

**COMMITTEE OF ADJUSTMENT
AGENDA
TORONTO EAST YORK PANEL****Hearing Date:** April 26, 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.	A1227/16TEY	68 MCGILL ST	Toronto Centre-Rosedale (27)
3.	A1285/16TEY	20 MILLINGTON ST	Toronto Centre-Rosedale (28)
4.	A1286/16TEY	22 WHITAKER AVE	Trinity-Spadina (19)
5.	A1287/16TEY	197 POPLAR PLAINS RD	St. Paul's (22)
6.	A1288/16TEY	22 FIELDING AVE	Toronto-Danforth (29)
7.	A1289/16TEY	351 MANNING AVE	Trinity-Spadina (19)
8.	A1290/16TEY	27 SPARKHALL AVE	Toronto-Danforth (30)
9.	A1291/16TEY	189 QUEENSDALE AVE	Beaches-East York (31)
10.	A1292/16TEY	454 WINNETT AVE	St. Paul's (21)
11.	A1297/16TEY	109 ATLANTIC AVE	Trinity-Spadina (19)
12.	A1298/16TEY	58 BELLHAVEN RD	Beaches-East York (32)
13.	A1299/16TEY	363 CONCORD AVE	Trinity-Spadina (19)

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

File Number	Property	Community (Ward)
14. A1300/16TEY	221 TORRENS AVE	Toronto-Danforth (29)
15. A0001/17TEY	88 DRAYTON AVE	Beaches-East York (32)
16. A0002/17TEY	398-400 COLLEGE ST	Trinity-Spadina (20)
17. A0003/17TEY	155 ROXBOROUGH ST E	Toronto Centre-Rosedale (27)
18. A0004/17TEY	174 INDIAN GRV	Parkdale-High Park (14)
19. A0005/17TEY	45 LEE AVE	Beaches-East York (32)
20. A0006/17TEY	321 LESLIE ST	Toronto-Danforth (30)
21. A0007/17TEY	367 MARGUERETTA ST	Davenport (18)
22. A0008/17TEY	8 NORWAY AVE	Beaches-East York (32)

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

File Number	Property	Community (Ward)
23. A0009/17TEY	180 SORAUREN AVE	Parkdale-High Park (14)
24. A0010/17TEY	25 KENWOOD AVE	St. Paul's (21)
25. A0011/17TEY	11 ELLSWORTH AVE	St. Paul's (21)
26. A0012/17TEY	1100-1110 DUPONT ST	Davenport (18)
27. A0060/17TEY	49 LEE AVE	Beaches-East York (32)
28. A0014/17TEY	36 GLEN CEDAR RD	St. Paul's (21)
29. A0015/17TEY	12 CROYDON RD	St. Paul's (21)
30. A0016/17TEY	40 PARKVIEW HILL CRES	Beaches-East York (31)
31. A0017/17TEY	17 GORE ST	Trinity-Spadina (19)
32. A0018/17TEY	28 SPRINGDALE BLVD	Toronto-Danforth (29)

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

File Number	Property	Community (Ward)
33. A0019/17TEY	348 WALMER RD	St. Paul's (21)
34. A0020/17TEY	69 NORTHBROOK RD	Toronto-Danforth (29)
35. A0021/17TEY	7 RELMAR GDNS	St. Paul's (21)
36. A0022/17TEY	319 RICHVIEW AVE	St. Paul's (21)
37. A0023/17TEY	37 GLEN AMES	Beaches-East York (32)
38. A1222/16TEY	376R DUFFERIN ST	Parkdale-High Park (14)
39. A0284/17TEY	360 DUFFERIN ST	Parkdale-High Park (14)
40. A0902/16TEY	170 EASTERN AVE	Toronto Centre-Rosedale (28)
41A B0094/16TEY	263 GAMBLE AVE	Toronto-Danforth (29)

41B A1295/16TEY PART 1
41C A1296/16TEY PART 2
42. B0018/17TEY 204 WAVERLEY RD Beaches-East York (32)

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

1. 68 MCGILL ST

File Number:	A1227/16TEY	Zoning	R(d1.0) & R3 Z1.0 (BLD)
Owner(s):		Ward:	Toronto Centre-Rosedale (27)
Agent:		Heritage:	Not Applicable
Property Address:	68 MCGILL ST	Community:	Toronto
Legal Description:	PLAN 203 PT LOT 41 RP63R1595 PARTS 12 & 13		

PURPOSE OF THE APPLICATION:

To construct a rear second storey deck with an attached rear ground level shed and a spa pool in the rear yard.

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

- 1. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17.0 m.
The altered detached dwelling will have a depth of 17.32 m. measured to the rear of the attached shed.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 1.0 times the area of the lot (185.67 m²).
The altered detached dwelling will have a floor space index equal to 1.21 times the area of the lot (224.62 m²), which includes the area of the attached shed.
- 3. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered detached dwelling will be located 4.80 m from the rear lot line, measured to the attached shed.
- 4. Chapter 10.5.60.20.(8)(A)(iii), By-law 569-2013**
The minimum required rear yard setback for a swimming pool or other ancillary structure used to hold water is 1.2 m.
The rear spa pool will be located 0.39 m from the rear lot line.
- 5. Chapter 10.5.60.20.(9)(A)(i), By-law 569-2013**
The minimum required side yard setback for a swimming pool or other ancillary structure used to hold water is 1.2 m.
The rear spa pool will be located 1.14 m from the west side lot line.

- 6. Chapter 10.5.60.20.(11), By-law 569-2013**
The minimum required rear yard setback and side yard setback for a deck located no closer the residential building on the lot than 0.3 m is 0.76 m.
The spa pool's deck will be located 0.26 m from the rear lot line, 0.20 m from the east side lot line, and 0.30 m from the west side lot line
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 1.0 times the area of the lot (185.67 m²).
The altered detached dwelling will have a gross floor area equal to 1.21 times the area of the lot (224.62 m²), which includes the area of the attached shed.
- 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 a depth of 17.0 m is 7.5 m.
The 0.32 m portion of the altered detached dwelling (measured to the attached shed), exceeding the 17.0 m depth, will be located 0.58 m from the east side lot line and 5.14 m from the west side lot line.
- 3. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered detached dwelling will be located 4.80 m from the rear lot line, measured to the attached shed.
- 4. Section 6(3) Part II 4, By-law 438-86**
A privately-owned outdoor swimming pool is permitted provided it is accessory to a detached house provided no part of the portion of the swimming pool filled or capable of being filled with water is on a portion of the lot closer to the front lot line than the front wall of the principal building or structure or closer to the rear lot line or a side lot line or public lane than the distance of 1.2 metres.
The spa pool will be located 0.39 metres from the north rear lot line, 1.05 metres from the east side lot line, and 1.14 metres from the west side lot line.

