is permitted at the time of conversion or thereafter, in this case more than one addition is contemplated.
- 5. Section 6(2) 1, By-law 438-86**
The maximum permitted residential gross floor area of all additions is 44.85 m².
The residential gross floor area of the contemplated additions will be 127.97 m².

36. 269, 271 & 273 RICHMOND ST W

File Number:	A1192/16TEY	Zoning	CRE(x74) & RA (ZZC)
		Ward:	Trinity-Spadina (20)
		Heritage:	Designated
Property Address:	269, 271 & 273 RICHMOND ST W	Community:	Toronto
Legal Description:	PLAN 471 LOTS 11 TO 13		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey rowhouse complex currently containing office uses by constructing a rear third-storey addition, and the addition of an internal elevator and staircase within the existing internal courtyard.

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 8.
In this case, 0 parking spaces will be provided.
- 2. Chapter 230.5.10.1.(1), By-law 569-2013**
The minimum required number of bicycle parking spaces for the additional office uses is 4.
In this case, 0 bicycle parking spaces will be provided.
- 3. Chapter 50.10.40.70.(1), By-law 569-2013**
The minimum required building setback from a side and rear lot line in 7.5 m.
The altered building will be located 0.0 m to the west side 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 centreline of the lane.
The altered building will be setback 1.68 m from the original centreline of the lane.
- 1. Section 7(3) Part II 1(I) & 3, By-law 438-86**
The by-law requires the portion of a building located beyond 25 m of a street or a public park to be set back a minimum distance of 7.5 m from the side and rear lot lines.
The altered building will be set back 0.0 m from the west side lot line and 1.68 m from the rear lot line.
- 2. Section 4(5)(B), By-law 438-86**
The minimum required number of parking spaces for the additional office space is 1.
In this case, 0 parking spaces will be provided.
- 3. Section 4(14)(A), By-law 438-86**
The minimum required building setback from the centre line of a public lane is 3.0 m.
The altered building will be setback 1.68 m from the centre line of the public lane.

37. 826-828 DOVERCOURT RD

File Number:	B0008/17TEY	Zoning	R (d1.0)(x7) & R4 Z1.0 (Waiver)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	826-828 DOVERCOURT RD	Community:	Toronto
Legal Description:	PLAN 622 BLK G PT LOT 40&41 RP 63R4872 PARTS 3 & 4		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two residential lots and to create access rights-of-way. A previous consent approved by the Committee of Adjustment Decision Number B-150-90 lapsed.

Retained –Parts 3 & 4, Draft R-Plan

Easement/Right-of-way– Part 3

826 Dovercourt Road

The lot frontage is 10.36 m and the lot area is 418.16 m².

The existing detached dwelling will be maintained.

Part 3 will be subject to a vehicular and pedestrian access right-of-way in favour of the retained lot, Part 4.

Conveyed – Parts 1 and 2, Draft R-Plan

Easement/Right-of-way– Part 2

828 Dovercourt Road

The lot frontage is 10.36 m and the lot area is 417.89 m².

The existing detached dwelling will be maintained.

Part 2 will be subject to a vehicular and pedestrian access right-of-way in favour of the conveyed lot, Part 1.

38A. 99 MEMORIAL PARK AVE

File Number:	B0093/16TEY	Zoning	RS (f10.5; a325; d0.75)(x312) & R2A (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	99 MEMORIAL PARK AVE	Community:	East York
Legal Description:	PLAN 3800 PT LOT 6 PT LOT 7		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two lots.

Retained- Part 1, Draft R-Plan

99A Memorial Park

The lot frontage is 6.675 m and the lot area is 183.3 m².

A new two-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A1281/16TEY.

Conveyed- Part 2, Draft R-Plan

99B Memorial Park

The lot frontage is 6.675 m and the lot area is 183.3 m².

A new two-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A1282/16TEY.

38B. 99 MEMORIAL PARK AVE - PART 1

File Number:	A1281/16TEY	Zoning	RS (f10.5; a325; d0.75)(x312) & R2A (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	99 MEMORIAL PARK AVE PART 1	Community:	East York
Legal Description:	PLAN 3800 PT LOT 6 PT LOT 7		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage and a rear ground floor deck, as described in Consent Application B0093/16TEY.

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

- 1. Chapter 10.5.40.10.(5), By-law 569-2013**
A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
In this case, 2.92 m² of the first floor will be within 4.0 m of the front main wall.
 - 2. Chapter 10.40.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (64.16 m²).
The lot coverage will be equal to 43.28% of the lot area (79.34 m²).
 - 3. Chapter 10.40.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.58 m from the west side lot line, and 0.61 m from the east side lot line.
 - 4. Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.95 m.
The new detached dwelling will be located 4.47 m from the north front lot line.
 - 5. Chapter 200.5.1.10.(2)(A)(i), By-law 569-2013**
The required parking space must have a minimum width of 3.2 m.
The parking space will measure 2.72 m in width.
 - 6. Chapter 900.4.10(312)(A), By-law 569-2013**
The minimum required lot area is 185 m².
The area of the retained lot will be 183.3 m².
- 1. Section 5.40, By-law 6752**
The required parking space must have a minimum width of 3.2 m.
The parking space will measure 2.72 m in width.
 - 2. Section 7.5.3, By-law 6752**
The minimum required front yard setback is 6 m.
The new detached dwelling will be located 4.47 m from the north front lot line.

