

COMMITTEE OF ADJUSTMENT AGENDA TORONTO EAST YORK PANEL

Hearing Date: March 1, 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. A1114/16TEY	76 ROSEHEATH AVE	Beaches-East York (32)
2. A1115/16TEY	44 MCGILL ST	Toronto Centre-Rosedale (27)
3. A1116/16TEY	2154 QUEEN ST E	Beaches-East York (32)
4. A1117/16TEY	159 HUDSON DR	Toronto Centre-Rosedale (27)
5. A1119/16TEY	34 BELLWOODS AVE	Trinity-Spadina (19)
6. A1120/16TEY	1090 - 1092 DANFORTH AVE	Toronto-Danforth (29)
7. A1122/16TEY	354 MAIN ST	Beaches-East York (31)
8. A1123/16TEY	554 DUFFERIN ST	Davenport (18)
9. A1124/16TEY	173 TORRENS AVE	Toronto-Danforth (29)
10. A1125/16TEY	97 LESMOUNT AVE	Toronto-Danforth (29)
11. A1126/16TEY	97 A GRANBY ST	Toronto Centre-Rosedale (27)
12. A1127/16TEY	220 ROBERT ST	Trinity-Spadina (20)
13. A1128/16TEY	65 HAMMERSMITH AVE	Beaches-East York (32)
14. A1174/16TEY	31 SUMMERHILL AVE	Toronto Centre-Rosedale (27)
15. A1276/16TEY	591 DUNDAS ST E (51 WYATT AVE)	Toronto Centre-Rosedale (28)

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

File Number	Property	Community (Ward)
16. A1129/16TEY	31 SANDFORD AVE	Toronto-Danforth (30)
17. A1130/16TEY	241 GREENWOOD AVE	Beaches-East York (32)
18. A1131/16TEY	32 BRACONDALE HILL RD	St. Paul's (21)
19. A1133/16TEY	12 EUCLID AVE	Trinity-Spadina (19)
20. A1134/16TEY	9 MORTIMER AVE	Toronto-Danforth (29)
21. A1135/16TEY	449 WELLESLEY ST E	Toronto Centre-Rosedale (28)
22. A1137/16TEY	64 COLIN AVE	St. Paul's (22)
23. A1138/16TEY	137 ROXBOROUGH DR	Toronto Centre-Rosedale (27)

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

File Number	Property	Community (Ward)
24. A1139/16TEY	120 WESTMORELAND AVE	Davenport (18)
25. A1140/16TEY	120 ADELAIDE ST W	Toronto Centre-Rosedale (28)
26. A1141/16TEY	620 CLINTON ST	Trinity-Spadina (20)
27. A1142/16TEY	362 LANSDOWNE AVE	Davenport (18)
28. A1143/16TEY	24 OSWALD CRES	St. Paul's (22)
29. A1144/16TEY	26 GLEN STEWART AVE	Beaches-East York (32)
30. A1145/16TEY	42 HOYLE AVE	St. Paul's (22)
31. A1146/16TEY	96 KINGS PARK BLVD	Toronto-Danforth (29)
32. A1147/16TEY	50 LIPPINCOTT ST	Trinity-Spadina (20)
33. A1148/16TEY	63 SPENCER AVE	Parkdale-High Park (14)

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

File Number	Property	Community (Ward)
34. A1149/16TEY	76 WILSON PARK RD	Parkdale-High Park (14)
35. A1150/16TEY	73 HAZELTON AVE	Toronto Centre-Rosedale (27)
36. A1151/16TEY	88 GLENROSE AVE	Toronto Centre-Rosedale (27)
37. A1152/16TEY	283 INGLEWOOD DR	Toronto Centre-Rosedale (27)
38. A1153/16TEY	12 CLAREMONT ST	Trinity-Spadina (19)
39. A0744/16TEY	2 SPRINGDALE BLVD	Toronto-Danforth (29)

3. OTHER BUSINESS

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

1. 76 ROSEHEATH AVE

File Number:	A1114/16TEY	Zoning	R (d0.6)(x736) & R2 Z0.6 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	76 ROSEHEATH AVE	Community:	Toronto
Legal Description:	PLAN E461 LOT 70		

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), 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 (140.28 m²).
The altered detached dwelling will have a floor space index equal to 0.76 times the area of the lot (154.3 m²).
- 2. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0.12 m from the north side lot line.
- 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, 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 (140.28 m²).
The altered detached dwelling will have a gross floor area equal to 0.76 times the area of the lot (154.3 m²).

2. 44 MCGILL ST

File Number:	A1115/16TEY	Zoning	R(d1.0)(x82) & R3 Z1.0 (Waiver)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Not Applicable
Property Address:	44 MCGILL ST	Community:	Toronto
Legal Description:	PLAN 203 PT LOTS 36 & 37 RP 66R8000 PART 4		

PURPOSE OF THE APPLICATION:

To alter the existing townhouse by converting the integral garage into dwelling space to enable a bed and breakfast operation.

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

- Chapter 10.5.50.10.(1)(A), By law No. 569-2013**
On a lot with a townhouse dwelling unit less than 6.0 metres wide, the front yard, excluding a permitted driveway, must be landscaping which, in this case is 18.8 m².
The proposed front yard landscaping will be 0.0 m².
 - Chapter 10.5.50.10.(1)(D), By law No. 569-2013**
A minimum of 75 % of the required front yard landscaping must be soft landscaping (14.1 m²).
The proposed front yard soft landscaping will be 0.0% (0.0 m²).
 - Chapter 10.5.80.10.(3), By law No. 569-2013**
A parking space may not be located in a front yard or a side yard abutting a street.
The proposed parking space will be located in the front yard.
 - Chapter 200.5.1.10.(2), By law No. 569-2013**
A parking space must have the following minimum dimensions: length of 5.6 m, width of 2.6 m, and vertical clearance of 2.0 m.
The proposed parking space will have the following dimensions: length of parking pad in the front yard will be 4.34 m, and the vertical clearance will be 1.63 m.
 - Chapter 10.10.40.40.(1)(A), By law No. 569-2013**
The maximum permitted floor space index is 1.0 times the area of the lot (105.89 m²).
The proposed floor space index will be 1.92 times the area of the lot (203.13 m²).
- Section 6(3) Part III 3(a), By-law 438-86**
A minimum of 50% of the area of the lot between the front lot line and the main front wall of the building as projected to the side lot line shall be landscaped open space (9.4 m²).
The proposed front landscaping will be 0.0% (0.0 m²).
 - Section 6(3) Part III 3(b), By-law 438-86**
A minimum of 30% of the minimum required front yard landscaped open space is to be in the form of soft landscaping (2.82 m²).
The proposed front yard soft landscaping will be 0.0% (0.0 m²).