3. 20 MILLINGTON ST

File Number:	A1285/16TEY	Zoning	R(d1.0)(x851) & R3 Z1.0 (ZZC)
Owner(s):		Ward:	Toronto Centre-Rosedale (28)
Agent:		Heritage:	Designated
Property Address:	20 MILLINGTON ST	Community:	Toronto
Legal Description:	PLAN 26 LOT 19 PT RP 63R1509 PART 4		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.40.10.(2)(A), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 9.5 m.
The height of the front exterior main walls will be 10.87 m.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a semi-detached dwelling is 1.0 times the area of the lot (174.19 m²).
The altered semi-detached dwelling will have a floor space index equal to 1.17 times the area of the lot (204.39 m²).
- 1. 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 (174.19 m²).
The altered semi-detached dwelling will have a gross floor area equal to 1.17 times the area of the lot (204.39 m²).

4. 22 WHITAKER AVE

File Number:	A1286/16TEY	Zoning	R(d1.0) & R3 Z1.0 (ZZC)
Owner(s):		Ward:	Trinity-Spadina (19)
Agent:		Heritage:	Not Applicable
Property Address:	22 WHITAKER AVE	Community:	Toronto
Legal Description:	PLAN D134 PT LOT 24 RP 63R487 PART 2		

PURPOSE OF THE APPLICATION:

To construct stairs from the townhouse/rowhouse to access the rooftop of the rear 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 is 14.0 m.
The altered townhouse will have a depth of 24.0 m.
- 2. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered townhouse will be located 0.62 m from the rear lot line.
- 3. Chapter 10.5.50.10.(3)(B), By-law 569-2013**
A minimum of 25% (0.61 m²) of the rear yard must be maintained as soft landscaping.
In this case, 0.0% (0.0 m²) of the rear yard will be maintained as soft landscaping.
- 1. Section 6(3) Part II 3.F(I), By-law 438-86**
The minimum required side lot line setback of a rowhouse is 0.45 m where the side wall contains no openings or an attached structure is without walls.
The altered rowhouse will be located 0.0 m from the east and west side lot lines.
- 2. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered rowhouse will be located 0.62 m from the rear lot line.
- 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 24.0 m.
- 4. Section 6(3) Part III 1(A), By-law 438-86**
A minimum of 30% of the lot area (28.97 m²) shall be landscaped open space.
In this case, 0.0% of the lot area (0.0 m²) will be landscaped open space.

5. 197 POPLAR PLAINS RD

File Number:	A1287/16TEY	Zoning	RD(f12.0; d0.6)(x1424) & R1 Z0.6 (ZZC)
Owner(s):		Ward:	St. Paul's (22)
Agent:		Heritage:	Not Applicable
Property Address:	197 POPLAR PLAINS RD	Community:	Toronto
Legal Description:	PLAN 826 PT BLK D PT LOT 24		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral two-car garage and two accessory structures.

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

- 1. Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 10.0 m.
The new detached dwelling will have a height of 12.13 m.
- 2. Chapter 10.20.40.10.(2)(A(i)&(ii)), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.5 m.
The height of the front and rear exterior main walls will be 8.44 m.
- 3. Chapter 10.20.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 8.44 m.
- 4. Chapter 10.20.40.20.(1)(A), By-law 569-2013**
The maximum permitted building length for a detached dwelling is 17.0 m.
The new detached dwelling will have a building length of 22.54 m.
- 5. Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 19.0 m.
The new detached dwelling will have a depth of 24.9 m.
- 6. 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 (558.84 m²).
The new detached dwelling will have a floor space index equal to 0.73 times the area of the lot (678.97 m²).
- 7. Chapter 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The new detached dwelling will be located 0.93 m and 1.40 m from the north side lot lines, and 0.91m and 1.22 m from the south side lot line.

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

The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (558.84 m²).

The new detached dwelling will have a gross floor area equal to 0.9 times the area of the lot (837.8 m²).

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 a depth of 17.0 m is 7.5 m.

The 7.9 m portion of the new detached dwelling, exceeding the 17.0 m depth, will be located 0.93 m to 4.09 m from the north side lot line, and 1.22 m to 6.75 m from the south side lot line.

3. 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 north accessory structure will be located 0.76 m from the north side lot line, measured from the main wall, and 0.48 m from the north side lot line, measured from the roof projection.

The south accessory structure will be located 0.76 m from the south side lot line, measured from the main wall, and 0.48 m from the south side lot line, measured from the roof projection.

6. 22 FIELDING AVE

File Number:	A1288/16TEY	Zoning	R (d0.6)(x322) & R2 Z0.6 (ZZC)
Owner(s):		Ward:	Toronto-Danforth (29)
Agent:		Heritage:	Not Applicable
Property Address:	22 FIELDING AVE	Community:	Toronto
Legal Description:	PLAN 417E PT LOTS 90 & 91		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a rear ground floor deck with a storage shed and a rear detached garage.

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

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

A minimum of 25% (17.43 m²) of the rear yard must be maintained as soft landscaping. In this case, 6% (4.19 m²) of the rear yard has been maintained as soft landscaping.

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

A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer to a side lot line than 0.3 m. In this case, the rear ground floor deck encroaches into the required rear yard setback and will be located 0.16 m from the west side lot line.

3. Chapter 10.10.60.20.(1)(A), By-law 569-2013

The minimum required rear yard setback for an ancillary building or structure is 1.0 m. The rear detached garage will be located 0.23 m from the north rear lot line.

1. 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 garage will be located 1.38 m from the west adjacent residential building (20 Fielding Avenue).

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

An accessory garden or storage shed less than 9 m² in floor area or a private garage must be setback a minimum of 1.5 m from the main building. In this case, the storage shed will be setback 0 m from the main building.

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

An uncovered platform is permitted to project into the required setback provided it does not extend beyond the side walls of the building. In this case, the rear ground floor deck will extend beyond the side walls of the building as projected.

