

## COMMITTEE OF ADJUSTMENT AGENDA TORONTO EAST YORK PANEL

**Hearing Date:** FEBRUARY 15, 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. A1047/16TEY	9 OTTAWA ST	Toronto Centre-Rosedale (27)
2. A1049/16TEY	915 DAVENPORT RD	St. Paul's (21)
3. A1050/16TEY	53 GLENBURN AVE	Beaches-East York (31)
4. A1051/16TEY	130 GALLEY AVE	Parkdale-High Park (14)
5. A1052/16TEY	100 HILTON AVE	St. Paul's (21)
6. A1053/16TEY	61 THURSTON RD	St. Paul's (22)
7. A1054/16TEY	40 ASHDALE AVE	Beaches-East York (32)
8. A1055/16TEY	421 MARGUERETTA ST	Davenport (18)
9. A1056/16TEY	567 MOUNT PLEASANT RD	St. Paul's (22)
10. A1057/16TEY	20 TUBMAN AVE & 647 DUNDAS ST E (BLOCK 26)	Toronto Centre-Rosedale (28)
11. A1058/16TEY	30 SHAFTESBURY AVE	Toronto Centre-Rosedale (27)
12. A1059/16TEY	238 WESTVIEW BLVD	Beaches-East York (31)
13. A1060/16TEY	9 GARNET AVE	Trinity-Spadina (19)
14. A1061/16TEY	41 RIVER ST	Toronto Centre-Rosedale (28)
15. A1062/16TEY	43 NORLONG BLVD	Beaches-East York (31)

**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>
16. A1063/16TEY	128 ASHDALE AVE	Beaches-East York (32)
17. A1064/16TEY	22 CHESTER AVE	Toronto-Danforth (29)
18. A1067/16TEY	29 - 31 CHESTER AVE	Toronto-Danforth (29)
19. A1069/16TEY	271 ONTARIO ST	Toronto Centre-Rosedale (28)
20. A1072/16TEY	85 MONTROSE AVE	Trinity-Spadina (19)
21. A1073/16TEY	40 BROOKLYN AVE	Toronto-Danforth (30)

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

<b>File Number</b>	<b>Property</b>	<b>Community (Ward)</b>
22. A1011/16TEY	16 ARDMORE RD	St. Paul's (21)
23. A1012/16TEY	217 FOREST HILL RD	St. Paul's (22)
24. A1075/16TEY	417 DUNDAS ST E	Toronto Centre-Rosedale (28)
25. A1076/16TEY	122 IMPERIAL ST	St. Paul's (22)
26. A1077/16TEY	3 JUDITH DR	Toronto-Danforth (29)
27. A1078/16TEY	91 MELVILLE AVE	Trinity-Spadina (19)
28. A1079/16TEY	315 KING ST W	Trinity-Spadina (20)
29. A1092/16TEY	18 WELLS HILL AVE	St. Paul's (21)

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

<b>File Number</b>	<b>Property</b>	<b>Community (Ward)</b>
30. A0763/16TEY	61 FRATER AVE	Beaches-East York (31)
31A B0046/16TEY	1190 WOODBINE AVE	Beaches-East York (31)
31B. A0756/16TEY	PART 2	
32A B0047/16TEY	1186 - 1188 WOODBINE AVE	Beaches-East York (31)
32B A0757/16TEY	PART 4	
32C A0758/16TEY	PART 6 & 8	
32D A0759/16TEY	PARTS 1, 3, 5 & 7	
33. A0803/16TEY	18 PARKWAY AVE	Parkdale-High Park (14)

**3. OTHER BUSINESS**

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

**1. 9 OTTAWA ST**

File Number:	A1047/16TEY	Zoning	R((d0.6)(x910) & R2 Z0.6 (ZZC)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Not Applicable
Property Address:	<b>9 OTTAWA ST</b>	Community:	Toronto
Legal Description:	PLAN 813 PT LOTS 12 & 13		

**PURPOSE OF THE APPLICATION:**

To alter the existing townhouse/rowhouse by constructing a rear third storey addition with a third floor balcony at the southeast corner.

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

- 1. Chapter 10.10.40.10.(2)(B), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.  
The height of the side exterior main walls facing a side lot line will be 9.69 m.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a townhouse is 0.6 times the area of the lot (83.27 m<sup>2</sup>).  
The altered townhouse will have a floor space index equal to 1.4 times the area of the lot (194.01 m<sup>2</sup>).
- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area of a rowhouse is 0.6 times the area of the lot (83.27 m<sup>2</sup>).  
The altered rowhouse will have a gross floor area equal to 1.4 times the area of the lot (194.01 m<sup>2</sup>).
- 2. 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 side lot line setback will be 0.0 m on the south side, and 0.36 m on the north side.
- 3. Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted depth of a rowhouse is 14.0 m.  
The altered rowhouse will have a depth of 14.33 m.

## 2. 915 DAVENPORT RD

File Number:	A1049/16TEY	Zoning	R (d0.6)(x739) & R2 Z0.6 (BLD)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	<b>915 DAVENPORT RD</b>	Community:	Toronto
Legal Description:	PLAN D1423 PT LOT 10		

### **PURPOSE OF THE APPLICATION:**

To construct a new rear detached garage.

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

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

A minimum of 25% (16.87 m<sup>2</sup>) of the rear yard must be maintained as soft landscaping. In this case, 24% (16.24 m<sup>2</sup>) of the rear yard has been maintained as soft landscaping.

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

A minimum of 30% of the lot area (44.42 m<sup>2</sup>) shall be landscaped open space. In this case, 24% of the lot area (35.44 m<sup>2</sup>) will be landscaped open space.

### 3. 53 GLENBURN AVE

File Number:	A1050/16TEY	Zoning	RD(f12.0; a370; d0.6) & R1B (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	<b>53 GLENBURN AVE</b>	Community:	East York
Legal Description:	PLAN 2016 PT LOT 124 PT LOT 125		

#### PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.30.40.(1), By-law 569-2013**  
The maximum permitted lot coverage is 35% of the lot area (116.9 m<sup>2</sup>).  
The lot coverage will be equal to 36% of the lot area (120.28 m<sup>2</sup>).
- 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 9.198 m.
- Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (200.51 m<sup>2</sup>).  
The altered detached dwelling will have a floor space index equal to 0.72 times the area of the lot (240.56 m<sup>2</sup>).
- Section 7.3.3, By-law 6752**  
The maximum permitted lot coverage is 35% of the lot area (116.9 m<sup>2</sup>).  
The lot coverage will be equal to 40% of the lot area (134.33 m<sup>2</sup>).
- Section 7.3.3, By-law 6752**  
The maximum permitted building height is 8.5 m.  
The altered detached dwelling will have a height of 9.198 m.
- 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 (200.51 m<sup>2</sup>).  
The altered detached dwelling will have a floor space index equal to 0.72 times the area of the lot (240.56 m<sup>2</sup>).

#### **4. 130 GALLEY AVE**

File Number:	A1051/16TEY	Zoning	R (d0.6)(x296) & R2 Z0.6 (BLD)
		Ward:	Parkdale-High Park (14)
		Heritage:	Not Applicable
Property Address:	<b>130 GALLEY AVE</b>	Community:	Toronto
Legal Description:	PLAN 721 PT LOT 6		

#### **PURPOSE OF THE APPLICATION:**

To construct a new rear detached garage.

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

##### **Chapter 10.5.60.50.(2)(B), By-law 569-2013**

The maximum permitted total floor area of all ancillary buildings or structure on the lot is 40.0 m<sup>2</sup>.

The new rear detached garage will have a floor area of 50.29 m<sup>2</sup>.

## 5. 100 HILTON AVE

File Number:	A1052/16TEY	Zoning	R (d0.6) R2 Z0.6 (ZZC)
		Ward:	St. Paul's (21)
Property Address:	<b>100 HILTON AVE</b>	Heritage:	Not Applicable
Legal Description:	PLAN D1325 PT LOT 37	Community:	Toronto

### PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by constructing a rear ground floor addition, a rear ground floor deck, and a rear shed. The existing rear detached garage will be demolished.

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

- 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 (216.32 m<sup>2</sup>).

The altered detached dwelling will have a floor space index equal to 0.74 times the area of the lot (231.6 m<sup>2</sup>).
- Chapter 10.10.40.40.(2)(C), By-law 569-2013**

Additions to the rear of a detached house are permitted, provided the residential building including any prior additions erected after October 15, 1953 is at least five years old.