- 3. Section 6(3) Part IV 1(e), By-law 438-86**
The parking of motor vehicles on the portion of the lot between the front lot line and the front wall of the building is not permitted.
The proposed parking space will be located in the front yard.
- 4. Section 4(17) (a), By-law 438-86**
A parking space must have the following minimum dimensions: length of 5.6 m, width of 2.6 m, and vertical clearance of 2.0 m.
The proposed parking space will have the following dimensions: length of parking pad in the front yard will be 4.34 m, and the vertical clearance will be 1.63 m.
- 5. Sections 6 Part III 3(a), By-law 438-86**
If the floor level of the former integral private garage is located below grade, the level of the former driveway between the front lot line and any wall of the building facing the front lot line as produced to the side lot lines is equal to the existing ground level abutting each side of the driveway.
The proposed floor level of the former integral private garage will be located below grade, the level of the former driveway between the front lot line and any wall of the building facing the front lot line as produced to the side lot lines will not be equal to the existing ground level abutting each side of the driveway.
- 6. Sections 6 Part IV 1(e), By-law 438-86**
No person shall, in an R district, shall use a portion of a lot beyond the front wall of a residential building on the lot for the purpose of parking or storing a motor vehicle, but this does not apply to the casual use for the purpose of a properly constructed and surfaced driveway.
The use of a portion of a lot beyond the front wall of the residential building on the lot will be for the purpose of parking or storing a motor vehicle.
- 7. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor space, non-residential gross floor area or a combination thereof is 1.0 times the area of the lot (105.89 m²).
The proposed floor space area will be 1.92 times the area of the lot (203.13 m²).

3. 2154 QUEEN ST E

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

PURPOSE OF THE APPLICATION:

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

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

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

4. 159 HUDSON DR

File Number:	A1117/16TEY	Zoning	RD (f9.0; d0.6)(x1397) & R1 Z0.6 (BLD)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Not Applicable
Property Address:	159 HUDSON DR	Community:	Toronto
Legal Description:	PLAN E581 PT BLK A PT LOTS 11 & 12		

PURPOSE OF THE APPLICATION:

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

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

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

Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line. The roof eaves will be located 0.1 m from the east side lot line, and 0.06 m from the west side lot line.

2. Chapter 5.10.40.70.(6), By-law 569-2013

The maximum permitted distance of a building or structure from a shoreline hazard limit or stable top-of-bank determined by the Toronto and Region Conservation Authority is 10.0 m. The altered dwelling will be located 0.24 m from a shoreline hazard limit or stable top-of-bank.

1. Section 6(3) Part II 8 A, By-law 438-86

The maximum permitted projection of the eaves or cornices into the required setbacks is 0.45 m. The eaves or cornices will project 0.1 m from the east side lot line, and 0.06 m from the west side lot line.

5. 34 BELLWOODS AVE

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

PURPOSE OF THE APPLICATION:

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

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

1. Chapter 10.5.40.60.(1)(A) 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 1.74 m if it is no closer to a side lot line than 0.3 m.

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

2. Chapter 10.5.40.60.(1)(A) 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 1.74 m if it is no closer to a side lot line than 0.3 m.

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

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

The maximum permitted depth of a rowhouse is 14.0 m.

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

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

The minimum required rear yard setback is 7.5 m.

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

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

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

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

6. 1090 - 1092 DANFORTH AVE

File Number:	A1120/16TEY	Zoning	CR (c2.0, r2.5) SS2 & MCR T3.0 C2.0 R2.5 (ZPR)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	1090 - 1092 DANFORTH AVE	Community:	Toronto
Legal Description:	PL 551 PT LTS 30 & 31 RP 63R601 PT 2 << ENTRANCE ADDRESS FOR 1092 DANFORTH AVE		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey mixed-use building containing ground floor commercial retail use, by adding a new dwelling unit on the ground floor and converting the existing dwelling unit on the second and third floor into four dwelling units, for a total of five dwelling units in the building.

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

1. Chapter 40.10.40.1.(1), By-law 569-2013

In a mixed-use building, all residential use portions of the building must be located above non-residential use portions.

In this case, the mixed-use building will contain residential and non-residential use portions on the same level.

2. Chapter 900.11.10(2)(A)(i), By-law 569-2013

The minimum required number of parking spaces is 2 spaces.

In this case, 0 parking spaces will be provided on-site.

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

A mixed use building located on a lot with a frontage of 12.5 m or less, is served by a public or private lane, and contains no more than 12 dwelling units requires a parking facility provided on the lot having a depth of 6.0 m measured from a point greater or equal to the required setbacks, and a minimum width equal to the width of the lot at that location, minus, where they are provided, the width of three structural supports, the width of any passageway required by the Ontario Building code or passageway for bicycle parking, or the width required for boundary fences.

In this case, no parking facility will be provided on the lot.

7. 354 MAIN ST

File Number:	A1122/16TEY	Zoning	R(d0.6) & R2 Z0.6 (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	354 MAIN ST	Community:	Toronto
Legal Description:	PLAN 1801 LOT 69 PT LOT 70 S 27FT OF LOT 70		

PURPOSE OF THE APPLICATION:

To construct a new one-storey rear detached garage.

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

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

8. 554 DUFFERIN ST

File Number:	A1123/16TEY	Zoning	R (d1.0), H 10.0 & R4 Z1.0 H 10.0 (ZZC)
Property Address:	554 DUFFERIN ST	Ward:	Davenport (18)
Legal Description:	PLAN 438 PT LOT 49	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing two-storey mixed-use building containing retail and residential uses by constructing a rear second floor addition and rear second floor balcony.

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

- 1. Chapter 10.10.20.10.(1), By-law 569-2013**
A retail store within a mixed-use building is not permitted in a residential zone.
In this case, a retail store will continue to operate within the existing mixed-use building.
- 2. Chapter 10.10.20.40.(1), By-law 569-2013**
A mixed-use building (retail store and dwelling unit) is not a permitted residential building type in the R zone category.
In this case, the mixed-use building will continue to operate in the R zone category.
- 3. 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 non-residential building will be located 0.18 m to the north side lot line and 1.14 m to the south side lot line.
- 4. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided they are no closer than 0.3 m to a lot line.
The projected eaves will be located 0.0 m from the north lot line.
- 1. Section 6(1)(a), By-law 438-86**
A retail store and dwelling building is not permitted in a R4 zone.
In this case, a retail store and dwelling building will continue to operate within the existing mixed-use building.
- 2. Section 6(3) Part II G, By-law 438-86**
The minimum required side yard setback is 7.5 m.
The altered non-residential building will be located 0.18 m to the north side lot line and 1.14 m to the south side lot line.
- 3. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The altered building will have a building depth equal to 19.05 m.

4. 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 (67.59 m²).

The landscaped open space will be equal to 24.18% (54.50 m²).

9. 173 TORRENS AVE

File Number:	A1124/16TEY	Zoning	RD(f6.0; a185; d0.75) & R1C (ZZC)
Property Address:	173 TORRENS AVE	Ward:	Toronto-Danforth (29)
Legal Description:	PLAN M40 PT LOT 224	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To altering the existing one-storey detached dwelling by constructing a complete second-storey addition, rear two-storey addition and rear ground floor deck.

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.
The stairs will be 2.34 m wide.
- 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 be located 0.10 m from the east side lot line.
- 3. Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The permitted maximum lot coverage is 35% of the lot area (146.32 m²).
The new lot coverage will be equal to 36.6% of the lot area (153.1 m²).
- 4. Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building or structure is 8.5 m.
The altered dwelling will have a height of 8.68 m.
- 5. Chapter 10.20.40.20.(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 7.58 m.
- 6. Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The required minimum side yard setback is 0.9 m.
The altered dwelling will be located 0.3 m to the side lot line.
- 7. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The permitted maximum floor space index is 0.75 times the area of the lot (313.55 m²).
The altered dwelling will have a floor space index equal to 0.794 times the area of the lot (332.12 m²).