7. 351 MANNING AVE

File Number:	A1289/16TEY	Zoning	R(d0.6 H10.0) & R2 Z0.6 H10.0 (ZZC)
Owner(s):		Ward:	Trinity-Spadina (19)
Agent:		Heritage:	Not Applicable
Property Address:	351 MANNING AVE	Community:	Toronto
Legal Description:	PLAN D152 PT LOT 58		

PURPOSE OF THE APPLICATION:

To alter and convert the existing three-storey semi-detached dwelling with two dwelling units by constructing a rear third storey addition with a deck and establishing three dwelling units.

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

- 1. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building or structure height is 10.0 m.
The rear third storey addition will have a height of 10.34 m.
- 2. Chapter 10.10.40.10.(2)(B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing the north side lot line will be 10.34 m.
- 3. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing the south side lot lines will be 10.34 m.
- 4. Chapter 10.10.40.10.(2)(A), By-law 569-2013**
Additions to the rear of a semi-detached dwelling erected before October 15, 1953, are permitted provided the floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (133.29 m²).
The altered semi-detached dwelling will have a floor space index equal to 1.26 times the area of the lot (243.42 m²).
- 5. Chapter 150.10.40.1.(3)(A), By-law 569-2013**
A secondary suite is permitted 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 facing a street.
In this case, the third floor addition will alter the north wall facing a street.
- 6. 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.

- 1. Section 6(3) Part VI 1(I), By-law 438-86**
Additions to the rear of a semi-detached house erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (133.29 m²).
The semi-detached dwelling will have a gross floor area equal to 1.74 times the area of the lot (336.77 m²).
(Variance A0491/03TEY permitted a gross floor area of 0.99 times the lot area (193.23 m²).
- 2. Section 6(2) (1) ii, By-law 438-86**
A converted house is permitted, provided there is no addition to the part of the house facing a flanking street.
In this case, the addition is on the part of the house facing the flanking street to the north.
- 3. Section 6(2) (1)iii, By-law 438-86**
Only one addition may be erected at the time of conversion of a building to a converted house or thereafter.
In this case, one addition has already been added.
- 4. Section 6(3) Part VI 1(VII), By-law 438-86**
Additions to the rear of a semi-detached dwelling erected before October 15, 1953 or to a converted house, are permitted provided that the height of the addition or additions does not exceed 10.0 m.
In this case, the rear addition will have a height of 10.34 m.
- 5. Section 4(5)(b), By-law 438-86**
A minimum of two parking spaces are required to be provided.
In this case, one parking space will be provided.

8. 27 SPARKHALL AVE

File Number:	A1290/16TEY	Zoning	R & R2 (ZZC)
Owner(s):		Ward:	Toronto-Danforth (30)
Agent:		Heritage:	Not Applicable
Property Address:	27 SPARKHALL AVE	Community:	Toronto
Legal Description:	PLAN 764 PT LOT 5		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a basement secondary suite and a front basement walkout.

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

- 1. 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 the north front main wall that faces the street.
- 1. 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 front basement walkout and bay window extension to the basement level will alter the front main wall of the dwelling.
- 2. Section 6(3) Part III 3(d)(i)(d), By-law 438-86**
A minimum of 75% (18.04 m²) of the front yard, not covered by a permitted driveway, must be maintained as soft landscaping.
In this case, 39.1% (9.41 m²) of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping.
- 3. Section 6(3) Part III 3(d)(i)(b), By-law 438-86**
A minimum of 50% (12.25 m²) of the front yard must be maintained as landscaping.
In this case, 43.5% (10.48 m²) of the front yard will be maintained as landscaping.

9. 189 QUEENSDALE AVE

File Number:	A1291/16TEY	Zoning	RS & R2A (ZZC)
Owner(s):		Ward:	Beaches-East York (31)
Agent:		Heritage:	Not Applicable
Property Address:	189 QUEENSDALE AVE	Community:	Toronto
Legal Description:	PLAN 297 PT LOT 10		

PURPOSE OF THE APPLICATION:

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

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

1. **Chapter 10.40.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (58.55 m²).
The lot coverage will be equal to 49% of the lot area (82.04 m²).
2. **Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.75 times the area of the lot (125.48 m²).
The altered dwelling will have a floor space index equal to 0.85 times the area of the lot (142.81 m²).
3. **Chapter 10.40.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17.0 m.
The altered dwelling will have a building length equal to 17.68 m.
1. **Section 7.5.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The altered dwelling will have a building length equal to 17.68 m.
2. **Section 7.5.3, By-law 6752**
The maximum permitted floor space index is 0.75 times the area of the lot (125.48 m²).
The altered dwelling will have a floor space index equal to 0.85 times the area of the lot (142.81 m²).
3. **Section 7.5.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (58.55 m²).
The lot coverage will be equal to 49% of the lot area (82.04 m²).

10. 454 WINNETT AVE

File Number:	A1292/16TEY	Zoning	RM (f12; u2; d0.8) & R2 (ZZC)
Owner(s):		Ward:	St. Paul's (21)
Agent:		Heritage:	Not Applicable
Property Address:	454 WINNETT AVE	Community:	York
Legal Description:	PLAN 2339 N PT LOT 58		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with a front integral carport.

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

- 1. Chapter 10.80.40.30.(1), By-law 569-2013**
The maximum permitted building depth for a detached dwelling is 17.0 m.
The new detached dwelling will have a depth of 20.6 m.
- 2. Chapter 10.80.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new detached dwelling will have a building length of 20.6 m.
- 3. Chapter 10.80.40.50.(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 rear platform at or above the second storey will have an area of 5.92 m².
- 4. Chapter 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback for a detached dwelling is 1.2 m.
The new detached dwelling will be located 1.1 m from the north and south side lot lines.
- 5. Chapter 10.5.100.1.(1)(C)(iii), By-law 569-2013**
The maximum permitted driveway width is 2.9 m.
In this case, the driveway width will be 3.9 m.
- 6. Chapter 10.5.50.10.(1)(B), By-law 569-2013**
A minimum of 50% of the front yard landscaping must be landscaping (38.4 m²).
In this case, 45% (34.9 m²) of the front yard will be maintained as landscaping.
- 7. 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 (28.8 m²).
In this case, 37% (14.3 m²) of the front yard will be soft landscaping.
- 8. Chapter 200.5.1.10.(2)(A), By-law 569-2013**
The minimum required size of a parking space is 2.9 m in width and 5.6 m in length.
In this case, the parking space will have a width of 2.82 m and a length of 5.18 m.