In this case, the detached dwelling is not at least five years old. (Due to a prior addition authorized by a recent building permit.)
- Chapter 200.5.10.1.(1), By-law 569-2013**

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

In this case, zero parking spaces will be provided.
- Section 6(3) Part VI 1(VI), 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 building, including any prior additions, erected after October 15, 1953 are at least five years old.

In this case, the detached dwelling is not at least five years old. (Due to a prior addition authorized by a recent building permit.)
- Section 6(3) Part II 7(I), By-law 438-86**

The minimum required setback of an accessory structure to all lot lines is 3.0 m.

The rear shed will be located 0.3 m from the west rear lot line and 0.3 m from the north side lot line.
- Section 4(5)(B), By-law 438-86**

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

In this case, zero parking spaces will be provided.

**4. 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 (216.3 m<sup>2</sup>).

The altered detached dwelling will have a gross floor area equal to 0.74 times the area of the lot (231.6 m<sup>2</sup>).



## 6. 61 THURSTON RD

File Number:	A1053/16TEY	Zoning	R (d0.6)(x930) & R2 Z0.6 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	<b>61 THURSTON RD</b>	Community:	Toronto
Legal Description:	PLAN 1788 PT LOT 124 PT LOT 125		

### PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a second-storey addition, a rear two-storey addition and a front parking pad.

### 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 the building or structure is 9.0 m.  
The altered dwelling will have a building height of 9.2 m.
- 2. Chapter 10.10.40.10.(7), By-law 569-2013**  
Floor levels within an addition, extension or enlargement to the rear of a residential building may not be higher than the uppermost floor level in the existing building.  
The new floor level will be higher than the existing uppermost floor level.
- 3. Chapter 10.10.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 5.94 m.  
The altered dwelling will be located 5.91 m from the front lot line.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (139.35 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.76 times the area of the lot (178.44 m<sup>2</sup>).
- 5. Chapter 10.5.80.10.(3), By-law 569-2013**  
A parking space may not be located in a front yard or a side yard abutting a street.  
In this case, the parking space will be located partly located in the front yard and partly located within the public right-of-way.
- 6. Chapter 10.10.40.70.(4)(A), By-law 569-2013**  
The minimum required side yard setback is 0.45 m.  
The altered dwelling will be located 0.38 m from the north side lot line.
- 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 (139.35 m<sup>2</sup>).  
The altered dwelling will have a residential gross floor area equal to 0.76 times the area of the lot (178.44 m<sup>2</sup>).

- 2. Section 6(3) Part 6 II 3.B(I), By-law 438-86**  
The minimum required side yard setback is 0.45 m.  
The altered dwelling will be located 0.38 m from the north side lot line.
- 3. Section 6(3) Part II 2(II), By-law 438-86**  
The minimum required front yard setback is 5.94 m.  
The altered dwelling will be located 5.91 m from the front lot line.
- 4. Section 6(3) Part IV 1(E), By-law 438-86**  
A parking space may not be located in a front yard or a side yard abutting a street.  
In this case, the parking space will be located partly located in the front yard and partly located within the public right-of-way.

## 7. 40 ASHDALE AVE

File Number:	A1054/16TEY	Zoning	R(d0.60) & R2 Z0.60 (BLD)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	<b>40 ASHDALE AVE</b>	Community:	Toronto
Legal Description:	PLAN 504E PT LOTS 84 & 85		

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a new front porch and second floor balcony above, rear ground floor deck and rear ancillary shed.

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

- 1. Chapter 10.5.40.60.(3)(A)(ii), By-law 569-2013**  
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 m.  
In this case, the front porch stairs will have a width of 3.11 m.
- 2. Chapter 10.10.60.70.(1), By-law 569-2013**  
The maximum permitted lot coverage by an ancillary building or structure is 5% of the lot area (6.85 m<sup>2</sup>).  
In this case, the ancillary building will have a lot coverage equal to 6.28% of the lot area (8.6 m<sup>2</sup>).
- 3. 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 (22.8 m<sup>2</sup>).  
The front yard landscaping area will be equal to 23% (7.0 m<sup>2</sup>).
- 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 1.5 m into the required front yard setback.  
The front platform will encroach 1.94 m into the required front yard setback.
- 1. Section 6(3) Part I 2, By-law 438-86**  
The maximum permitted lot coverage by an ancillary building or structure is 5% of the lot area (6.85 m<sup>2</sup>).  
In this case, the ancillary building will have a lot coverage equal to 6.28% of the lot area (8.6 m<sup>2</sup>).
- 2. Section 6(3) Part II 2(II), By-law 438-86**  
The minimum required front lot line setback is 6.09 m.  
The altered dwelling will be located 4.15 m to the front lot line.
- 3. Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback where the side wall contains no openings is 0.45 m.  
The altered dwelling will be located 0.0 m to the south side lot line.

- 4. Section 6(3) Part II 3.C(II), By-law 438-86**  
The minimum required side lot line setback where the side wall contains openings is 0.9 m.  
The altered dwelling will be located 0.49 m to the north side lot line.
- 5. Section 6(3) Part III 4, By-law 438-86**  
The maximum permitted width of a walkway located between the front lot line and any wall of the building facing the front lot line is 1.06 m.  
In this case, the walkway will have a width of 3.11 m.
- 6. Section 6(3) Part III 1(A), By-law 438-86**  
The minimum required landscaped open space is 30% of the area of the lot (41.08 m<sup>2</sup>).  
In this case, the landscaped open space will be equal to 25.7% of the lot area (35.2 m<sup>2</sup>).
- 7. Section 6(3) Part III 3(d)(i), By-law 438-86**  
A minimum of 75% of the required front yard landscaping must be soft landscaping (22.8 m<sup>2</sup>).  
The front yard landscaping area will be equal to 23% (7.0 m<sup>2</sup>).

## 8. 421 MARGUERETTA ST

File Number:	A1055/16TEY	Zoning	R (d0.6)(x735) & R2 Z0.6 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	<b>421 MARGUERETTA ST</b>	Community:	Toronto
Legal Description:	PLAN M36 PT LT 27		

### PURPOSE OF THE APPLICATION:

To construct a new rear detached garage.

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

- 1. Chapter 10.5.50.10.(3), By-law 569-2013**  
A minimum 50% (52.93 m<sup>2</sup>), of the rear yard shall be maintained as soft landscaping.  
In this case, 42% (44.38 m<sup>2</sup>), of the rear yard will be maintained as soft landscaping.
- 2. Chapter 10.5.60.50.(2), By-law 569-2013**  
The maximum permitted total floor area of all ancillary buildings on a lot is 40.0 m<sup>2</sup>.  
The total floor area of all ancillary buildings on the lot will be 46.9 m<sup>2</sup>.
- 1. Section 6(3) Part II 7(II) A, By-law 438-86**  
The minimum required setback for an accessory structure is 4.5 m to an adjacent residential building.  
The new detached garage will be located 1.7 m from the south adjacent residential building, 417 Margueretta Street.

## 9. 567 MOUNT PLEASANT RD

File Number:	A1056/16TEY	Zoning	CR & MCR (BLD)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	<b>567 MOUNT PLEASANT RD</b>	Community:	Toronto
Legal Description:	PLAN 1787 PT LOT 13		

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey commercial building by constructing a one-storey front addition (new store front) and to convert the existing retail store into a personal service shop (spa/medical office).

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

- 1. Chapter 40.10.40.40.(1), By-law 569-2013**  
The maximum permitted non-residential floor space index of a commercial building is 2.0 times the area of the lot (301.30 m<sup>2</sup>).  
The altered building will have a non-residential floor space index equal to 2.2 times the area of the lot (332.07 m<sup>2</sup>).
- 2. Chapter 200.5.10.1.(1), By-law 569-2013**  
A minimum of five parking spaces are required to be provided.  
In this case, one parking space will be provided.
- 3. Chapter 40.10.40.1.(2)(A), By-law 569-2013**  
For any non-residential use, the floor level of the first storey must be within 0.2 m of grade measured at the lot line abutting the street directly opposite each pedestrian entrance.  
In this case, the first floor level of the altered building will be located 0.30 m from grade.
- 4. Chapter 40.10.40.1.(2)(B), By-law 569-2013**  
For any non-residential use, the floor level of the first storey must have a pedestrian access ramp which rises no more than 0.04 m vertically for every 1.0 m horizontally.  
In this case, no pedestrian access ramp will be provided.
- 1. Section 8(3) Part I 2, By-law 438-86**  
The maximum permitted non-residential gross floor area is 2.0 times the area of the lot (301.30 m<sup>2</sup>).  
The altered building will have a non-residential gross floor area equal to 2.22 times the area of the lot (334.30 m<sup>2</sup>).
- 2. Section 8(3) Part XI 2(1), By-law 438-86**  
The main floor of every commercial use is required to be within 0.2 m of the level of the sidewalk opposite the door to such commercial use.  
In this case, the level of the main floor of the commercial use will be 0.30 m from the level of the sidewalk.
- 3. Section 8(3) Part XI 2(3), By-law 438-86**  
All exterior commercial entrance doors must be directly accessible from the sidewalk by a level surface or a ramp having a slope not greater than 1 in 25 (4%).  
In this case, the entrances to the building are accessible by a step.