- 8. Chapter 10.20.40.50.(1)(A), By-law 569-2013**
The maximum permitted number of platforms at or above the second storey located on the front and rear wall of a detached house is one.
In this case, two platforms will be located on the front wall, and two platforms will be located on the rear wall.
- 9. 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.
In this case, the area of the rear second floor platform will be 14.06 m² and the area of the rear third floor platform will be 5.23 m².
- 10. Chapter 150.10.40.1.(3)(A), By-law 569-2013**
A secondary suite is a permitted use provided that an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof that faces a street.
In this case, the addition will alter the front main wall that faces a street.
- 11. Chapter 200.5.10.1.(1), By-law 6752**
The minimum required number of parking spaces is two.
In this case, one parking space will be provided.
- 1. Section 7.4.3, By-law 6752**
The maximum permitted height of a building or structure is 8.5 m.
The altered dwelling will have a height of 8.68 m.
- 2. Section 7.4.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The altered dwelling will have a building length equal to 16.99 m.
- 3. Section 7.4.3, By-law 6752**
The permitted maximum lot coverage is 35% of the lot area (146.32 m²).
The new lot coverage will be equal to 36.6% of the lot area (153.1 m²).
- 4. Section 7.4.3, By-law 6752**
The minimum required number of parking spaces is two.
In this case, one parking space will be provided.
- 5. Section 7.4.3, By-law 6752**
The minimum required side yard setback is 0.6 m.
The altered dwelling will be located 0.3 m to the east side lot line.
- 6. Section 5.6(a), By-law 6752**
Bay windows which extend across less than two-thirds of the main front wall or the main rear wall, sills, belt courses, cornices, eaves, gutters, chimney breasts and pilasters may project beyond the Main Front Wall or the Main Rear Wall to a maximum of 0.61 m.
In this case, the eaves will project 0.7 m from the main front wall.
- 7. Section 7.4.3, By-law 6752**
The permitted maximum floor space index is 0.75 times the area of the lot (313.55 m²).
The altered dwelling will have a floor space index equal to 0.794 times the area of the lot (332.12 m²).

- 8. Section 7.1.3(e), By-law 6752**
One additional dwelling unit may be permitted within each one-family detached dwelling provided there is no addition to, nor substantial alteration to, the exterior appearance of the front of the one family detached dwelling as a result of the introduction of a second suite, including but not limited to, a new private entrance in any street facade.
In this case, the addition will substantially alter the exterior appearance of the front of the one- family detached dwelling.
- 9. Section 7.1.4.(1)(a), By-law 6752**
The minimum required driveway width is 2.6 m.
The driveway will be 2.16 m wide.

10. 97 LESMOUNT AVE

File Number:	A1125/16TEY	Zoning	RS (f10.5; a325; d0.75(x312) & R2A (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	97 LESMOUNT AVE	Community:	East York
Legal Description:	PLAN 2377 N PT LOT 78		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

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

- 1. Chapter 10.40.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (81.26 m²).
The lot coverage will be equal to 50% of the lot area (116.97 m²).
- 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 m.
The height of the side exterior main walls facing a side lot line will be 8 m.
- 3. Chapter 10.40.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.5 m.
The new detached dwelling will be located 4.14 m from the west front lot line.
- 4. 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 0.457 m from the north side lot line.
- 1. Section 7.5.3, By-law 6752**
The minimum required front yard setback is 6 m.
The new detached dwelling will be located 4.142 m from the west front lot line.
- 2. Section 7.5.3, By-law 6752**
The minimum required side yard setback is 0.6 m.
The new detached dwelling will be located 0.457 m from the north side lot line.
- 3. Section 7.5.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (81.26 m²).
The lot coverage will be equal to 50% of the lot area (116.97 m²).

11. 97 A GRANBY ST

File Number:	A1126/16TEY	Zoning	R (d1.0)(x82) & R3 Z1.0 (BLD)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Not Applicable
Property Address:	97 A GRANBY ST	Community:	Toronto
Legal Description:	PLAN 203 PT LOTS 5 & 44 RP 63R2247 PARTS 2 & 4		

PURPOSE OF THE APPLICATION:

To maintain the rear second floor addition, the rear third floor addition and the converted basement residential unit that was built beyond the building permit.

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 1.0 times the area of the lot (57.30 m²).

By virtue of the Committee of Adjustment Decision A0653/15TEY the maximum permitted floor space index is 2.272 times the area of the lot (130.21 m²).

The altered converted semi-detached dwelling will have a floor space index equal to 2.347 times the area of the lot (134.54 m²).

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

The minimum required rear yard setback is 7.5 m.

By virtue of the Committee of Adjustment Decision A0653/15TEY the minimum required rear yard setback is 4.83 m.

The converted semi-detached dwelling will be located 4.78 m from the south rear lot line.

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

The maximum permitted residential gross floor area is 1.0 times the area of the lot (57.30 m²).

By virtue of the Committee of Adjustment Decision A0653/15TEY the maximum permitted residential gross floor area is 2.274 times the area of the lot (130.03 m²).

The altered converted semi-detached dwelling will have a residential gross floor area equal to 2.347 times the area of the lot (134.54 m²).

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

The minimum required rear yard setback is 7.5 m.

By virtue of the Committee of Adjustment Decision A0653/15TEY the minimum required rear yard setback is 4.83 m.

The converted semi-detached dwelling will be located 4.78 m from the south rear lot line.

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

The maximum permitted residential gross floor area of an addition to a converted house is 0.15 times the area of the lot (8.60 m²).

By virtue of the Committee of Adjustment Decision A0653/15TEY the maximum permitted residential gross floor area of an addition to a converted house is 0.213 times the area of the lot (12.20 m²).

The addition will have residential gross floor area equal to 0.375 times the area of the lot (21.50 m²).

12. 220 ROBERT ST

File Number:	A1127/16TEY	Zoning	(ZZC)
		Ward:	Trinity-Spadina (20)
		Heritage:	Designated
Property Address:	220 ROBERT ST	Community:	Toronto
Legal Description:	PLAN D10 PT LOT 31 PT LOT 32		

PURPOSE OF THE APPLICATION:

To alter the existing 2 1/2-storey semi-detached dwelling by constructing a rear third-storey addition and a basement walkout.

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

- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 1.0 times the area of the lot (175.84 m²).
The altered dwelling will have a floor space index equal to 1.34 times the area of the lot (235.2 m²).
- Chapter 10.10.40.70.(4)(B), By-law 569-2013**
The minimum required side yard setback for a semi-detached house is 0.45 m.
The altered semi-detached house will be located 0.0 m from the south side lot line.
- Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (28.23 m²), of the rear yard is required to be maintained as soft landscaping.
In this case, 18.4% (10.4 m²), of the rear yard will be maintained as soft landscaping.
- Chapter 10.5.60.20.(3)(C)(iii), By-law 569-2013**
The minimum required setback for an ancillary building or structure in a rear yard is 0.3 m.
The ancillary building or structure will be located 0.1 m from the side lot line.
- 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 (175.84 m²).
The altered semi-detached dwelling will have a residential gross floor area equal to 1.34 times the area of the lot (235.2 m²).
- Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback is 0.45 m.
The altered semi-detached dwelling will be located 0.0 m from the south side lot line, measured from the third-floor addition.
- Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted building depth is 17.0 m.
The altered semi-detached dwelling will have a building depth of 18.65 m measured from the main front wall to the rear third floor deck.