- 1. Section 3(a), By-law 1-83**
The minimum required side yard setbacks are 0.5 m and 1.2 m on the other side.
The new detached dwelling will be located 1.1 m from the south and north side lot lines.
- 2. Section 3(d), By-law 1-83**
A minimum of 50% (38.4 m²) of the front yard shall open space landscaping.
In this case, 45% (34.9 m²) of the front yard will be open space landscaping.
- 3. Section 3(d), By-law 1-83**
A minimum of 75% (28.8 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 37% (14.3 m²) of the required front yard landscaped open space will be in the form of soft landscaping.
- 4. Section 3.2.1 (b), By-law 1-83**
The maximum permitted driveway width is 2.9 m.
In this case, the driveway will have a width of 3.9 m.
- 5. Section 3.2.1 F (a)(i), By-law 1-83**
The minimum required parking space size is 2.5 m in width and 5.7 m in length.
In this case, the parking space will have a width of 2.82 m and a length of 5.18 m.

11. 109 ATLANTIC AVE

File Number:	A1297/16TEY	Zoning	IC D3 N1.5 (Waiver)
Owner(s):		Ward:	Trinity-Spadina (19)
Agent:		Heritage:	Listed
Property Address:	109 ATLANTIC AVE	Community:	Toronto
Legal Description:	PLAN 1194 PT BLK 300 RP 66R20953 PART 1		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey commercial building by adding a second storey addition to a one-storey portion of the building to enable a restaurant expansion.

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

- Section 9(3) Part I 2 and Section 12(2) 270(a)(ii), By-law 438-86**

The maximum permitted non-residential gross floor area comprised of retail, service, office and restaurant uses is 1.5 times the area of the lot (6,619.0 m²).
In this case, the altered building will have a non-residential gross floor area comprised of retail, office, service and restaurant uses equal to 1.6 times the area of the lot (7,059.0 m²).
- Section 12(2) 270(a)(i) & (ii), By-law 438-86**

The maximum permitted non-residential gross floor area permitted in Section 9(1)(f)(b)(iv) and (xi) is 1800 m² provided the maximum permitted non-residential gross floor area is not greater than 1.5 times the area of the lot (6,619.0 m²).
In this case, the altered building will have 2,450 m² of non-residential gross floor area of uses permitted in Section 9(1)(f)(b)(iv) and (xi) provided the maximum permitted non-residential gross floor area is not greater than 1.6 times the area of the lot (7,059.0 m²).
- Section 12(2) 298, By-law 438-86**

All uses identified in Section 9(1)(f)(b)(iv) under heading "Retail and Service Shops" are not permitted. In this case, all uses identified in Section 9(1)(f)(b)(iv) under heading "Retail and Service Shops" will be permitted on the lot.
(Decision A0757/06TEY permitted uses identified in Section 9(1)(f)(b)(iv) within the Liberty Area in an IC district.)

12. 58 BELLHAVEN RD

File Number:	A1298/16TEY	Zoning	R & R2 (ZZC)
Owner(s):		Ward:	Beaches-East York (32)
Agent:		Heritage:	Not Applicable
Property Address:	58 BELLHAVEN RD	Community:	Toronto
Legal Description:	PLAN E465 PT LOT 185		

PURPOSE OF THE APPLICATION:

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

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

- 1. 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 9.5 m.
 - 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a semi-detached dwelling is 0.6 times the area of the lot (102.09 m²).
The altered dwelling will have a floor space index equal to 1.03 times the area of the lot (174.53 m²).
 - 3. 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 front third-storey addition to the building will alter the east main wall that faces the street.
 - 4. Chapter 150.10.40.40.(1), By-law 569-2013**
A secondary suite is a permitted use provided that the interior floor area of a secondary suite is less than the interior floor area of the dwelling unit.
In this case, the interior floor area of the secondary suite on the second and third floors is greater than the interior floor area of the dwelling unit on the basement and ground floors.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a semi-detached dwelling is 0.6 times the area of the lot (102.09 m²).
The altered dwelling will have a gross floor area equal to 1.03 times the area of the lot (174.53 m²).
 - 2. Section 6(2)(1)(iii)(a), By-law 438-86**
A converted house is a permitted use, provided there is no addition to the front wall.
In this case, the front addition will alter the front wall of the building.

- 3. Section 6(3) Part II 3(II), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that contains openings is 1.2 m.
The altered dwelling will be located 1.18 m from the side wall of the north adjacent building, 60 Bellhaven Road.
- 4. Section 6(3) Part II 3.F(I)(2), By-law 438-86**
The minimum required side lot line setback of a semi-detached dwelling is 1.2 m where the side wall contains openings.
The altered dwelling will be located 0.85 m from the north side lot line, and 0 m from the south side lot line.
- 5. Section 6(2)(1)(vi), By-law 438-86**
A converted house is permitted to contain two dwelling units provided the gross floor area of the dwelling unit to be created, including any floor area below grade, is less than the gross floor area of the remaining dwelling unit.
The dwelling unit to be created will have a gross floor area that exceeds the gross floor of the remaining dwelling unit.

13. 363 CONCORD AVE

File Number:	A1299/16TEY	Zoning	R d0.6 H12.0 m & R2 Z0.6 H12.0m (BLD)
Owner(s):		Ward:	Trinity-Spadina (19)
Agent:		Heritage:	Not Applicable
Property Address:	363 CONCORD AVE	Community:	Toronto
Legal Description:	PLAN M60 PT LOT 53		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey row house/townhouse by constructing a rear one-storey 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 row house/townhouse is 14.0 m.
The altered row house/townhouse will have a depth of 16.55 m.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a row house/townhouse is 0.60 times the area of the lot (122.53 m²).
The altered row house/townhouse will have a floor space index equal to 0.80 times the area of the lot (163.61 m²).
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a row house/townhouse is 0.60 times the area of the lot (122.53 m²).
The altered row house/townhouse will have a gross floor area equal to 0.80 times the area of the lot (163.61 m²).
- 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 row house/townhouse will be located 0 m from the side wall of the south adjacent building, 361 Concord Avenue.
- 3. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a row house/townhouse is 0.45 m where the side wall contains no openings.
The altered row house/townhouse will be located 0 m from the south side lot line.
- 4. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a row house/townhouse is 14.0 m.
The altered row house/townhouse will have a depth of 16.55 m.