**10. 20 TUBMAN AVE & 647 DUNDAS ST E  
(FORMERLY KNOWN AS 591 DUNDAS ST E - BLOCK 26)**

File Number:	A1057/16TEY	Zoning	CR & R4A, Site Specific By-law 275-2014 (Waiver)
		Ward:	Toronto Centre-Rosedale (28)
		Heritage:	Not Applicable
Property Address:	<b>20 TUBMAN AVE &amp; 647 DUNDAS ST E(FORMERLY KNOWN AS 591 DUNDAS ST E - BLOCK 26)</b>	Community:	Toronto
Legal Description:	PLAN 802E BLKS E O T W P PT BLKS D N X3 PT BLEVINS PLACE WHITESIDE PLACE RP 66R22033 PART 2 RP 66R22352 PARTS 1 2 AND 13 PT PARTS 5 AND 8 RP		

**PURPOSE OF THE APPLICATION:**

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

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

- 1. Section 12(1)465(C), By-law 438-86**  
Residential units in a mixed use building are not permitted in the R4A zone.  
In this case, the residential units in a mixed use building will be partially located in the R4A zone.
- 2. Section 12(1)465(O)(iii), By-law 438-86**  
One Type B1 tower is permitted having a height of 75 m above grade, defined as 86.3 CGD.  
In this case, the B1 tower will have a height of 86.4 m above grade, defined as 86.3 CGD.
- 3. Section (4)2 & Section 12(1)465(I), By-law 438-86**  
The maximum vertical extent of building elements beyond the permitted height is 6.0 m.  
The height of these elements including the mechanical penthouse will be 14.5 m.
- 4. Section 4(13) & Section 12(1)465(m), By-law 438-86**  
The by-law requires 160 'bicycle parking space - occupant' and 40 'bicycle parking space visitor'.  
In this case, there will be 81 compliant bicycle parking spaces for the occupants of the building and 6 compliant bicycle parking spaces for visitors. The building will contain 301 non-compliant bicycle parking spaces for the occupants of the building and 43 non-compliant bicycle parking spaces for visitors. A maximum of 332 bicycle parking spaces may be stacked and will have a vertical clearance of 1.2 m, a width of 0.45 m and a depth of 1.8 m.
- 1. Section 12(1)465(K)(i), By-law 275-2014**  
One Type B1 tower is permitted having a height of 75 m above grade, defined as 86.3 CGD.  
In this case, the B1 tower will have a height of 86.4 m above grade defined as 86.3 CGD.

2. **Section 12 (1) 465 (K)(iii)(B), By-law 275-2014**  
A type B1 tower shall not exceed 22-storeys above grade.  
In this case, the type B1 tower will be 27-storeys above grade.



## 11. 30 SHAFTESBURY AVE

File Number:	A1058/16TEY	Zoning	R (d0.6)(x910) & R2 Z0.6 (ZZC)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Not Applicable
Property Address:	<b>30 SHAFTESBURY AVE</b>	Community:	Toronto
Legal Description:	PLAN 662 PT LOT 17		

### PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 8.5 m  
The altered semi-detached dwelling will have a height of 9.88 m.
- Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**  
The maximum permitted height of all rear exterior main walls is 8.5 m.  
The altered semi-detached dwelling will have a height of 9.88 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 (98.81 m<sup>2</sup>).  
The altered semi-detached dwelling will have a floor space index equal to 1.334 times the area of the lot (219.64 m<sup>2</sup>).
- 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 (98.81 m<sup>2</sup>).  
The altered semi-detached dwelling will have a residential gross floor area equal to 1.334 times the area of the lot (219.64 m<sup>2</sup>).
- Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback of a semi-detached is 0.45 m where the side wall contains no openings.  
The altered semi-detached dwelling will be located 0.0 m from the west side lot line and 0.0 m from the east side lot line.

## 12. 238 WESTVIEW BLVD

File Number:	A1059/16TEY	Zoning	RD (f12.0; a370; d0.6) & R1B (Waiver)
Property Address:	<b>238 WESTVIEW BLVD</b>	Ward:	Beaches-East York (31)
Legal Description:	PLAN 3396 PT LOT 72	Heritage:	Not Applicable
		Community:	East York

### **PURPOSE OF THE APPLICATION:**

To legalize and to maintain the roof eaves of the existing complete second storey addition which were constructed beyond the building permit specifications.

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

#### **Chapter 10.5.40.60.(7), By-law 569-2013**

Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line. In this case, the roof eaves project 0.3 m and are located 0.01 m from the south side lot line.

### 13. 9 GARNET AVE

File Number:	A1060/16TEY	Zoning	R d0.6 H10.0 & R2 H10.0m (ZPR)
Property Address:	9 GARNET AVE	Ward:	Trinity-Spadina (19)
Legal Description:	PLAN 778 BLK A LOT 9	Heritage:	Not Applicable
		Community:	Toronto

#### PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear two-storey addition with rooftop 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 detached dwelling is 17.0 m.  
The altered dwelling will have a depth of 20.67 m.
- 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 (141.10 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 1.04 times the area of the lot (213.18 m<sup>2</sup>).
- 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 deck is higher than the level of the floor of the storey from which it gains access.
- 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 (141.10 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 1.04 times the area of the lot (213.18 m<sup>2</sup>).
- Section 6(3) Part VI 1(V), 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 depth of the residential building including the addition or additions does not exceed 17.0 m.  
The altered dwelling will have a depth of 20.67 m.
- Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.  
The portion of the detached dwelling, exceeding the 17.0 m depth, will be located 0.60 m from the east side lot line, and 0.60 m from the west side lot line.

## 14. 41 RIVER ST

File Number:	A1061/16TEY	Zoning	CR 2.5 (c2.0; r1.5) SS2 (x1864) & CR T2.5 C2.0 R1.5 (ZPR)
Property Address:	<b>41 RIVER ST</b>	Ward:	Toronto Centre-Rosedale (28)
Legal Description:	PLAN 108 PT LOT 3	Heritage:	Not Applicable
		Community:	Toronto

### PURPOSE OF THE APPLICATION:

To construct a new 5-storey mixed-use building, containing 26 residential dwelling units and three ground floor art studio units.

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

- 1. Chapter 40.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted combined floor space index of a mixed-use building is 2.5 times the area of the lot (1700.25 m<sup>2</sup>).  
The new mixed-use building will have a combined floor space index equal to 3.933 times the area of the lot (2675.01 m<sup>2</sup>).
- 2. Chapter 40.10.40.40.(1)(C), By-law 569-2013**  
The maximum permitted residential floor space index is 1.5 times the area of the lot (1020.15 m<sup>2</sup>).  
The new mixed-use building will have a residential floor space index equal to 3.742 times the area of the lot (2544.7 m<sup>2</sup>).
- 3. Chapter 200.5.10.1.(1)(A), By-law 569-2013**  
A minimum of 18 occupant parking spaces and 2 visitor parking spaces are required to be provided.  
In this case, 8 occupant parking spaces and 1 visitor parking space will be provided.
- 4. Chapter 200.15.1.5.(1)(A), By-law 569-2013**  
The required accessible parking space must be closest to the principal pedestrian access to the building.  
In this case, the proposed accessible parking space will not be closest to the principal pedestrian access to the building.
- 5. Chapter 200.5.1.10.(2)(A)(ii), By-law 569-2013**  
The minimum required width for an obstructed parking space accessible by a drive aisle at least 6.0 m in width is 2.9 m.  
In this case, the obstructed parking space in the southeast corner of the garage (numbered space 9) will have a width of 2.76 m.
- 6. Chapter 40.10.40.70.(2)(B)(i), By-law 569-2013**  
The minimum required rear yard setback is 7.5 m.  
The new mixed-use building will be located 3.23 m from the east rear lot line, measured to the first four storeys.  
The new mixed-use building will be located 5.48 m from the east rear lot line, measured to the fifth and sixth storeys.