13. 65 HAMMERSMITH AVE

File Number:	A1128/16TEY	Zoning	(ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	65 HAMMERSMITH AVE	Community:	Toronto
Legal Description:	PLAN M490 S PT LOT 87		

PURPOSE OF THE APPLICATION:

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

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 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 (160.26 m²).

The altered detached house will have a floor space index equal to 0.77 times the area of the lot (178.71 m²).

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

Additions to the rear of a detached house erected before October 15, 1953, or to a converted house are permitted provided the residential gross floor area does not exceed 0.69 times the area of the lot (160.26 m²).

The altered detached house will have a residential gross floor area equal to 0.77 times the area of the lot (178.71 m²).

14. 31 SUMMERHILL AVE

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

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted floor space index is 0.6 times the area of the lot (267.64 m²).

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

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

The maximum permitted gross floor area is 0.6 times the area of the lot (267.64 m²).

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

15. 591 DUNDAS ST E (51 WYATT AVE)

File Number:	A1276/16TEY	Zoning	R4A (Waiver)
		Ward:	Toronto Centre-Rosedale (28)
		Heritage:	Not Applicable
Property Address:	591 DUNDAS ST E (51 WYATT AVE)	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 development scheme for a four-storey youth centre (Dixon Hall) by reducing the required number of parking and loading spaces.

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

- 1. Section 4(5), By-law 438-86**
A minimum of 5 parking spaces are required to be provided for a community centre.
In this case, no parking spaces will be provided on-site.
- 2. Section 4(6)(b), By-law 438-86**
A minimum of one Type B loading space is required to be provided on-site.
In this case, no Type B loading space will be provided on-site.

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

16. 31 SANDFORD AVE

File Number:	A1129/16TEY	Zoning	R (d0.6)(x741) & R2 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	31 SANDFORD AVE	Community:	Toronto
Legal Description:	PLAN E 404 LOT N 10 PLAN E13 PT LOT 48		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling by constructing a front and rear third storey addition and a rear third storey deck.

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

Chapter 10.10.40.10.(2)(A), 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 9.42 m.

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 and for attached structures.

The altered semi-detached dwelling will be located 0 m from the east side lot line.

17. 241 GREENWOOD AVE

File Number:	A1130/16TEY	Zoning	R2 Z0.6 & MCR T2.0 C1.0 R2.0 (PPR)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	241 GREENWOOD AVE	Community:	Toronto
Legal Description:	PLAN 386E PT LOTS 3 & 4 RP 63R4048 PART 6		

PURPOSE OF THE APPLICATION:

To alter a two-storey semi-detached dwelling containing two dwelling units by maintaining a two-storey rear addition and ground level deck built without a permit.

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

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 (18.30 m²). The residential gross floor area of the altered dwelling will be 1.05 times the area of the lot (32.16 m²).

18. 32 BRACONDALE HILL RD

File Number:	A1131/16TEY	Zoning	RD(f12.0; d0.35)(x1389) & R1 Z0.35 (WAIVER)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	32 BRACONDALE HILL RD	Community:	Toronto
Legal Description:	PLAN D1366 LOT 50		

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted floor space index of a detached dwelling is 0.35 times the area of the lot (156.08 m²).

The altered detached dwelling will have a floor space index equal to 0.672 times the area of the lot (299.83 m²).

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

A minimum of 50% (89.92 m²) of the rear yard must be maintained as soft landscaping.

In this case, 35% (63.16 m²) of the rear yard will be maintained as soft landscaping.

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

The maximum permitted gross floor area of a detached dwelling is 0.35 times the area of the lot (156.08 m²).

The altered detached dwelling will have a gross floor area equal to 0.672 times the area of the lot (299.83 m²).

19. 12 EUCLID AVE

File Number:	A1133/16TEY	Zoning	R4 Z1.0 (ZZC)
		Ward:	Trinity-Spadina (19)
Property Address:	12 EUCLID AVE	Heritage:	Not Applicable
Legal Description:	CON 1 FB PT PARKL 20	Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing two-storey row house/townhouse containing 2 dwelling units by converting the dwelling into three-units.

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

- 1. Chapter 150.10.20.1(3), By-law 569-2013**
A maximum of one secondary suite is permitted in a townhouse/row house.
In this case, two secondary suites will be in the townhouse/ row house.
- 2. 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.
- 3. Chapter 150.10.40.40.(3), By-law 569-2013**
A secondary suite is a permitted use provided that if there is more than one secondary suite, the average interior floor area for the dwelling unit and every secondary suite is at minimum 65.0 m².
In this case, the average interior floor area for the townhouse with two secondary suites is 64.0 m².
- 1. Section 6(2) 1(iv), By-law 438-86**
The average of the floor areas of the dwelling units in a building being altered or converted containing more than two dwelling units is 65.0 m².
In this case, the average floor area of the units will be 64.0 m².
- 2. Section 2(1), By-law 438-86**
A maximum of two dwelling units are permitted in a row house/townhouse.
In this case, the row house/townhouse will have three dwelling units.
- 3. Section 4(4)(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.

20. 9 MORTIMER AVE

File Number:	A1134/16TEY	Zoning	RS & R2A (PPR)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	9 MORTIMER AVE	Community:	Toronto
Legal Description:	PLAN M439 LOT 104		

PURPOSE OF THE APPLICATION:

To alter the existing single family detached dwelling by constructing a second storey addition and two-storey additions at the front and rear. A covered porch will be constructed at the front, and a partially covered deck will be constructed at the rear. A parking space will be located in the rear yard.

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 0.30 m to a lot line.
The eaves will be 0.12 m from the east side lot line.
 - Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 8.22 m.
The front yard setback will be 6.34 m.
 - Chapter 10.40.40.10.(1) (A), By-law 569-2013**
The maximum permitted height of a building or structure is 8.5 m.
The height of the building will be 9.0 m.
 - Chapter 10.5.40.60.(2) (B)(i), By-law 569-2013**
A canopy, awning or similar structure not covering a platform and located in a rear yard may encroach into a required building setback, if it is no closer to a side lot line than the minimum required side yard setback which is 0.72 m on the east side.
The rear canopy will be located 0.6 m from the east side lot line.
-
- Section 7.5.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The proposed building height will be 9.0 m.
 - Section 5.6 (c), By-law 6752**
Eaves and gutters may project into a required side yard to a maximum of 0.46 m.
The eaves and gutters will be projecting 0.48 m into the required east side yard.
 - Section 7.1.4.(1)(a), By-law 6752**
The minimum required driveway width is 2.6 m.
The driveway width will be 2.01 m.

4. Section 5.6 (a)(i), By-law 6752

Eaves and gutters may project beyond the main front wall or the main rear wall to a maximum of 0.61 m.

The eaves and gutters along the front and rear walls will be projecting 0.76 m beyond the main front and rear walls.