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

14. 221 TORRENS AVE

File Number:	A1300/16TEY	Zoning	RD (f6.0, d0.75) H 8.5 & R1C
Owner(s):		Ward:	Toronto-Danforth (29)
Agent:		Heritage:	Not Applicable
Property Address:	221 TORRENS AVE	Community:	East York
Legal Description:	PLAN M40 PT LOT 229		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with a rear shed.

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

- 1. Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required setback is 0.9 m.
The new dwelling will be located 0.513 to the east side lot line.
- 2. Chapter 10.5.40.50.(2), By-law 569-2013**
The minimum required setback is 0.9 m for the rear deck.
In this case, the rear deck will be located 0.0 m to the east side lot line.
- 3. 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.
In this case, the rear yard setback for the ancillary building will be 0.1 m.
- 4. Chapter 10.5.60.60.(1), By-law 569-2013**
Roof eaves on an ancillary building may encroach into a building setback a maximum of 0.3 m if the eaves are no closer to a lot line than 0.15 m.
The eaves will be located 0.0 m to the west and north lot lines.
- 1. Section 7.1.1(4), By-law 6752**
The maximum permitted height of the rear shed is 3.6 m.
In this case, the height of the rear shed will be 4.0 m.
- 2. Section 7.4.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The new dwelling will be located 4.33 m to the front lot line.
- 3. Section 7.4.3, By-law 6752**
The minimum required west side yard setback is 0.6 m.
The new dwelling will be located 0.3 m to the west side lot line at the canopy.

- 4. Section 7.4.3, By-law 6752**
The minimum required east side yard setback is 0.6 m.
The new dwelling will be located 0.513 m to the east side lot line at the wall and 0.0 m to the east side lot line at the rear deck.
- 5. Section 5.6, By-law 6752**
The minimum required setback for the rear shed is 0.45 m from all lot lines.
In this case, the rear shed will be located 0.3 m from the west lot line and 0.1 m from the north lot line.
- 6. Section 7.5.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The new dwelling will have a building length equal to 17.0 m.
- 7. Section 5.6, By-law 6752**
The maximum permitted rear deck projection is 3.6 m from the rear wall.
In this case, the rear deck will project 5.365 m.

15. 88 DRAYTON AVE

File Number:	A0001/17TEY	Zoning	R & R2 (ZZC)
Owner(s):		Ward:	Beaches-East York (32)
Agent:		Heritage:	Not Applicable
Property Address:	88 DRAYTON AVE	Community:	Toronto
Legal Description:	PLAN 402E PT LOT 114		

PURPOSE OF THE APPLICATION:

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

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 0.69 times the area of the lot (99.0 m²).
The altered dwelling will have a floor space index equal to 0.86 times the area of the lot (123.10 m²).
- Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the front yard must be maintained as soft landscaping (5.0 m²).
In this case, 50% of the front yard will be maintained as soft landscaping (3.35 m²).
- Section 6(3) Part VI 1(I), By-law 438-86**
The maximum permitted gross floor is 0.69 times the area of the lot (99.0 m²).
The altered dwelling will have a gross floor area equal to 0.86 times the area of the lot (123.10 m²).

16. 398-400 COLLEGE ST

File Number:	A0002/17TEY	Zoning	CR 3.0 (c2.0; r2.5) SS2 (x2363) PA1 H16.0 & MCRT3.0 C2.0 R2.5 H 16.0
Owner(s):		Ward:	Trinity-Spadina (20)
Agent:		Heritage:	Not Applicable
Property Address:	398-400 COLLEGE ST	Community:	Toronto
Legal Description:	PLAN 112 PT LOTS 95 & 98 WITH & SUBJ TO ROW << STRUCTURE ADDRESS FOR 398 COLLEGE ST		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey mixed-use building containing four residential dwelling units and two commercial units by constructing a one-storey rear addition on the east side of the building to accommodate an additional two dwelling units.

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

- 1. Chapter 200.5.10.1.(1), By-law 569-2013**
The minimum required number of parking spaces is three.
In this case, two parking spaces will be provided.
 - 2. Chapter 40.10.50.10.(2), By-law 569-2013**
If a lot abuts a lot in the Residential Zone category or the Residential Apartment Zone category a fence must be installed along the portion of a lot line abutting the lot in the Residential Zone category or Residential Apartment Zone category.
In this case, no fence will be provided along the portion of the lot line abutting the Residential Zone category or Residential Apartment Zone category.
 - 3. Chapter 40.10.80.20.(2), By-law 569-2013**
On a corner lot a parking space must be set back at least 7.5 m from a lot in a Residential Zone Category.
In this case, the parking spaces will be set back 3.1 m from a lot in a Residential Zone Category.
- 1. Section 4(5)(B), By-law 438-86**
The minimum required number of parking spaces is three.
In this case, two parking spaces will be provided.
 - 2. Section 8(3) Part II 4(A), By-law 438-86**
The minimum required setback from a building to a lot in a residential or park district is 7.5 m.
In this case, the rear platform and stair structure will be set back 5.79 m from a lot in a residential district.

17. 155 ROXBOROUGH ST E

File Number:	A0003/17TEY	Zoning	(ZZC)
Owner(s):		Ward:	Toronto Centre-Rosedale (27)
Agent:		Heritage:	Designated
Property Address:	155 ROXBOROUGH ST E	Community:	Toronto
Legal Description:	PLAN 104 W PT LOT 49		

PURPOSE OF THE APPLICATION:

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

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 is 0.6 times the area of the lot (210.74 m²).

The altered dwelling will have a floor space index equal to 0.81 times the area of the lot (284.6 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 (210.74 m²).

The altered dwelling will have a residential gross floor area equal to 0.81 times the area of the lot (284.6 m²).

18. 174 INDIAN GRV

File Number:	A0004/17TEY	Zoning	R (d0.6) (x737) & R2 Z0.6 (ZZC)
Owner(s):		Ward:	Parkdale-High Park (14)
Agent:		Heritage:	Not Applicable
Property Address:	174 INDIAN GRV	Community:	Toronto
Legal Description:	PLAN M41 PT LOT 80		

PURPOSE OF THE APPLICATION:

To convert the existing two-storey single family dwelling into a triplex by constructing: a rear two-storey addition, complete third-storey addition, front basement walkout and a rear detached garage.