7. **Chapter 40.10.40.80.(2)(B), By-law 569-2013**  
Any main wall of a building where a main wall of the building has windows facing another main wall on the same lot which does not have windows and a line projected at a right angle from one of these main walls intercepts the other main wall, the minimum above ground distance between the main walls is 5.5 m.  
In this case, the distance between the main walls will be 2.74 m.
1. **Section 8(3) Part I 1, By-law 438-86**  
The maximum permitted combined gross floor area of a mixed-use building is 2.5 times the area of the lot (1700.25 m<sup>2</sup>).  
The new mixed-use building will have a combined gross floor area equal to 4.149 times the area of the lot (2821.88 m<sup>2</sup>).
2. **Section 8(3) Part I 3(a), By-law 438-86**  
The maximum permitted residential gross floor area is 1.5 times the area of the lot (1020.15 m<sup>2</sup>).  
The new mixed-use building will have a residential gross floor area equal to 3.958 times the area of the lot (2691.5 m<sup>2</sup>).
3. **Section 8(3) Part II 1(a)(ii), By-law 438-86**  
A window of a dwelling unit shall not be closer than 5.5 m to a wall, or to a lot line that is not a street line or a wall of a building.  
The windows at the side of the proposed building will be located 2.74 m from the nearby walls of the same building.
4. **Section 4(3)(b), By-law 438-86**  
A minimum of 20 occupant parking spaces and 2 visitor parking spaces are required to be provided.  
In this case, 8 occupant parking spaces and 1 visitor parking spaces will be provided.
5. **Section 2(1)(ii), By-law 438-86**  
The minimum required height of a bicycle parking space is 1.9 m.  
The bicycle parking spaces will measure 1.22 m in height.
6. **Section 4(17)(a), By-law 438-86**  
The minimum required width for an obstructed parking space accessible by a drive aisle at least 6.0 m in width is 2.9 m.  
In this case, the obstructed parking space in the southeast corner of the garage (numbered space 9) will have a width of 2.76 m.

## 15. 43 NORLONG BLVD

File Number:	A1062/16TEY	Zoning	RD (f9.0, a280, d0.45) & R1A (ZZC)
Property Address:	<b>43 NORLONG BLVD</b>	Ward:	Beaches-East York (31)
Legal Description:	PLAN 3256 LOT 11	Heritage:	Not Applicable
		Community:	East York

### **PURPOSE OF THE APPLICATION:**

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

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

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

The maximum permitted floor space index of a detached dwelling is 0.45 times the area of the lot (160.09 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.52 times the area of the lot (186.66 m<sup>2</sup>).

#### **Section 7.2.3, By-law 6752**

The maximum permitted gross floor area of a detached dwelling is 0.45 times the area of the lot (160.09 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 0.52 times the area of the lot (186.66 m<sup>2</sup>).

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

**16. 128 ASHDALE AVE**

File Number:	A1063/16TEY	Zoning	R(d0.6) & R2 Z0.6 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	<b>128 ASHDALE AVE</b>	Community:	Toronto
Legal Description:	PLAN 1332 PT LOTS 28 & 29		

**PURPOSE OF THE APPLICATION:**

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

- 1. Chapter 10.10.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 10.0 m.  
The altered detached dwelling will have a height of 10.99 m.
- 2. Chapter 10.10.40.10.(2)(A), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7.5 m.  
The height of the front exterior main walls will be 9.02 m.
- 3. Chapter 10.10.40.10.(2)(A), 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 10.39 m.
- 4. Chapter 10.10.40.10.(2)(B), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The height of the side exterior main walls facing a side lot line will be 9.4 m.
- 5. 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 (167.64 m<sup>2</sup>).  
The altered detached dwelling will have a floor space index equal to 0.77 times the area of the lot (215.55 m<sup>2</sup>).
- 6. Chapter 150.10.40.1.(3)(A), By-law 569-2013**  
A secondary suite is a permitted use provided that an exterior alteration to a building to accommodate a secondary suite does not alter a main wall or roof that faces a street.  
The addition to the building will alter a main wall and roof that faces the street.
- 1. Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted depth is 14.0 m.  
The altered detached dwelling will have a depth of 16.13 m.

**2. 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 (167.64 m<sup>2</sup>).

The altered detached dwelling will have a gross floor area equal to 0.77 times the area of the lot (215.55 m<sup>2</sup>).

**3. 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 (41.91 m<sup>2</sup>).

The altered detached dwelling will have an area equal to 0.18 times the area of the lot (51.33 m<sup>2</sup>).

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

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

In this case, substantial change will occur in the appearance of the dwelling.



## 17. 22 CHESTER AVE

File Number:	A1064/16TEY	Zoning	R (d0.6)(x312) & R2 Z0.6 (ZZC)
Property Address:	22 CHESTER AVE	Ward:	Toronto-Danforth (29)
Legal Description:	PLAN R 3874 PT 1 TO 12	Heritage:	Not Applicable
		Community:	Toronto

### PURPOSE OF THE APPLICATION:

To alter the existing TTC Chester Station by constructing two additions to accommodate elevators on the west side of the building for a fully accessible transit station.

### 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 (760.55 m<sup>2</sup>).  
The altered public transit building will have a floor space index equal to 1.4 times the area of the lot (1775.33 m<sup>2</sup>) (includes above and below-grade floor areas of the station).
- 2. Chapter 10.10.40.70.(3)(C)(iii), By-law 569-2013**  
The minimum required side yard setback for a non-residential building is 7.5 m.  
The altered public transit building will be located 4.68 m from the north side lot line and 2.49 m from the south side lot line, measured to the below-grade portions of the building.

**REVISED FOR AGENDA**

**18. 29 - 31 CHESTER AVE**

File Number:	A1067/16TEY	Zoning	R (0.6)(x312) & R2 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	<b>29 - 31 CHESTER AVE</b>	Community:	Toronto
Legal Description:	PLAN M126 N PT LOT 31 SPT 30		

**PURPOSE OF THE APPLICATION:**

To alter the existing TTC Chester Station by constructing an above-grade building to accommodate access to the existing below-grade portion of the transit station.

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

- 1. Chapter 10.5.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 4.95 m.  
The altered public transit building will be located 0.98 m from the front lot line, measured to the nearest point of the addition (canopy/roof).
- 2. Chapter 10.5.40.70.(2), By-law 569-2013**  
The minimum required setback of a building or structure from the original centreline of a lane is 2.5 m.  
The below-grade portion of the addition will be located 1.82 m from the original centreline of the lane, measured to the portion within the lot, and 0.69 m, measured to the portion encroaching onto the lane.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (735.44 m<sup>2</sup>).  
The altered public transit building will have a floor space index equal to 0.88 times the area of the lot (1077.65 m<sup>2</sup>) (includes above and below-grade floor areas of the station).
- 4. Chapter 10.10.40.70.(2), By-law 569-2013**  
The minimum required side yard setback is 7.5 m.  
The altered public transit building will be located 0.0 m from the rear lot line, measured to the portion of the addition below-grade.
- 5. Chapter 10.10.40.70.(3)(C)(iii), By-law 569-2013**  
The minimum required side yard setback for a non-residential building is 7.5 m.  
The altered public transit building will be located 2.58 m from the north side lot line, measured to the closest portion above-grade (canopy/roof) and, 1.23 m from the south side lot line, measured to the closest portion below-grade.

**1. Section 4(14) (a), By-law 438-86**

The minimum required setback from the original centreline of a public lane is 2.5 m.

The below-grade portion of the addition will be located 1.82 m from the centerline of the lane, measured to the portion within the lot. ~~and 0.69 m, measured to the portion encroaching the lane.~~

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

The minimum required front yard setback of a building on an inside lot is 4.95 m.

The altered public transit building will be located 0.98 m from the front lot line, measured to the closest point of the addition.

## 19. 271 ONTARIO ST

File Number:	A1069/16TEY	Zoning	R(d1.0)(x984) & R3 Z1.0 (ZZC)
		Ward:	Toronto Centre-Rosedale (28)
		Heritage:	Not Applicable
Property Address:	<b>271 ONTARIO ST</b>	Community:	Toronto
Legal Description:	PLAN 160 PT LOT 76		

### PURPOSE OF THE APPLICATION:

To convert the existing two-storey duplex into a triplex by constructing third and fourth storey additions.