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

An unenclosed porch, platform or deck which does not exceed 1.2 m in height above existing grade may project beyond a main rear wall of a dwelling to a maximum of 3.6 m.

The rear deck will be projecting 5.03 m beyond the rear wall.

21. 449 WELLESLEY ST E

File Number:	A1135/16TEY	Zoning	R(d1.0)(x851) & R3 Z1.0 (ZZC)
		Ward:	Toronto Centre-Rosedale (28)
		Heritage:	Designated
Property Address:	449 WELLESLEY ST E	Community:	Toronto
Legal Description:	YORK CON 1 FTB PT LOT 16 PT PARK LOT 1		

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted floor space index of a semi-detached dwelling is 1.0 times the area of the lot (157.28 m²).

The altered dwelling will have a floor space index equal to 1.186 times the area of the lot (186.59 m²).

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

The maximum permitted gross floor area of a semi-detached dwelling is 1.0 times the area of the lot (157.28 m²).

The altered dwelling will have a gross floor area equal to 1.186 times the area of the lot (186.59 m²).

22. 64 COLIN AVE

File Number:	A1137/16TEY	Zoning	RD & R1 Z0.6 (PPR)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	64 COLIN AVE	Community:	Toronto
Legal Description:	PLAN 489E LOT 169		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling.

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 9.0 m.
The height of the new three-storey house will be 9.81 m.
- 2. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17.0 m.
The new building length will be 22.10 m.
- 3. Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19.0 m.
The building depth will be 22.10 m.
- 4. Chapter 10.10.40.40.(1) (A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (297.0 m²).
The floor space index of the new dwelling will be 0.71 times the area of the lot (351.0 m²).
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (297.0 m²).
The residential gross floor area of the new dwelling will be 0.7 times the area of the lot (351.0 m²).
- 2. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback is 7.5 m for that portion of the building not exceeding 17.0 m in depth.
The north side lot line setback will be 0.9 m and the south side lot line setback will be 0.9 m.

23. 137 ROXBOROUGH DR

File Number:	A1138/16TEY	Zoning	RD & R1 Z0.6 (PPR)
		Ward:	Toronto Centre-Rosedale (27)
Property Address:	137 ROXBOROUGH DR	Heritage:	Designated
Legal Description:	PLAN 321 E LT 14	Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter an existing three-storey detached dwelling by constructing a three-storey rear addition and a rear garage.

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 10.0 m.
The height of the roof extension will be 10.26 m.
- 2. Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19.0 m.
The building depth will be 24.42 m.
- 3. Chapter 10.20.40.20(1), By-law 569-2013**
The maximum permitted building length is 17.0 m.
The building length will be 22.69 m.
- 1. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback is 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.
For the 5.69 m portion of the dwelling exceeding 17.0 m in building depth the west side lot line setback will be 1.49 m and the east side lot line setback will be 3.29 m.

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

24. 120 WESTMORELAND AVE

File Number:	A1139/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	120 WESTMORELAND AVE	Community:	Toronto
Legal Description:	PLAN 622 BLK L PT LOTS 1 & 2		

PURPOSE OF THE APPLICATION:

To construct a new rear two-storey detached ancillary building containing storage space and a study to replace the existing rear two-storey detached ancillary building.

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

- 1. Chapter 10.5.60.40.(3), By-law 569-2013**
An ancillary building or structure is permitted a maximum height of one storey.
The rear detached ancillary building will have a height of two storeys.
- 2. Chapter 10.5.60.20.(2)(C), By-law 569-2013**
The minimum required rear yard setback for ancillary buildings or structures is 0.3 m.
The rear detached ancillary building will be located 0.03 m from the west rear lot line.
- 3. Chapter 10.5.60.20.(3)(C)(iii), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure in a rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.
The rear detached ancillary building will be located 0.03 m from the north side lot line and 0.03 m from the south side lot line.
- 4. Chapter 10.5.60.40.(2)(B), By-law 569-2013**
The maximum permitted height of an ancillary building is 4.0 m.
The rear detached ancillary building will have a height of 4.27 m.
- 5. 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 m².
The rear detached ancillary building will have a floor area of 70.57 m².
- 6. 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 area of the lot (12.96 m²).
The rear detached ancillary building will have a lot coverage of 17% of the area of the lot (44.12 m²).
- 7. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (53.34 m²) of the rear yard must be maintained as soft landscaping.
In this case, 24% (26.04 m²) of the rear yard has been maintained as soft landscaping.

- 1. 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 m.
The rear detached accessory structure will be located 0.03 m from the north side lot line, 0.03 m from the south side lot line, and 0.03 m from the west rear lot line.
- 2. Section 4(2)(d), By-law 438-86**
The maximum permitted height of an accessory structure is 4.0 m.
The rear detached accessory structure will have a height of 4.27 m.
- 3. Section 6(3) Part I 2, By-law 438-86**
An accessory building is permitted a maximum floor area no greater than 5% of the lot area (12.96 m²).
The rear detached accessory building will have a gross floor area equal to 17% of the lot area (70.57 m²).
- 4. Section 6(3) Part II 7(II) A, By-law 438-86**
The minimum required setback of an accessory structure to an adjacent residential building is 4.5 m.
The rear detached accessory structure will be located 3.2 m from the north adjacent residential building, 122 Westmoreland Avenue.
- 5. Section 6(3) Part III 1(A), By-law 438-86**
A minimum of 30% of the lot area (77.76 m²) shall be landscaped open space.
In this case, 27 % of the lot area (69.92 m²) will be landscaped open space.

25. 120 ADELAIDE ST W

File Number:	A1140/16TEY	Zoning	CR T12.0 C8.0 R11.7 (WAIVER)
		Ward:	Toronto Centre-Rosedale (28)
		Heritage:	Not Applicable
Property Address:	120 ADELAIDE ST W	Community:	Toronto
Legal Description:	PLAN PT TOWN LOT 7 S/S RICHMOND ST W PT LOT 8 N/S ADELAIDE ST W RP 63R4821 PARTS 6 AND 8		

PURPOSE OF THE APPLICATION:

To facilitate the recladding of the existing office building and a reconfiguration of Open Space on the lot to facilitate new directory signage and new restaurant patio spaces.

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

- 1. Section 1(6), By-law 875-2000**
The maximum permitted total non-residential gross floor area of all buildings on the lot is 211,500 m².
The altered buildings will have a total non-residential gross floor area on the lot will be 226,344 m².
- 2. Section 1(7), By-law 875-2000**
The area delineated on Plan 3 as open space shall be used for no other purpose than an open recreation area, accessible to the public, except for those area used for non-profit daycare facility and shall contain no structure other than vents or access to the underground non-residential uses or ornamentation provided in accordance with a public art program or landscaping pursuant to Section 41 of the Planning Act.
The open recreation area will be located in the area delineated as open space on the revised Plan 3 and shall allow signage having a floor area of not more than 1.0 m² to be installed in the open space area shown on Plan 3 in accordance with Toronto Municipal Code Chapter 694. (Please see attached Revised Plan 3)

26. 620 CLINTON ST

File Number:	A1141/16TEY	Zoning	R(d0.6) & R2 Z0.6 (ZZC)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	620 CLINTON ST	Community:	Toronto
Legal Description:	PLAN 991 BLK E LOT 123		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with rear ground and third floor decks, a front porch, and a rear detached two-car garage.