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

- 1. Chapter 150.10.40.1.(3)(A), By-law 569-2013**
Additions or exterior alterations to the main wall or roof of a building facing a street are not permitted. In this case, the exterior main wall facing a street will contain an addition and exterior alteration.
- 2. Chapter 10.5.50.10.(3), By-law 569-2013**
A minimum of 50% of the rear yard must be maintained as soft landscaping (67.7 m²). In this case, 30% of the rear yard will be maintained as soft landscaping (40.0 m).
- 3. Chapter 10.5.60.60(1), By-law 569-2013**
Roof eaves on an ancillary building may encroach into the required minimum building setback a maximum of 0.3 m, if the eaves are no closer to a lot line than 0.15 m. In this case, the eaves will project 0.71 m into the required setbacks and will be located 0.0 m to the north side lot line.
- 4. Chapter 10.5.60.40, By-law 569-2013**
The maximum permitted height of an ancillary building or structure is 4.0 m. The ancillary building will have a height of 5.75 m.
- 5. Chapter 10.5.60.50, By-law 569-2013**
The maximum permitted floor area of an ancillary building or structure is 40.0 m². The ancillary building will have a floor area of 47.01 m².
- 6. Chapter 10.5.60.70, By-law 569-2013**
The maximum permitted area of the lot covered by all ancillary buildings or structures may not exceed 10% of the lot area (30.5 m²). In this case, the area of the lot covered by ancillary buildings will be 15% (47.01 m²).
- 7. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building or structure is 10.0 m. The altered dwelling will have a height of 10.5 m.

8. **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.
In this case, the height of the side exterior main walls facing a side lot line will be 10.04 m.
9. **Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth is 17.0 m.
The altered dwelling will have a building depth equal to 17.5 m.
10. **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 (183.2 m²).
The altered dwelling will have a floor space index equal to 1.11 times the area of the lot (339.74 m²).
1. **Section 6(2)1, By-law 438-86**
Additions or exterior alterations to the main wall or roof of a converted house are not permitted.
In this case, the exterior main wall will contain an addition and exterior alteration.
2. **Section 6(2)1, By-law 438-86**
The maximum number of additions at the time of conversion or thereafter is one.
In this case, the converted dwelling will contain more than one addition.
3. **Section 6(2)1, By-law 438-86**
Additions to a dwelling shall not exceed 15% of the area of the lot (45.8 m²).
In this case, the additions will have a residential gross floor area equal to 229.07 m².
4. **Section 6(2)1, By-law 438-86**
A substantial change to the dwelling as a result of a conversion is not permitted.
In this case, the addition and alteration will result in a substantial change as a result of the conversion.
5. **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 (183.25 m²).
The altered dwelling will have a floor space index equal to 453.74 m².
4. **Section 6(3) Part II 3(I), By-law 438-86**
The by-law requires a building to be located no closer than 0.90 m to the side wall of an adjacent building that contains no openings and 1.2 m to the side wall of an adjacent building that contains openings.
The altered dwelling will be located 0.93 m from the adjacent building at 172 Indian Grove and 0.0 m from 176 Indian Grove.
5. **Section 6(3) Part II 3.F(I)(1)(A), By-law 438-86**
The by-law requires a converted house to have a minimum side lot line of 0.45 m, where the side wall contains no openings and 1.2 m where the side wall contains openings.
The altered dwelling will be located 0.0 m to the north side lot line and 0.93 m to the south side lot line.
6. **Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The altered dwelling will have a building depth equal to 22.5 m.
7. **Section 4(2), By-law 438-86**
The maximum permitted height of a building or structure is 10.0 m.
The altered dwelling will have a height of 10.3 m.

8. Section 4(2), By-law 438-86

The maximum permitted height of an ancillary building or structure is 4.0 m.

The ancillary building will have a height of 7.48 m on the north, south and east sides.

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

The minimum required landscaped open space is equal to 30% of the area of the lot (91.62 m²).

The landscaped open space will be equal to 23% of the area of the lot (71.2 m²).

19. 45 LEE AVE

File Number:	A0005/17TEY	Zoning	R (d0.6)(x356) & R2 Z0.6 (ZZC)
Owner(s):		Ward:	Beaches-East York (32)
Agent:		Heritage:	Not Applicable
Property Address:	45 LEE AVE	Community:	Toronto
Legal Description:	PLAN 224E PT LOT 1		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey detached dwelling by maintaining the front basement addition (enclosure beneath the front porch steps) and constructing a rear two-storey deck with exterior stairs on the ground floor and second storey.

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

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

A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer to a side lot line than 1.89 m.

In this case, the rear two-storey deck encroaches 0.05 m into the required rear yard setback and is located 0.34 m from the north side lot line and 1.14 m from the south side lot line.

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

A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer to a side lot line than 4.16 m.

In this case, the rear two-storey deck encroaches 0.05 m into the required rear yard setback and is located 0.34 from the north side lot line and 1.14 m from the south side lot line.

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

The minimum required front yard setback is 5.16 m.

The altered detached dwelling will be located 1.59 m from the west front lot line.

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

The minimum required side lot line setback is the shortest distance between the existing side main wall of the building and the south side lot line (1.16 m).

The altered detached dwelling will be located 1.14 m from the south side lot line.

5. 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 rear deck stairs will be located 0.34 m from the north side lot line.

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

The minimum required front yard setback is 5.16 m.

The altered detached dwelling will be located 1.59 m from the west front 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 building exceeding a depth of 17 m is 7.5 m.

The portion of the detached dwelling exceeding the 17 m depth will be located 0.42 m from the north side lot line and 1.14 m from the south side lot line.

20. 321 LESLIE ST

File Number:	A0006/17TEY	Zoning	R (d0.6)(x752) & R2 Z0.6 (BLD)
Owner(s):		Ward:	Toronto-Danforth (30)
Agent:	WILL HUDSON	Heritage:	Not Applicable
Property Address:	321 LESLIE ST	Community:	Toronto
Legal Description:	CON 1 FB PT LOT 10 RP 63R1706 PART 1		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a new front porch with a canopy and a rear yard accessory structure (sauna).

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

- 1. 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 front canopy will encroach 0.1 m beyond the porch it is covering.
- 2. Chapter 10.5.50.10.(1)(B), By-law 569-2013**
A minimum of 50% (23 m²) of the front yard is required to be landscaping.
In this case, 22% (10 m²) of the front yard will be maintained as landscaping.
- 3. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (17.25 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 4% (1 m²) of the required front yard landscaped open space will be in the form of soft landscaping.
- 1. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 5.58 m.
The altered detached dwelling will be located 3.98 m from the west front lot line.
- 2. 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 accessory structure will be located 1.22 m from the north side lot line, 1.62 m from the south side lot line, and 1.22 m from the east rear lot line.
- 3. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the building exceeding a depth of 17 m is 7.5 m.
The portion of the detached dwelling exceeding the 17 m depth will be located 4.54 m from the south side lot line and 0.45 m from the north side lot line.