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

- 1. Chapter 10.10.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 12.0 m.  
The altered building will have a height of 12.22 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 (119 m<sup>2</sup>).  
The altered building will have a floor space index equal to 2.41 times the area of the lot (287 m<sup>2</sup>).
- 3. Chapter 200.5.10.1.(1), By-law 569-2013**  
One additional parking space is required to be provided.  
In this case, zero parking spaces will be provided.
- 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 (17.85 m<sup>2</sup>).  
The addition will have an area equal to 0.767 times the area of the lot (91.27 m<sup>2</sup>).
- 2. Section 6(2) 1(v), By-law 438-86**  
A converted dwelling is permitted provided that there is no substantial change in the appearance of the dwelling as the result of the conversion.  
In this case, substantial change will occur in the appearance of the dwelling.
- 3. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area is 1.0 times the area of the lot (119 m<sup>2</sup>).  
The altered building will have a gross floor area equal to 2.41 times the area of the lot (287 m<sup>2</sup>).
- 4. Section 6(3) Part II 2(II), By-law 438-86**  
The minimum required front yard setback is 7.84 m.  
The altered building will be located 5.83 m from the front lot line.
- 5. 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 altered building will be located 3.7 m from the south side lot line.

- 6. Section 6(3) Part II 4, By-law 438-86**  
The minimum required rear yard setback is 7.5 m.  
The altered building will be located 3.7 m from the rear lot line.
- 7. Section 6(3) Part II 8 A, By-law 438-86**  
The maximum permitted projection of the eaves or cornices into the required setbacks is 0.45 m.  
The eaves or cornices will project 2.7 m.
- 8. Section 6(3) Part II 8 A, By-law 438-86**  
A roof may be over a first floor platform located not more than 1.2 m above grade.  
The front roof canopy will not be located over a platform or terrace located not more than 1.2 m above grade.

## 20. 85 MONTROSE AVE

File Number:	A1072/16TEY	Zoning	R (d0.6) & R2 Z0.6 (BLD)
		Ward:	Trinity-Spadina (19)
Property Address:	<b>85 MONTROSE AVE</b>	Heritage:	Not Applicable
Legal Description:	PLAN 748 PT LOT 152	Community:	Toronto

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse by constructing a rear ground floor addition.

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

- 1. Chapter 10.10.40.30.(1)(B), By-law 569-2013**  
The maximum permitted depth of a townhouse is 14 m.  
The altered townhouse will have a depth of 16.72 m.
- 2. Chapter 10.10.40.80.(1)(A), By-law 569-2013**  
The minimum required distance between main walls for a townhouse is 2 m where there are no openings to dwelling units in those main walls.  
The distance between main walls will be 0 m (between main walls on the north side of the new rear ground floor addition).
- 3. Chapter 10.10.40.80.(1)(B), By-law 569-2013**  
The minimum required distance between main walls for a townhouse is 5.5 m where there are openings to dwelling units in those main walls.  
The distance between main walls will be 1.7 m (between main walls on the south side of the new rear ground floor addition).
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a townhouse is 0.6 times the area of the lot (77.06 m<sup>2</sup>).  
The altered townhouse will have a floor space index equal to 0.85 times the area of the lot (108.85 m<sup>2</sup>).
- 1. Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback of a townhouse is 0.45 m where the side wall contains no openings.  
The altered townhouse will be located 0 m from the north side lot line.
- 2. 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 townhouse will be located 0 m from the side wall of the north adjacent building.
- 3. Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted depth of a townhouse is 14.0 m.  
The altered townhouse will have a depth of 16.72 m.

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

The maximum permitted gross floor area of a townhouse is 0.6 times the area of the lot (77.06 m<sup>2</sup>).  
The altered townhouse will have a gross floor area equal to 0.85 times the area of the lot (108.85 m<sup>2</sup>).

## 21. 40 BROOKLYN AVE

File Number:	A1073/16TEY	Zoning	R (d0.6)(x809) & R3 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	<b>40 BROOKLYN AVE</b>	Community:	Toronto
Legal Description:	PLAN M8 LOT 91		

### PURPOSE OF THE APPLICATION:

To alter the existing 2½ -storey detached dwelling by constructing: a rear two-storey addition, a rear ground floor deck, and a rear detached garage.

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

- Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% (3.79 m<sup>2</sup>), of the front yard shall be maintained as soft landscaping. In this case, 69.3% (3.5 m<sup>2</sup>), of the front yard will be maintained as soft landscaping.
- Chapter 10.5.50.10.(3)(A), By-law 569-2013**  
A minimum of 50% (70.72 m<sup>2</sup>), of the rear yard shall be maintained as soft landscaping. In this case, 37.1% (52.44 m<sup>2</sup>), of the rear yard will be maintained as soft landscaping.
- Chapter 10.5.60.50.(2)(B), By-law 569-2013**  
The maximum permitted total floor area of all ancillary buildings or structures on a lot is 40.0 m<sup>2</sup>. The total floor area of all ancillary buildings is 50.73 m<sup>2</sup>.
- Chapter 10.10.40.40.(2)(A), By-law 569-2013**  
Additions to the rear of a detached house erected before October 15, 1953, are permitted provided the floor space index as enlarged does not exceed 0.69 times the area of the lot (192.71 m<sup>2</sup>). The altered dwelling will have a floor space index equal to 0.8 times the area of the lot (223.71 m<sup>2</sup>).

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

The minimum required side lot line setback is 1.6 m.

The altered dwelling will be located 1.11 m from the south side lot line.

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

Additions to the rear of a detached house erected before October 15, 1953, are permitted provided the residential building including any prior additions erected after October 15, 1953, is at least 5 years old. In this case, the building is not 5 years old.

- 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 as enlarged does not exceed 0.69 times the area of the lot (192.71 m<sup>2</sup>).

The altered dwelling will have a residential gross floor area equal to 0.8 times the area of the lot (223.71 m<sup>2</sup>).



- 2. Section 6(3) Part VI 1(IV), 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 no part of the addition is closer to the side lot line than the side wall of the existing building 1.6 m.  
The altered dwelling will be located 1.11 m from the south side lot line.
- 3. Section 6(3) Part VI 1(VI), 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 building including any prior additions erected after October 15, 1953, is at least 5 years old.  
In this case, the building is not 5 years old.
- 4. Section 6(3) Part III 3(d)(i)(D), By-law 438-86**  
A minimum of 75% (3.79 m<sup>2</sup>), of the front yard shall be maintained as soft landscaping.  
In this case, 69.3% (3.5 m<sup>2</sup>), of the front yard will be maintained as soft landscaping.

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

**22. 16 ARDMORE RD**

File Number:	A1011/16TEY	Zoning	RD (f15.0; d0.65) (x1321) & R1 Z0.6 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	<b>16 ARDMORE RD</b>	Community:	Toronto
Legal Description:	PLAN M502 PT LOT 50		

**PURPOSE OF THE APPLICATION:**

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

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

- 1. Chapter 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted length of a detached house is 17.0 m.  
The new dwelling will have a building length equal to 19.15 m.
- 2. Chapter 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted building depth is 19.0 m.  
The new dwelling will have a building depth equal to 19.15 m.
- 3. Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.65 times the area of the lot (319 m<sup>2</sup>).  
The new dwelling will have a floor space index equal to 0.799 times the area of the lot (392.4 m<sup>2</sup>).
- 4. Chapter 10.20.40.70.(3)(D), By-law 569-2013**  
The minimum required side yard setback is 1.5 m.  
The new dwelling will be located 0.9 m to the east side lot line and 1.2 m to the west side lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area is 0.6 times the area of the lot (294 m<sup>2</sup>).  
The new dwelling will have a gross floor area equal to 0.799 times the area of the lot (392.4 m<sup>2</sup>).
- 2. Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side lot line setback for the portion of the building exceeding 17.0 m in depth is 7.5 m.  
The new dwelling will be located 4.05 m to the west side lot line and 6.61 m to the east side lot line.
- 3. Section 6(3) Part IV 3(II), By-law 438-86**  
An integral garage located in a building which has a floor level located below grade and has vehicle access to the garage located in a wall facing the front lot line is not permitted.  
In this case, the integral garage will be located below grade.

## 23. 217 FOREST HILL RD

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

### PURPOSE OF THE APPLICATION:

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

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

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

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

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

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

## 24. 417 DUNDAS ST E

File Number:	A1075/16TEY	Zoning	CR 1.5 (c1.0; r1.0) SS2 (x1915) & MCR T1.5 C1.0 R1.0 (ZZC)
Property Address:	<b>417 DUNDAS ST E</b>	Ward:	Toronto Centre-Rosedale (28)
Legal Description:	PLAN 160 PT LOT 27	Heritage:	Not Applicable
		Community:	Toronto

### PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling by constructing a rear third storey addition, a rear third storey balcony, a complete fourth storey addition, and a rear fourth storey balcony.