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

- Chapter 10.10.40.10.(1), By-law 569-2013**
The maximum permitted building height is 10.0 m.
The new detached dwelling will have a height of 10.3 m.
- Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (21.67 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 32.3% (9.8 m²) of the required front yard landscaped open space will be in the form of soft landscaping.
- 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 0.05 m from the north side lot line.
- Chapter 10.10.40.70.(4)(D), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The new detached dwelling will be located 0.0 m from the north and south side lot lines.
- 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 (147.31 m²).
The new detached dwelling will have a floor space index equal to 0.98 times the area of the lot (234.0 m²).
- Chapter 10.5.60.70.(1), By-law 569-2013**
The area of the lot covered by all ancillary buildings and structures may not exceed 10% of the lot area (24.5 m²).
The rear garage will have a lot coverage of 20.35% (49.92 m²).

7. **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 rear trellis will encroach 1.5 m beyond the rear deck it is covering.
8. **Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0.0 m from the south side lot line.
9. **Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.5 m for 60% of their length.
The height of the front exterior main walls will slope upward at a 20% slope between 9.0 m and 10.3 m for 100% of their length.
10. **Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.5 m for 60% of their length.
The height of the rear exterior main walls will slope upward at a 20% slope between 9.0 m and 10.3 m for 100% of their length.
1. **Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10.0 m.
The new detached dwelling will have a height of 10.25 m.
2. **Section 6(3) Part III 3(d)(i)(D), By-law 438-86**
A minimum of 75% (21.67 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 32.3% (9.8 m²) of the required front yard landscaped open space will be in the form of soft landscaping.
3. **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 (147.31 m²).
The new detached dwelling will have a gross floor area equal to 0.98 times the area of the lot (234 m²).
4. **Section 6(3) Part II 3(II), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that contains openings is 1.2 m.
The new detached dwelling will be located 0.84 m from the side wall of the south adjacent building (618 Clinton Street).
5. **Section 6(3) Part II 3.E(I), By-law 438-86**
The minimum required side lot line setback of a detached dwelling is 0.45 m where the side wall contains no openings.
The new detached dwelling will be located 0.0 m from the north and south side lot lines.

27. 362 LANSDOWNE AVE

File Number:	A1142/16TEY	Zoning	R(d0.6) & R2 Z0.6 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	362 LANSDOWNE AVE	Community:	Toronto
Legal Description:	PLAN 843 PT LOT 7		

PURPOSE OF THE APPLICATION:

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

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 10.12 m.
- 2. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 9.95 m.
- 3. 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 17.37 m.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (131.52 m²).
The altered detached dwelling will have a floor space index equal to 1.01 times the area of the lot (222.4 m²).
- 5. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (29.69 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 74.2% (29.64 m²) of the required front yard landscaped open space will be in the form of soft landscaping.
- 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 that faces the street.
- 1. Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10.0 m.
The altered detached dwelling will have a height of 10.17 m.

- 2. 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 17.37 m.
- 3. 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 (131.52 m²).
The altered detached dwelling will have a gross floor area equal to 1.01 times the area of the lot (222.4 m²).
- 4. Section 6(3) Part II 3.F(I)(2), By-law 438-86**
The minimum required side lot line setback of a detached dwelling is 1.2 m where the side wall contains openings.
The altered detached dwelling will be located 0.62 m from the south side lot line.
- 5. Section 6(3) Part II 3.F(I)(1)(A), By-law 438-86**
The minimum required side lot line setback of a detached dwelling is 0.45 m where the side wall contains no openings.
The altered detached dwelling will be located 0.32 m from the north side lot line.
- 6. Section 6(2) 1(iii)(A), By-law 438-86**
A converted dwelling is permitted, provided there is no exterior alteration or addition to the front main wall of the dwelling.
In this case, the additions will alter the front main wall of the dwelling
- 7. Section 6(2), 1(iii)A, By-law 438-86**
The maximum permitted floor space of an addition to a converted house is 0.15 times the area of the lot (32.88 m²) and only one addition may be erected either at the time of conversion or thereafter.
The additions will have an area equal to 0.34 times the area of the lot (73.76 m²) and more than one addition will be constructed at the time of conversion.
- 8. Section 6(2) 1(v), By-law 438-86**
A converted dwelling is permitted provided that there is no substantial change in the appearance of the dwelling as the result of the conversion.
In this case, substantial change will occur in the appearance of the dwelling.

28. 24 OSWALD CRES

File Number:	A1143/16TEY	Zoning	R2 Z0.6 & R(d0.6)(x931) (WAIVER)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	24 OSWALD CRES	Community:	Toronto
Legal Description:	PLAN 1789 PT LOT 122		

PURPOSE OF THE APPLICATION:

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

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 (176.3 m²).
The new dwelling will have a floor space index equal to 0.73 times the area of lot (214.5 m²).
- 2. Chapter 10.10.40.10. (1) (A), By-law 569-2013**
The maximum permitted height is 9.0m.
The new dwelling will have a height of 9.3m.
- 3. Chapter 10.10.80.40 (1, By-law 569-2013**
An integral garage is not permitted in a building on a lot with a frontage of less than 7.62m if the vehicle access to the garage is located in a wall facing the front lot line.
The new dwelling will have an integral garage facing the east front lot line.
- 4. Section 9(5), By-Law 1676-2013**
A minimum of 10m² of the first floor must be within 4.0 m of the front main wall.
In this case, 1.55m² of the first floor will be within 4.0 m of the front main wall.
- 5. Section 6(3) Part I, By-law 438-86**
The maximum permitted floor space index is 0.6 times the area of the lot (176.3 m²).
The new dwelling will have a floor space index equal to 0.73 times the area of lot (214.5 m²).

29. 26 GLEN STEWART AVE

File Number:	A1144/16TEY	Zoning	Rd (d0.35)(x961) & R1 Z0.35 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	26 GLEN STEWART AVE	Community:	Toronto
Legal Description:	PLAN M467 PT LOTS 80 AND 81		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear 3-storey addition.

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

- 1. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
The minimum required rear yard soft landscaping area is 50% (41.54 m²).
The rear yard soft landscaping area is 41.32% (34.33 m²).
 - 2. 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 (91.04 m²).
The altered dwelling will have a floor space index equal to 0.87 times the area of the lot (227.32 m²).
 - 3. Chapter 10.5.60.20.(5)(A), By-law 569-2013**
The minimum required rear yard setback for an ancillary building or structure containing a parking space where the rear lot line abuts a lane and vehicle access to the parking space in the ancillary building is from the lane is 1.0 m.
In this case, the rear yard setback for the ancillary building will be 0.26 m.
 - 4. Chapter 10.5.60.70.(1), By-law 569-2013**
The maximum permitted lot coverage for an ancillary building or structure is 10% of the lot area (26.01 m²).
In this case, the ancillary building will have a lot coverage equal to 13.3% of the lot area (34.83 m²).
 - 5. Chapter 200.5.1.10.(2)(A), By-law 569-2013**
The minimum required dimensions for a parking space are 3.2 m in width, 5.6 m in length and 2.0 m in vertical clearance.
In this case, the parking space located within the carport will have a width of 2.85 m and a length of 4.57 m, and the parking space located within the garage will have a length of 4.12 m.
- 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 (91.04 m²).
The altered dwelling will have a gross floor area equal to 0.87 times the area of the lot (227.32 m²).
 - 2. Section 6(3) Part I 2, By-law 438-86**
The maximum permitted floor area of an accessory structure is equal to 5% of the area of the lot (13.01 m²).
The accessory structure will have a floor area equal to 13.3% of the lot area (34.83 m²).