- 3. Section 7.5.3, By-law 6752**
The minimum required lot area is 185 m².
The area of the retained lot will be 183.3 m².
- 4. Section 7.5.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (64.16 m²).
The lot coverage will be equal to 41.35% of the lot area (75.79 m²).
- 5. Section 7.5.3, By-law 6752**
The minimum required rear yard setback is 9 m.
The new detached dwelling will be located 8.33 m from the south rear lot line.
- 6. Section 7.5.3, By-law 6752**
The minimum required west side yard setback is 0.6 m.
The new detached dwelling will be located 0.58 m from the west side lot line.

38C. 99 MEMORIAL PARK AVE - PART 2

File Number:	A1282/16TEY	Zoning	RS (f10.5; a325; d0.75)(x312) & R2A (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	99 MEMORIAL PARK AVE - PART B/ PART 2	Community:	East York
Legal Description:	PLAN 3800 PT LOT 6 PT LOT 7		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage and a rear ground floor deck, as described in Consent Application B0093/16TEY.

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

- 1. Chapter 10.5.40.10.(5), By-law 569-2013**
A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
In this case, 2.92 m² of the first floor will be within 4.0 m of the front main wall.
 - 2. Chapter 10.40.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (64.16 m²).
The lot coverage will be equal to 43.28% of the lot area (79.34 m²).
 - 3. Chapter 10.40.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.58 m from the east side lot line, and 0.61 m from the west side lot line.
 - 4. Chapter 10.40.40.70.(2)(A), By-law 569-2013**
The minimum required front yard setback is 4.95 m.
The new detached dwelling will be located 4.47 m from the north front lot line.
 - 5. Chapter 200.5.1.10.(2)(A)(i), By-law 569-2013**
The required parking space must have a minimum width of 3.2 m.
The parking space will measure 2.72 m in width.
 - 6. Chapter 900.4.10(312)(A), By-law 569-2013**
The minimum required lot area is 185 m².
The area of the conveyed lot will be 183.3 m².
- 1. Section 5.40, By-law 6752**
The required parking space must have a minimum width of 3.2 m.
The parking space will measure 2.72 m in width.
 - 2. Section 7.5.3, By-law 6752**
The minimum required front yard setback is 6 m.
The new detached dwelling will be located 4.47 m from the north front lot line.

- 3. Section 7.5.3, By-law 6752**
The minimum required lot area is 185 m².
The area of the conveyed lot will be 183.3 m².
- 4. Section 7.5.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (64.16 m²).
The lot coverage will be equal to 41.35% of the lot area (75.79 m²).
- 5. Section 7.5.3, By-law 6752**
The minimum required rear yard setback is 9 m.
The new detached dwelling will be located 8.31 m from the south rear lot line.
- 6. Section 7.5.3, By-law 6752**
The minimum required west side yard setback is 0.6 m.
The new detached dwelling will be located 0.58 m from the east side lot line.

39A. 76 DON VALLEY DR

File Number:	B0007/17TEY	Zoning	RD (f12.0, a370, d0.6) & R1B (ZZC)
Property Address:	76 DON VALLEY DR	Ward:	Toronto-Danforth (29)
Legal Description:	PLAN 2477 PT LOT 44	Heritage:	Not Applicable
		Community:	Toronto

THE CONSENT REQUESTED:

To obtain consent to sever the property into two lots.

Retained- Part 2, Draft R-Plan

76 Don Valley Dr

Part 2 has a lot frontage of 13.78 m and a lot area of 370.3 m².
The existing one-storey detached dwelling will be maintained.

Conveyed- Part 1, Draft R-Plan

Address to be assigned

Part 1 will have a lot frontage of 12.01 m and a lot area of 295.4 m².
A new three-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A0026/17TEY.

39B. 76 DON VALLEY DR - PART 1

File Number:	A0026/17TEY	Zoning	RD (f12.0, a370, d0.6) & R1B (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	76 DON VALLEY DR - PART 1	Community:	East York
Legal Description:	PLAN 2477 PT LOT 44		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage, a rear ground floor deck, and rooftop green roof, as described in Consent Application B0007/17TEY.

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

- 1. Chapter 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 370 m².
The area of the conveyed lot will be 296 m².
- 2. Chapter 10.20.40.10.(1)(4)(A)(C), By-law 569-2013**
The maximum permitted building height is 7.2 m.
The new detached dwelling will have a height of 9.64 m.

The maximum permitted number of storeys for a detached dwelling is two.
In this case, the new detached dwelling will be three storeys.
- 3. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (177.6 m²).
The new detached dwelling will have a floor space index equal to 0.79 times the area of the lot (234 m²).
- 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 m².
The area of the rooftop green roof will be 58.81 m².
- 5. Chapter 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 5.44 m.
The new detached dwelling will be located 3.96 m from the east front lot line.
- 6. 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 m from the west rear lot line.
- 7. Chapter 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The new detached dwelling will be located 0.9 m from the north side lot line, and 0.92 m from the south side lot line.

- 1. Section 7.3.3, By-law 6752**
The minimum required lot area is 370 m².
The area of the conveyed lot will be 296 m².
- 2. Section 7.3.3, By-law 6752**
The minimum required front yard setback is 6 m.
The new detached dwelling will be located 3.96 m from the east front lot line.
- 3. Section 7.3.3, By-law 6752**
The minimum required rear yard setback is 7.5 m.
The new detached dwelling will be located 7 m from the west rear lot line.
- 4. Section 7.3.3, By-law 6752**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (177.6 m²).
The new detached dwelling will have a floor space index equal to 0.79 times the area of the lot (234 m²).
- 5. Section 7.3.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The new detached dwelling will have a height of 9.64 m.