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

- 1. Chapter 40.10.40.40(1)(A), By-law 569-2013**  
The maximum permitted floor space index for all uses on the lot is 1.5 times the area of the lot (175.38 m<sup>2</sup>).  
The altered semi-detached dwelling will have a floor space index for all uses on the lot equal to 1.95 times the area of the lot (232 m<sup>2</sup>).
- 2. Chapter 40.10.40.40(1)(C), By-law 569-2013**  
The maximum permitted floor space index for residential uses on the lot is 1.0 times the area of the lot (118.92 m<sup>2</sup>).  
The altered semi-detached dwelling will have a floor space index for residential uses on the lot equal to 1.95 times the area of the lot (232 m<sup>2</sup>).
- 3. Chapter 40.10.20.40.(1), By-law 569-2013**  
In the CR zone, a semi-detached house is not a permitted building type for dwelling units.  
In this case, the building type is a semi-detached house and it is being expanded.
- 4. Chapter 40.10.40.10.(2)(A), Development Standard Set 2, By-law 569-2013**  
The maximum permitted height of a building or structure on a lot subject to Development Standard Set 2 (SS2) is 12 m.  
The altered semi-detached dwelling will have a height of 13.16 m.
- 5. Chapter 40.10.40.70.(2)(B)(i), Development Standard Set 2, By-law 569-2013**  
The minimum required rear yard setback is 7.5 m.  
The altered semi-detached dwelling will be located 5.48 m from the south rear lot line.
- 6. Chapter 40.10.40.70.(2)(C), Development Standard Set 2, By-law 569-2013**  
Where the main wall of a building has windows or openings, the main wall must be set back at least 5.5 m from a lot line that is not adjacent to a street or lane.  
In this case, the main wall is setback 1.24 m from the east side lot line.

- 1. Section 8(3) Part I 1, By-law 438-86**  
The maximum permitted combined gross floor area of a semi-detached dwelling is 1.5 times the area of the lot (178.38 m<sup>2</sup>).  
The altered semi-detached dwelling will have a combined gross floor area equal to 1.95 times the area of the lot (232 m<sup>2</sup>).
- 2. Section 8(3) Part I 3(a), By-law 438-86**  
The maximum permitted residential gross floor area is 1.0 times the area of the lot (118.92 m<sup>2</sup>).  
The altered semi-detached dwelling will have a residential gross floor area equal to 1.95 times the area of the lot (232 m<sup>2</sup>).
- 3. Section 4(2)(a), By-law 438-86**  
The maximum permitted building height is 12 m.  
The altered semi-detached dwelling will have a height of 13.16 m.

## 25. 122 IMPERIAL ST

File Number:	A1076/16TEY	Zoning	RD(f9.0;0.6)(x1402) & R1 Z0.6 (ZPR)
Property Address:	<b>122 IMPERIAL ST</b>	Ward:	St. Paul's (22)
Legal Description:	PLAN 489E PT LOT 123	Heritage:	Not Applicable
		Community:	Toronto

### PURPOSE OF THE APPLICATION:

To alter the existing three-storey detached dwelling by constructing rear second and third floor additions and an attached east side garage.

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

- 1. Chapter 900.3.10.(1402)(A)(iii), By-law 569-2013**  
A detached house on a lot with a permitted maximum floor space index of 0.6, which was erected before October 15, 1953, may be enlarged by an addition to the rear of the building if no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line.  
The east side wall of the addition will be closer to the east side lot line than the existing side main wall.
- 2. Chapter 10.20.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 9.0 m.  
The altered detached dwelling will have a height of 9.9 m.
- 3. Chapter 10.20.40.20.(1)(A), By-law 569-2013**  
The maximum permitted building length is 18.0 m.  
The altered detached dwelling will have a building length of 20.75 m.
- 4. Chapter 10.10.40.30.(1), By-law 569-2013**  
The maximum permitted depth of a detached dwelling is 19.0 m.  
The altered detached dwelling will have a depth of 20.75 m.
- 1. Section 6(3) Part VI (IV), By-law 438-86**  
Additions to the rear of semi-detached houses erected before October 15, 1953, or to a converted house are permitted provided no part of the addition is located closer to the side lot line than the side wall of the existing building, 4.24 m.  
The addition will be located 0.7 m from the east side lot line.
- 2. Section 6(3) Part VI 1(V), By-law 438-86**  
Additions to the rear of a detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the depth of the residential building including the addition or additions does not exceed 17.0 m.  
The altered detached dwelling will have a depth of 20.75 m.

## 26. 3 JUDITH DR

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

### PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition, a second storey addition, interior alterations , a front porch and a rear deck. Note: At least 50% of all existing exterior walls above grade are to be maintained at all times.

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

- Chapter 10.20.30.40.(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 35% of the lot area (100.98 m<sup>2</sup>).  
The proposed lot coverage is 36% of the lot area (105.0 m<sup>2</sup>).
- Chapter 10.20.40.10.(2)(A)(i)(ii)(B), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7 m.  
The height of the front exterior main walls will be 7.4 m.  
  
The maximum permitted height of all rear exterior main walls is 7 m.  
The height of the rear exterior main walls will be 7.4 m.  
  
The permitted maximum height of all side exterior main walls facing a side lot line is 7 m.  
The height of the side exterior main walls facing a side lot line will be 7.4 m.
- Chapter 10.20.40.40.(1) (A), By-law 569-2013**  
The maximum permitted floor space index is 0.45 times the area of the lot (129.83 m<sup>2</sup>).  
The floor space index will be 0.7 times the area of the lot (202.85 m<sup>2</sup>).
- Chapter 10.5.80.10.(3), By-law 569-2013**  
A parking space may not be located in a front yard or a side yard abutting a street.  
In this case, the proposed parking spot will be located in a front yard.
- Chapter 200.5.1.10(1), By-law 569-2013**  
The minimum required number of parking spaces is 1 space.  
No parking (0) space will be provided.
- Section 7.2.3, By-law 6752**  
The maximum permitted lot coverage is 35% of the lot area (100.98 m<sup>2</sup>).  
The lot coverage will be 36% of the lot area (105.0 m<sup>2</sup>).
- Section 7.2.3, By-law 6752**  
The maximum permitted floor space index is 0.45 times the lot area (129.83 m<sup>2</sup>).  
The floor space index will be 0.70 times the lot area (202.85 m<sup>2</sup>).



- 3. Section 7.2.3, By-law 6752**  
The maximum permitted building height is 8.5 m.  
The building height will be 8.877 m.
- 4. Section 7.2.3, By-law 6752**  
A minimum of one parking space is required to be provided.  
No parking space will be provided..
- 5. Section 7.2.3, By-law 6752**  
A parking space beyond the front wall is not permitted.  
In this case, a parking space will be situated beyond the main front wall.

## 27. 91 MELVILLE AVE

File Number:	A1078/16TEY	Zoning	R(d0.6) & R2 Z0.6 (PPR)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	91 MELVILLE AVE	Community:	Toronto
Legal Description:	PLAN 1088 PT LOT 246		

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a complete third storey addition with a rear third storey deck and by constructing an extension of the existing front porch.

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

- Chapter 10.5.40.60.(7), By-law 569-2013**  
The eaves of a roof may encroach into a required minimum building setback a maximum of 0.9 m if they are no closer to a lot line than 0.3 m.  
In this case, the setback will be 0.0 m.
- Chapter 10.5.50.10 (1), By-law 569-2013**  
Seventy-five percent (12.97 m<sup>2</sup>) of soft landscaping is required to be provided in the front yard.  
Fifty-eight percent (9.5 m<sup>2</sup>) of front yard soft landscaping will be provided.
- Chapter 10.5.40.60.(1) (A)(i), 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 front yard setback 1.43 m if it is no closer to a side lot line than the required side yard setback.  
The platform will encroach 1.48 m into the required front yard setback.
- Chapter 10.5.40.60.(2) (A), By-law 569-2013**  
A roof above a platform is permitted to encroach into a required minimum building setback 1.43 m.  
The roof will encroach 1.48 m into the front yard setback.
- Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**  
The minimum required side yard setback for a detached house is 0.9 m.  
The side yard setback will be 0.23 m on the west side and 0.83 m on the east side.
- 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 (129.28 m<sup>2</sup>).  
The floor space index will be 0.76 times the area of the lot (165.28 m<sup>2</sup>).
- 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 9.2 m.
- Chapter 200.5.10.1, By-law 569-2013**  
The by-law requires one parking space to be provided on the lot for the dwelling unit. Our records indicate 1 existing parking space on the lot.  
The existing parking will not be maintained.  
No parking will be provided on the lot
- 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 (129.28 m<sup>2</sup>).  
The residential gross floor area of the building will be 0.76 times the area of the lot (165.28 m<sup>2</sup>).