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

The minimum required setback for an accessory structure is 3.0 m from all lot lines.

In this case, the accessory structure will be located 0.0 m from east side lot line, 1.0 m from the west side lot line and 0.26 m from the rear lot line.

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

The minimum required dimensions for a parking space are 3.2 m in width, 5.6 m in length and 2.0 m in vertical clearance.

In this case, the parking space located within the carport will have a width of 2.85 m and a length of 4.57 m, and the parking space located within the garage will have a length of 4.12 m.

30. 42 HOYLE AVE

File Number:	A1145/16TEY	Zoning	R (d0.6)(x930) & R2 Z0.6 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	42 HOYLE AVE	Community:	Toronto
Legal Description:	PLAN 694 BLK Q PT LOT 17		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with a below grade integral garage, a rear basement walkout, and a rear ground floor deck.

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

- 1. 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 m.
The height of the side exterior main walls facing a side lot line will be 7.5 m.
 - 2. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17 m.
The new detached dwelling will have a depth of 18.2 m.
 - 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (250.73 m²).
The new detached dwelling will have a floor space index equal to 0.69 times the area of the lot (287.36 m²).
 - 4. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0 m from the north side lot line.
- 1. Section 6(3) Part IV 3(II), By-law 438-86**
An integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line is not permitted.
The new detached dwelling will have an integral below grade garage.
 - 2. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (250.73 m²).
The new detached dwelling will have a gross floor area equal to 0.69 times the area of the lot (287.36 m²).

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 1.2 m portion of the new detached dwelling, exceeding the 17.0 m depth, will be located 0.46 m from the north and south side lot line.

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

The minimum required setback from the side wall of an adjacent building that contains openings is 1.2 m.

The new detached dwelling will be located 0.95 m from the side wall of the south adjacent building, 40 Hoyle Avenue.

31. 96 KINGS PARK BLVD

File Number:	A1146/16TEY	Zoning	RS & R2A (PPR)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	96 KINGS PARK BLVD	Community:	Toronto
Legal Description:	PLAN M484 LOT 796 PT LOTS 795 AND 797 N MACLEAN BLVD PT LOTS 763 TO 765		

PURPOSE OF THE APPLICATION:

To construct a second floor addition and a rear second storey addition.

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

- Chapter 10.40.40.70.(3) (A), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The west side yard setback will be 0.35 m.
- Chapter 10.40.40.70.(3) (A), By-law 569-2013**
The maximum permitted building length for a detached house is 17.0 m.
The building length will be 17.89 m.
- 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 eaves will project 0.16 m and are 0.15 m from the west side lot line.
- Section 7.5.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The building length will be 17.89 m.
- Section 7.5.3, By-law 6752**
The minimum required side yard setback is 0.60 m.
The west side yard setback will be 0.35 m.
- Section 7.1., By-law 6752**
The minimum required driveway width is 2.6 m.
In this case the proposed driveway width will be 2.11 m.

32. 50 LIPPINCOTT ST

File Number:	A1147/16TEY	Zoning	R(f4.5; d1.0)(x847) & R3 Z1.0 (ZZC)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	50 LIPPINCOTT ST	Community:	Toronto
Legal Description:	PLAN 314 PT LOT 17 PT LOT 18		

PURPOSE OF THE APPLICATION:

To construct a new three-storey townhouse with a front third storey deck and a south side basement walkout.

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

- 1. Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 14.0 m.
The new townhouse will have a depth of 19.74 m.
- 2. Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The new townhouse will be located 0.0 m from the north and south side lot lines.
- 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 south side stairs will be located 0.0 m from the south side lot line.
- 4. Chapter 10.10.40.80.(1), 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 facing 48 Lippincott Street will be 1.2 m, and facing 52 Lippincott Street will be 1.1 m.
- 5. 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 <platform> is higher than the level of the floor of the storey from which it gains access.
- 1. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a townhouse is 14.0 m.
The new townhouse will have a depth of 19.47 m.

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 new townhouse will be located 0.0 m from the side wall of the north and south adjacent buildings.

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

The minimum required setback from the side wall of an adjacent building that contains openings is 1.2 m.

The new townhouse will be located 1.1 m from the side wall of the north adjacent building (52 Lippincott Street).

33. 63 SPENCER AVE

File Number:	A1148/16TEY	Zoning	R (d2.0)(x811) & R3 Z2.0 (ZZC)
		Ward:	Parkdale-High Park (14)
		Heritage:	Not Applicable
Property Address:	63 SPENCER AVE	Community:	Toronto
Legal Description:	PLAN 431 PT LOT 76		

PURPOSE OF THE APPLICATION:

To convert the existing residential building and the existing coach house into residential care facilities.

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

- 1. Chapter 10.10.20.10.(1), By-law 569-2013**
A residential care home is not a permitted use.
In this case, the existing residential building and the existing coach house will be converted into a residential care facility.
- 2. Chapter 10.5.40.71.(4)(B)(i), By-law 569-2013**
The minimum required building setback from a side lot line is 3.75 m,
The converted building will be located 0.71 m from the south side lot line running parallel to the front lot line.
- 1. Section 6(3) Part II 3.G, By-law 438-86**
The minimum required side yard setback is 7.5 m.
The converted building will be located 0.71 m from the south side lot line running parallel to the front lot line and 4.7 m from the north side lot line.
- 2. Section 6(3) Part III 1(A), By-law 438-86**
A minimum of 30% (209.031 m²) of the lot is required to be landscaped open space.
In this case, (195.0 m²) of the lot will be maintained to be landscaped open space.

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

34. 76 WILSON PARK RD

File Number:	A1149/16TEY	Zoning	R (d1.0)(x313) & R2 Z1.0 (ZZC)
		Ward:	Parkdale-High Park (14)
		Heritage:	Not Applicable
Property Address:	76 WILSON PARK RD	Community:	Toronto
Legal Description:	PLAN 731Y PT LOTS 14 & 15		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey detached dwelling by enlarging the third floor and constructing a rear third floor deck.

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

- 1. Chapter 10.5.40.71.(3), By-law 569-2013**
The minimum required setback for any addition or extension above a lawfully existing building or structure is the minimum building setback from the respective lot line, which in this case, is 0.86 m. The third floor addition will be setback 0.41 m from the south lot line.
- 2. Chapter 10.10.40.10.(1)(B), By-law 569-2013**
The maximum permitted building or structure height is 10.0 m. The altered dwelling will have a height of 10.44 m.
- 3. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.5 m. In this case, the height of front exterior main wall of the altered dwelling will be 10.44 m.
- 1. 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 R2 district is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings. The third floor addition will be located 0.0 m from the north side lot line.
- 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 dwelling not exceeding a depth of 17 m and where the side wall contains openings is 0.9 m. The third floor addition will be located 0.41 m from the south side lot line.
- 3. Section 6(3) Part II 3(II), By-law 438-86**
The minimum required side lot line setback from the side wall of an adjacent building that contains openings is 1.2 m. The third floor addition will be located 0.9 m from the side wall of the adjacent building to the south.