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

A roof over a platform or terrace is permitted to project into the required setbacks provided it does not extend beyond the side walls of the building as projected.

In this case, the front porch canopy extends beyond the side walls by 0.1 m.

21. 367 MARGUERETTA ST

File Number:	A0007/17TEY	Zoning	R (d0.6) (x740) & R2 Z0.6 (BLD)
Owner(s):		Ward:	Davenport (18)
Agent:		Heritage:	Not Applicable
Property Address:	367 MARGUERETTA ST	Community:	Toronto
Legal Description:	PLAN M36 PT LOTS 37 & 38		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by enclosing the front porch.

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 17.0 m.
The altered dwelling will have a depth of 22.19 m.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.60 times the area of the lot (157.19 m²).
The altered dwelling will have a floor space index equal to 0.78 times the area of the lot (204.53 m²).
- 3. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 2.91 m.
The altered dwelling will be located 1.57 m from the west front lot line.
- 4. Chapter 10.10.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The altered dwelling will be located 0.20 m from the north side lot line.

22. 8 NORWAY AVE

File Number:	A0008/17TEY	Zoning	R & R2 (ZZC)
Owner(s):		Ward:	Beaches-East York (32)
Agent:		Heritage:	Not Applicable
Property Address:	8 NORWAY AVE	Community:	Toronto
Legal Description:	PLAN 919 PT LOT 3		

PURPOSE OF THE APPLICATION:

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

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 (74.79 m²).
The altered two-storey semi-detached dwelling will have a floor space index equal to 1.13 times the area of the lot (141.06 m²), including the basement level.
- 2. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front lot line setback is 3.65 m.
The altered semi-detached dwelling will be located 1.52 m from the south front lot line.
- 3. Chapter 10.10.40.70.(4)(B) By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The altered semi-detached dwelling will be located 0.35 m from the east side lot line and 0.0 m from the west 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 (74.79 m²).
The altered two-storey semi-detached dwelling will have a residential gross floor area equal to 1.13 times the area of the lot (141.06 m²), including the basement level.
- 2. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front lot line setback for a building on an inside lot is 3.65 m.
The altered semi-detached dwelling will be located 1.52 m from the south front lot line.
- 3. Section 6(3) Part II 3(I), By-law 438-86**
A building is required to be setback at minimum 0.9 m to the side wall of an adjacent building that contains no openings.
The altered semi-detached dwelling will be located 0.85 m from the side wall of the east adjacent building, 10 Norway Avenue, which contains no openings.
- 4. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side yard setback is 0.45 m, where the side wall contains no openings.
The altered semi-detached dwelling will be located 0.35 m from the east side lot line and 0.0 m from the west side lot line.

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

A minimum of 75% (4.32 m²), of the required front yard landscaping shall be maintained as soft landscaping.

In this case, 67% (3.88 m²), of the front yard landscaping will be maintained as soft landscaping.

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

23. 180 SORAUREN AVE

File Number:	A0009/17TEY	Zoning	R (d0.6)(x296) & R2 Z0.6 (ZZC)
Owner(s):		Ward:	Parkdale-High Park (14)
Agent:		Heritage:	Not Applicable
Property Address:	180 SORAUREN AVE	Community:	Toronto
Legal Description:	PLAN 509 PT BLK B		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth is 17.0 m.
The altered dwelling will have a building depth equal to 18.38 m.
- 2. Chapter 10.10.40.40.(2)(A), By-law 569-2013**
The maximum permitted floor space index is 0.69 times the area of the lot (154.19 m²).
The altered dwelling will have a floor space index equal to 0.88 times the area of the lot (196.83 m²).
- 1. Section 6(3) Par II 5(II), By-law 438-86**
The maximum permitted building depth is 17.0 m.
The altered dwelling will have a building depth equal to 18.38 m.
- 2. Section 6(3) Part VI 1(I), By-law 438-86**
The maximum permitted gross floor area is 0.69 times the area of the lot (154.19 m²).
The altered dwelling will have a gross floor area equal to 0.88 times the area of the lot (196.83 m²).

24. 25 KENWOOD AVE

File Number:	A0010/17TEY	Zoning	RM(f12.0; u2; d0.8)(x252) (ZZC)
Owner(s):		Ward:	St. Paul's (21)
Agent:		Heritage:	Not Applicable
Property Address:	25 KENWOOD AVE	Community:	York
Legal Description:	PLAN 1322 PT LOT 52		

PURPOSE OF THE APPLICATION:

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

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

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

A minimum of 50% (77.39 m²), of the rear yard must be maintained as soft landscaping.

In this case, 31.4% (48.57 m²), of the rear yard will be maintained as soft landscaping.

25. 11 ELLSWORTH AVE

File Number:	A0011/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):		Ward:	St. Paul's (21)
Agent:		Heritage:	Not Applicable
Property Address:	11 ELLSWORTH AVE	Community:	Toronto
Legal Description:	PLAN 1306 PT LOT 56 & 57		

PURPOSE OF THE APPLICATION:

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

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

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

Additions to the rear of a detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (152.69 m²).

The altered dwelling will have a floor space index equal to 0.77 times the area of the lot (169.90 m²).
- 2. Chapter 10.10.60.20.(1)(A), By-law 569-2013**

The minimum required rear yard setback is 1.0 m.

The altered dwelling will be located 0 m from the south rear lot line, measured from the eaves of the rear detached garage.
- 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 (152.69 m²).

The altered dwelling will have a gross floor area equal to 0.77 times the area of the lot (169.90 m²).
- 2. Section 6(3) Part XI 2, Bylaw 438-86**

An accessory building is not permitted in the rear yard of a residential lot where both the front and rear lots lines adjoin a street and the street adjoining the rear lot line has a width of at least 9.0 m.

The rear detached garage will be located in the rear yard and the rear lot line adjoins Hocken Avenue which has a width of at least 9.0 m.

26. 1100-1110 DUPONT ST

File Number:	A0012/17TEY	Zoning	EL 2.0 & I1 D2 (WAIVER)
Owner(s):		Ward:	Davenport (18)
Agent:		Heritage:	Not Applicable
Property Address:	1100-1110 DUPONT ST	Community:	Toronto
Legal Description:	PLAN 622 BLK Y LOTS 12 & 13 PT LOTS 11 & 14		

PURPOSE OF THE APPLICATION:

To continue the use of the lower level of the subject lands as a sales or hire garage/vehicle dealership for an interim period of time not exceeding two years.