- 2. Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side lot line setback is 0.9 m for that portion of the building not exceeding 17.0 m in depth where the side wall contains openings.  
The side lot line setback will be 0.23 m on the west side and 0.83 ms on the east side.
- 3. Section 6(3) Part II 3(II), By-law 438-86**  
A building is required to be located no closer than 0.9 m to the portion of the side wall of an adjacent building that does not contain openings and 1.2 m to the portion of the side wall of an adjacent building that contains openings (93 Melville Avenue).
- 4. Section 4(4)b, By-law 438-86**  
The by-law requires one parking space to be provided on the lot for the dwelling unit. Our records indicate 1 existing parking space on the lot.  
The existing parking will not be maintained. No parking will be provided on the lot.

## 28. 315-317 KING ST W

File Number:	A1079/16TEY	Zoning	CRE (x80) PA 1 & RA (WAIVER)
		Ward:	Trinity-Spadina (20)
		Heritage:	Designated
Property Address:	<b>315-317 KING ST W</b>	Community:	Toronto
Legal Description:	PLAN 57 PT LOT 17 RP63R2638 PART 1		

### **PURPOSE OF THE APPLICATION:**

To alter the existing two-storey and three-storey restaurant buildings by constructing rear second and third storey additions to the east building (315 King Street West), and constructing third floor rear stairs at the west building (317 King Street West).

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

- 1. Chapter 50.10.40.70.(1), By-law 569-2013**  
The required minimum building setback from a side lot line or rear lot line is 7.5m, excluding any part of the building or structure that is less than 25.0m from a lot line abutting a street or park.  
The altered building will have an east side yard setback is of 0.0m, for the 4.3 m portion of the building exceeding 25.0m.
- 2. Chapter 50.10.40.70.(3), By-law 569-2013**  
The minimum required building setback from a side lot line or rear lot line that abuts a lane is 7.5 measured from the original centreline of the lane.  
The altered building will be located 3.0 m from the original centreline of the lane, for the 4.3 m portion of the building exceeding 25.0m.
- 1. Section 4(2)(a), By-law 438-86**  
The portion of a building located beyond 25.0m of a street or a public park is required to be set back a minimum distance of 7.5m from the side and rear lot lines.  
The altered building will be set back 0.1 m from the east side lot line, and 3.0m from the centreline of the public lane at the rear of the lot, for the 4.3 m portion of the building exceeding 25.0m.

## 29. 18 WELLS HILL AVE

File Number:	A1092/16TEY	Zoning	R (f10.5; u2; d0.6)(x929) & R1S Z0.6 (ZZC)
Property Address:	<b>18 WELLS HILL AVE</b>	Ward:	St. Paul's (21)
Legal Description:	PLAN 1282 PT LOT 24	Heritage:	Not Applicable
		Community:	Toronto

### **PURPOSE OF THE APPLICATION:**

To construct a new three-storey detached dwelling. The existing rear swimming pool, rear pool shed and rear yard Jacuzzi will be maintained.

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

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

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

The new detached dwelling will have a depth of 20.32 m.

#### **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 3.32 m portion of the detached dwelling, exceeding the 17.0 m depth, will be located 0.9 m from the south side lot line and 2.4 m from the north side lot line.

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

**30. 61 FRATER AVE**

File Number:	A0763/16TEY	Zoning	RS (f10.5; a325; d0.75)(x312) & R2A (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	<b>61 FRATER AVE</b>	Community:	East York
Legal Description:	PLAN M437 PT LOT 85 PT LOT 86		

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey detached dwelling with a rear third floor balcony.

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

- 1. Chapter 10.40.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 8.5 m.  
The new dwelling will have a height of 9.0 m.
  - 2. Chapter 10.40.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.  
The height of the side exterior main walls facing a side lot line will be 9.0 m.
  - 3. Chapter 10.40.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.75 times the area of the lot (144.08 m<sup>2</sup>).  
The new dwelling will have a floor space index equal to 0.93 times the area of the lot (179.44 m<sup>2</sup>).
  - 4. Chapter 10.40.40.50.(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>.  
The rear platform at or above the second storey will have an area of 7.83 m<sup>2</sup>.
  - 5. Chapter 10.40.40.70.(3)(A), By-law 569-2013**  
The minimum required side yard setback is 0.9 m  
The new dwelling will be located 0.28 m from the east side lot line.
- 1. Section 7.5.3, By-law 6752**  
The maximum permitted building height is 8.5 m.  
The new dwelling will have a height of 8.65 m.
  - 2. Section 7.5.3, By-law 6752**  
The maximum permitted floor space index is 0.75 times the area of the lot (144.08 m<sup>2</sup>).  
The new dwelling will have a floor space index equal to 0.93 times the area of the lot (179.44 m<sup>2</sup>).

**3. Section 7.5.3, By-law 6752**

The required minimum front yard setback is 6 m.

The new dwelling will be located 3.06 m from the front lot line.

**4. Section 7.5.3, By-law 6752**

The minimum required side yard setback is 0.6 m.

The new dwelling will be located 0.28 m from the east side lot line.

## 31A. 1190 WOODBINE AVE

File Number:	B0046/16TEY	Zoning	CR2.5 (C2.5 R1.0) SS2 & C (ZPR)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	<b>1190 WOODBINE AVE</b>	Community:	East York
Legal Description:	PLAN M437 PT LOT 49		

### THE CONSENT REQUESTED:

To obtain consent to sever the property for the purpose of a lot addition. Part 1 will be combined with the adjacent lands to the south (Parts 3, 5 and 7) that are being created by Consent Application B0047/16TEY. The combined lot (Parts 1, 3, 5 and 7) will ultimately create a new lot on Frater Avenue.

#### Conveyed – Part 1, Draft R-Plan

##### Address to be assigned

Part 1 has a frontage of 12.81 m on Frater Avenue, a lot area of 78.14 m<sup>2</sup> and will be added to the land holding of the adjacent lands to the south (1186 and 1188 Woodbine Avenue).

A new three-storey dwelling with an integral garage will ultimately be constructed on a new combined lot fronting Frater Avenue and requires variances to the Zoning By-law as outlined in Application A0759/16TEY.

#### Retained – Part 2, Draft R-Plan

##### 1190 Woodbine Avenue

The lot frontage is 6.10 m on Woodbine Avenue and the lot area is 108.03 m<sup>2</sup>.

The existing two-storey mixed-use building will remain and requires variances to the Zoning By-law as outlined in Application A0756/16TEY.

**File Numbers B0046/16TEY, A0756/16TEY and A0759/16TEY are considered jointly.**



### 31B. 1190 WOODBINE AVE (PART 2)

File Number:	A0756/16TEY	Zoning	CR2.5 (C2.5 R1.0) SS2 & C (ZPR)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	<b>1190 WOODBINE AVE (PART 2)</b>	Community:	East York
Legal Description:	PLAN M437 PT LOT 49		

#### PURPOSE OF THE APPLICATION:

To maintain the existing two-storey mixed-use building on the retained lot as described in Consent Application B0046/16TEY.

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

- 1. Chapter 40.10.40.70.(2), Development Standard Set 2, By-law 569-2013**  
A minimum required rear yard setback is 7.5 m.  
In this case, the two-storey mixed-use building will be located 3.643 m from the rear lot line.
- 1. Section 8.1.2.(c), By-law 6752**  
The commercial building shall be located on a lot as to provide and maintain, free of all construction and obstruction between the level of the floor of the lowest storey that contains a habitable room or rooms and the highest part of the roof of such building, an area equal to not less than 50% of the lot area.  
In this case, 0% of the lot will be maintained as open unobstructed area.
- 2. Sections 8.4.2 and 8.4.4, By-law 6752**  
The minimum required rear yard setback is 7.5 m.  
In this case, the two-storey mixed-use building will be located 3.643m from the rear lot line.

## 32A. 1186 - 1188 WOODBINE AVE

File Number:	B0047/16TEY	Zoning	CR2.5 (c2.5 r1.0) SS2 & C (ZPR)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	<b>1186 - 1188 WOODBINE AVE</b>	Community:	East York
Legal Description:	PLAN M437 PT LOT 49 PT LOT 50		

### THE CONSENT REQUESTED:

To obtain consent to sever the property into three parcels and to re-establish an easement/right-of-way. The rear parcel (Parts 3, 5 and 7) will be combined with Part 1 to the north created by Consent Application B0046/16TEY. The combined lot (Parts 1, 3, 5 and 7) will ultimately create a new lot on Frater Avenue.