4. **Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10.0 m.
The altered dwelling will have a height of 10.44 m.

35. 73 HAZELTON AVE

File Number:	A1150/16TEY	Zoning	R (f5.0; d1.0)(x860) & R3 Z1.0 (ZZC)
		Ward:	Toronto Centre-Rosedale (27)
Property Address:	73 HAZELTON AVE	Heritage:	Designated
Legal Description:	PLAN 358 PT LOTS 24 & 25	Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse/rowhouse by constructing a rear three-storey addition, a rear two-storey addition, a rear one-storey addition with rooftop deck, and a rear semi-detached garage.

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

- 1. Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted depth of a townhouse/rowhouse is 14.0 m.
The altered townhouse/rowhouse will have a depth of 20.12 m.
- 2. Chapter 10.10.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered townhouse/rowhouse will be located 0.15 m from the south side lot line, and 0.0 m from the north side lot line.
- 1. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a townhouse/rowhouse is 0.45 m where the side wall contains no openings.
The altered townhouse/rowhouse will be located 0.15 m from the south side lot line, and 0.0 m from the north side lot line.
- 2. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a townhouse/rowhouse is 14.0 m.
The altered townhouse/rowhouse will have a depth of 20.12 m.
- 3. Section 12(2) 322(ii)(a), By-law 438-86**
No person shall erect or use a building or structure on any lot within the Yorkville Triangle with a front lot line on Hazelton Avenue, where the building or structure has a depth greater than 17.0 m.
The altered townhouse/rowhouse will have a depth of 20.12 m.
- 4. Section 12(2) 322(ii)(b), By-law 438-86**
No person shall erect or use a building or structure on any lot within the Yorkville Triangle with a front lot line on Hazelton Avenue, where the height of the building or structure is greater than 7.0 m for any portion of the building or structure having a depth greater than 14 m.
In this case, the portion of the altered townhouse/rowhouse exceeding a depth of 14 m, will have a height of 7.28 m.

36. 88 GLENROSE AVE

File Number:	A1151/16TEY	Zoning	R (u2; d0.6) (x728) & R1S Z0.6 (ZZC)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Not Applicable
Property Address:	88 GLENROSE AVE	Community:	Toronto
Legal Description:	PLAN 719 PT LOT 215 PLAN 770E PT LOT 2 RP 64R14300 PART 2		

PURPOSE OF THE APPLICATION:

To enclose the existing third floor porch which was constructed without a building permit.

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

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

The maximum permitted floor space index is 0.6 times the area of the lot (188.35 m²).

The altered dwelling will have a floor space index equal to 0.96 times the area of the lot (300.15 m²).

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

The maximum permitted gross floor area is 0.6 times the area of the lot (188.35 m²).

The altered dwelling will have a gross floor area equal to 0.96 times the area of the lot (300.15 m²).

37. 283 INGLEWOOD DR

File Number:	A1152/16TEY	Zoning	RD (f12.0;d0.6)(x1430) & R1 Z0.6 (ZZC)
		Ward:	Toronto Centre-Rosedale (27)
Property Address:	283 INGLEWOOD DR	Heritage:	Not Applicable
Legal Description:	PLAN 1116 LOT 46 PT LOT 45	Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing rear detached garage by converting it to an ancillary building to be used as an entertainment area and by constructing a new side storage space addition.

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

- 1. Chapter 10.5.60.20.(3)(C)(iii), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure located in the rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.
The rear ancillary building will be located 0.15 m from the west side lot line.
- 2. Chapter 10.5.60.60.(1), By-law 569-2013**
The permitted maximum projection of the roof eaves of an ancillary building into the minimum building setback is 0.3 m if the eaves are no closer to a lot line than 0.15 m.
The eaves of the rear ancillary building will be located 0.05 m from the west side lot line and 0.07 m from the north rear lot line.
- 1. 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 accessory structure will be located 0.15 m from the west side lot line, 0.37 m from the north rear lot line, and the lattice structure will be located 2.25 m from the west side lot line.
- 2. Section 6(3) Part I 2, By-law 438-86**
An accessory building is permitted a maximum floor area no greater than 5% of the lot area (36.53 m²).
The rear accessory building will have a gross floor area equal to 6.35% of the lot area (46.42 m²).

38. 12 CLAREMONT ST

File Number:	A1153/16TEY	Zoning	R & R4 Z1.0 (PPR)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	12 CLAREMONT ST	Community:	Toronto
Legal Description:	PLAN 75 PT LOTS 8 & 9		

PURPOSE OF THE APPLICATION:

To construct a two-storey addition to the existing detached one-storey dwelling; and, to convert the existing single family dwelling to a converted house with two 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 rear yard setback will be 3.44 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 7.50 m.
The height of the side exterior main walls facing a side lot line will be 9.72 m.
- 3. Chapter 10.10.40.10.(1), By-law 569-2013**
The maximum permitted height of a building is 10.00 m.
The height of the building will be 10.03 m.
- 4. Chapter 10.10.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 1.00 times the area of the lot (141.24 m²).
The floor space index will be 1.33 times the area of the lot (188.12 m²).
- 1. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.50 m.
The rear yard setback will be 3.44 m.
- 2. Section 4(2) (a), By-law 438-86**
The maximum permitted building height is 10.00 m.
The altered building height will be 10.03 m.
- 3. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 1.00 times the area of the lot (141.24 m²).
The residential gross floor area of the altered building will be 1.33 times the area of the lot (188.12 m²).

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

A converted house is a permitted use provided an addition to a part (other than to the front wall and, in the case of a corner lot, other than to the side of the house facing the flanking street) of the exterior either of the above mentioned buildings or structures, provided the increase in residential gross floor area does not exceed 0.15 times the area of the lot (21.19 m²).

The two storey addition increases the residential gross floor area by 0.82 times the area of the lot (115.58 m²).

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

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

In this case the proposed two storey addition will be a substantial change to the appearance of the dwelling.

6. Section 6(2) 1.(vi), By-law 438-86

A converted house is a permitted use provided the residential gross floor area of the dwelling unit to be created, including any floor area below grade, is less than the residential gross floor area of the remaining dwelling unit in this case 78.63 m².

The gross floor area of the secondary suite will be 188.11 m².

39. 2 SPRINGDALE BLVD

File Number:	A0744/16TEY	Zoning	RS (f10.5;a325;d0.75)(x312) & R2A (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	2 SPRINGDALE BLVD	Community:	East York
Legal Description:	PLAN M515 PT LOT 23 PT LOT 24		

PURPOSE OF THE APPLICATION:

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

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

1. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of two parking spaces are required to be provided.
In this case, one parking space will be provided.
2. **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 2.13 m in width.
1. **Section 7.5.3, By-law 6752**
A minimum of two parking spaces are required to be provided.
In this case, one parking space will be provided.
2. **Section 5.40, By-law 6752**
The required parking space must have a minimum width of 3.2 m.
The parking space will measure 2.13 m in width.