#### **Retained – Part 4, Draft R-Plan**

##### **1188 Woodbine Avenue**

The lot frontage is 7.22 m on Woodbine Avenue and the lot area is 127.87 m<sup>2</sup>.

The existing two-storey mixed-use building will remain and requires variances to the Zoning By-law as outlined in Application A0757/16TEY.

#### **Conveyed – Part 6 and 8, Draft R-Plan**

##### **1186 Woodbine Avenue**

The lot frontage is 6.14 m on Woodbine Avenue and the lot area is 108.74 m<sup>2</sup>.

Part 8 will be an easement/right-of-way for vehicular and pedestrian access in favour of the adjacent owner to the south (1184 Woodbine Avenue).

The existing two-storey mixed-use building will remain and requires variances to the Zoning By-law as outlined in application A0758/16TEY.

#### **Conveyed – Part 3, 5 and 7, Draft R-Plan**

##### **Address to be assigned**

The lot area is 171.2 m<sup>2</sup>.

Part 7 will be an easement/right-of-way for vehicular and pedestrian access in favour of the adjacent owner to the south (1184 Woodbine Avenue).

A new three-storey dwelling with an integral garage will ultimately be constructed on a new combined lot fronting Frater Avenue and requires variances to the Zoning By-law as outlined in application A0759/16TEY.

**File Numbers B0047/16TEY, A0757/16TEY, A0758/16TEY and A0759/16TEY are considered jointly.**

## 32B. 1188 WOODBINE AVE (PART 4)

File Number:	A0757/16TEY	Zoning	CR2.5 (c2.5 r1.0) SS2 & C (ZPR)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	<b>1188 WOODBINE AVE (PART 4)</b>	Community:	East York
Legal Description:	PLAN M437 PT LOT 49		

### PURPOSE OF THE APPLICATION:

To maintain the existing two-storey mixed-use building as described in Consent Application B0047/16TEY.

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

- 1. Chapter 200.5.1.10.(2), By-law 569-2013**  
The minimum required width of a parking space is 2.9 m.  
In this case, the parking space will have a width of 2.27 m.
- 2. Chapter 40.10.40.70.(2), Development Standard Set 2, By-law 569-2013**  
A minimum required rear yard setback is 7.5 m.  
In this case, the two-storey mixed-use building will be located 3.652 m from the rear lot line.
- 1. Section 5.40, By-law 6752**  
The minimum required width of a parking space is 2.9 m.  
In this case, the parking space will have a width of 2.27 m.
- 2. Section 8.1.2(c), By-law 6752**  
The commercial building shall be located on a lot so as to be provide and maintain, free of all construction and obstruction between the level of the floor of the lowest storey that contains a habitable room or rooms and the highest part of the roof of such building, an area equal to not less than 50% of the lot area.  
In this case, 0% of the lot will be maintained as open unobstructed area.
- 3. Sections 8.4.2, By-law 6752**  
The minimum required rear yard setback is 7.5 m.  
In this case, the two-storey mixed-use building will be located 3.652 m from the rear lot line.

### 32C. 1186 WOODBINE AVE (PARTS 6 & 8)

File Number:	A0758/16TEY	Zoning	CR2.5 (c2.5 r1.0) SS2 & C (ZPR)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	<b>1186 WOODBINE AVE (PARTS 6 &amp; 8)</b>	Community:	East York
Legal Description:	PLAN M437 PT LOT 49 PT LOT 50		

#### PURPOSE OF THE APPLICATION:

To maintain the existing two-storey mixed-use building as described in Consent Application B0047/16TEY.

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

- 1. Chapter 200.5.1.10.(2), By-law 569-2013**  
The minimum required length of a parking space is 5.6 m.  
In this case, the parking space will have a length of 5.1 m.
- 2. Chapter 40.10.40.70.(2), Development Standard Set 2, By-law 569-2013**  
A minimum required rear yard setback is 7.5 m.  
In this case, the two-storey mixed-use building will be located 3.628 m from the rear lot line.
- 1. Section 5.40, By-law 6752**  
The minimum required length of a parking space is 5.6 m.  
In this case, the rear parking space will have a length of 5.1 m.
- 2. Section 8.1.2(c), By-law 6752**  
The commercial building shall be located on a lot so as to be provide and maintain, free of all construction and obstruction between the level of the floor of the lowest storey that contains a habitable room or rooms and the highest part of the roof of such building, an area equal to not less than 50% of the lot area.  
In this case, 0% of the lot will be maintained as open unobstructed area.
- 3. Sections 8.4.2, By-law 6752**  
The minimum required rear yard setback is 7.5 m.  
In this case, the two-storey mixed-use building will be located 3.628 m from the rear lot line.

## 32D. 1190 WOODBINE AVE (PARTS 1, 3, 5 AND 7)

File Number:	A0759/16TEY	Zoning	CR(c2.5 r1.0) SS2 & C (ZPR)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	<b>1186, 1188 &amp; 1190 WOODBINE AVE (PARTS 1, 3, 5 AND 7)</b>	Community:	East York
Legal Description:	PLAN M437 PT LOT 49		

### PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage as described in Consent Applications B0046/16TEY and B0047/16TEY.

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

- 1. Chapter 200.5.1.10(2), By-law 569-2013**  
The minimum required width of a parking space is 3.2 m.  
In this case, the parking space will have a width of 3.05 m.
  - 2. Chapter 40.10.20.10.(1), By-law 569-2013**  
In the CR zone, a residential use is required in a permitted building type.  
In this case, a residential use in the detached house will be a permitted.
  - 3. Chapter 40.10.20.40.(1), By-law 569-2013**  
In the CR zone, a dwelling unit is permitted in an apartment, mixed use building and townhouse.  
In this case, a dwelling unit in a detached house will be a permitted.
  - 4. Chapter 40.10.40.10.(5), By-law 569-2013**  
The maximum permitted height of the first storey, measured between the floor of the first storey and the ceiling of the first storey, is 4.5 m  
In this case, the height of the first storey will be 3.02 m.
  - 5. Chapter 40.10.50.10.(3), By-law 569-2013**  
A minimum required rear yard setback is 7.5 m.  
In this case, the detached house will be located 5.56 m from the rear lot line.
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- 1. Section 4(23), By-law 6752**  
The minimum required width of a parking space is 3.2 m.  
In this case, the parking space will be 3.05 m wide.
  - 2. Section 8.3, By-law 6752**  
A detached house is not a permitted building in the C zone.  
In this case, a detached house will be permitted.

**3. Sections 8.4.3 and 8.4.4, By-law 6752**

The minimum required rear yard setback is 7.5 m.

In this case, the detached house will be located 5.56 m from the rear lot line.

**4. Sections 8.4.2 and 8.4.4, By-law 6752**

In a C zone, no side yard setback is required except in the C zone, no structure shall be erected adjacent to the boundary of an R zone unless at the boundary, a side yard equal to not less than 3 m for the first storey plus 0.6 m for each additional storey is provided, which in this case, is a minimum of 4.2 m from the west side lot line (adjacent to the R zone).

The three-storey detached house will be located 1.219 m from the west side lot line.

### 33. 18 PARKWAY AVE

File Number:	A0803/16TEY	Zoning	R (d0.6)(x296) & R2 Z0.6 (ZZC)
Property Address:	18 PARKWAY AVE	Ward:	Parkdale-High Park (14)
Legal Description:	PLAN 1182 PT LOT 8	Heritage:	Not Applicable
		Community:	Toronto

#### PURPOSE OF THE APPLICATION:

To construct a new detached garage in the rear yard.

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

**1. Chapter 10.5.60.20.(2), By-law 569-2013**

If an ancillary building is located on a through lot where a residential building on an adjacent lot fronts on the street that abuts the rear lot line of the through lot, the minimum required rear yard setback for an ancillary building is equal to the minimum required front yard setback for the residential building on the adjacent lot, which in this case is 6.0 m.

The new detached garage will be located 0.5 m from the rear lot line.

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

A minimum of 50% (60.83 m<sup>2</sup>) of the rear yard shall be maintained as soft landscaping. In this case, 38% (46.47 m<sup>2</sup>) of the rear yard will be maintained as soft landscaping.

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

The minimum required length of a parking space is 5.6 m. In this case, the parking space will have a length of 5.11 m.

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

The minimum required size of an unobstructed parking space is 5.6 m in length and 3.2 m in width. In this case, the parking space will have a length of 5.11 m.

**2. Section 6(3) Part XI 2, Bylaw 438-86**

An accessory building or structure is not permitted in the rear yard of a residential lot where both the front and rear lot lines adjoin a street and the street adjoining the rear lot line is a width of a least 9 m. In this case, the accessory building will be located in the existing rear yard.