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

Chapter 60.10.20.10, By-law 569-2013

A vehicle dealership is not a permitted use.
In this case, a vehicle dealership will be permitted.

Section 9(1)(f)(b)(vii), By-law 438-86

A sales or hire garage is not a permitted use.
In this case, a sales or hire garage will be permitted.

27. 49 LEE AVE

File Number:	A0060/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZPR)
Owner(s):		Ward:	Beaches-East York (32)
Agent:		Heritage:	Not Applicable
Property Address:	49 LEE AVE	Community:	Toronto
Legal Description:	PLAN 90Y PT LOT S		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by constructing a rear three-storey addition and rear two-storey 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 9.5 m.
The height of the side exterior main walls facing a side lot line is 10.74 m.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (260.65 m²).
The altered dwelling will have a floor space index equal to 0.69 times the area of the lot (298.85 m²).
- 3. 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 0.1 m from the north 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 (260.65 m²).
The altered dwelling will have a gross floor area equal to 0.69 times the area of the lot (298.85 m²).
- 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 a depth of 17.0 m is 7.5 m.
In this case, the 3.96 m portion of the building exceeding 17.0 m in depth will be located 0.63 m from the north side lot line.
(*Note – Decision A1165/15TEY permitted a setback of 2.2 m to the north side lot line).

28. 36 GLEN CEDAR RD

File Number:	A0014/17TEY	Zoning	RD(f12.0; d0.4) & R1 (ZZC)
Owner(s):		Ward:	St. Paul's (21)
Agent:		Heritage:	Not Applicable
Property Address:	36 GLEN CEDAR RD	Community:	York
Legal Description:	PLAN 2599 PT BLK O		

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:

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

The maximum permitted floor space index of a detached dwelling is 0.4 times the area of the lot (219.8 m²).
The altered detached dwelling will have a floor space index equal to 0.55 times the area of the lot (301.0 m²).

Section 7(3)(I), By-law 1-83

The maximum permitted floor space index of a detached dwelling is 0.4 times the area of the lot (219.8 m²).
The altered detached dwelling will have a floor space index equal to 0.53 times the area of the lot (290.8 m²).

29. 12 CROYDON RD

File Number:	A0015/17TEY	Zoning	RD (f12.0; a379; d0.4)(x1199) & R1 (ZZC)
Owner(s):		Ward:	St. Paul's (21)
Agent:		Heritage:	Not Applicable
Property Address:	12 CROYDON RD	Community:	York
Legal Description:	PLAN M516 PT LOTS 68 & 69		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a second storey addition above the attached garage, a two-storey addition on the west side and a rear one-storey addition with a deck.

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 is 0.4 times the area of the lot (242.64 m²).
The altered dwelling will have a floor space index equal to 0.44 times the area of the lot (270.75 m²).
- 1. Section (3)(i), By-law 1-83**
The maximum permitted floor space index is 0.4 times the area of the lot (242.64 m²).
The altered dwelling will have a floor space index equal to 0.47 times the area of the lot (287.18 m²).
- 2. Section 3(g), By-law 1-83**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.9 m from the west side lot line.
- 1. Section 3(a), By-law 3623-97**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.9 m from the west side lot line.

30. 40 PARKVIEW HILL CRES

File Number:	A0016/17TEY	Zoning	RD & R1B (ZZC)
Owner(s):		Ward:	Beaches-East York (31)
Agent:		Heritage:	Not Applicable
Property Address:	40 PARKVIEW HILL CRES	Community:	East York
Legal Description:	PLAN 3618 LOT 126		

PURPOSE OF THE APPLICATION:

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

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 equal to 18.52 m.
- 2. Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey is 4.0 m².
The area of each platform at or above the second storey will be 5.9 m².
- 3. Chapter 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The new dwelling will be located 0.94 m to the east side lot line for the one-storey portion of the front of the building.
- 4. Chapter 10.20.40.70.(6)(B), By-law 596-2013**
The minimum required side yard setback is 3.0 m for a corner lot where there is an adjacent lot fronting on the street abutting the side lot line.
The new dwelling will be located 1.8 metres to the west side lot line (corner side).
- 1. Section 7.3.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The new dwelling will have a building length equal to 18.52 m.

31. 17 GORE ST

File Number:	A0017/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):		Ward:	Trinity-Spadina (19)
Agent:		Heritage:	Not Applicable
Property Address:	17 GORE ST	Community:	Toronto
Legal Description:	PLAN 356 PT BLK B		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing: a rear two-storey addition, a front bay window addition, a complete third-storey addition, a rear basement walk-out, and a rear third floor deck.

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

- 1. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The rear basement walk-out stairs will be located 0.42 m from the west side lot line.
- 2. Chapter 10.5.40.60.(6)(A), By-law 569-2013**
A bay window, or other window projection from a main wall of a building, which increases floor area or enclosed space and does not touch the ground, may encroach into a required front yard setback or rear yard setback a maximum of 0.75 m, if the window projections, in total, do not occupy more than 65% of the width of the front main wall or rear main wall at each storey.
The front bay window addition will encroach 0.30 m from the wall into the required front yard setback, and will occupy 87% of the width of the front main wall.
- 3. Chapter 10.10.40.10.(2)(A)(i) & (ii), 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 9.66 m.

The maximum permitted height of all rear exterior main walls is 7.5 m.
The height of the rear exterior main walls will be 9.66 m.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a semi-detached dwelling is 0.6 times the area of the lot (64.46 m²).
The altered dwelling will have a floor space index equal to 1.84 times the area of the lot (197.50 m²).
- 5. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 5.0 m from the south rear lot line.
- 6. 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 on the lot.

- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area of a semi-detached dwelling is 0.6 times the area of the lot (64.46 m²).
The altered dwelling will have a residential gross floor area equal to 1.84 times the area of the lot (197.50 m²).
- 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 dwelling will be located 0.66 m from the side wall of the east adjacent building, 15 Gore Street and 0.84 m from the side wall of the west adjacent building, 19 Gore Street.
- 3. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.
The altered dwelling will be located 0.42 m from the west side lot line, and 0.33 m from the east side lot line, measured to the bay window addition.
- 4. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 5.0 m from the south rear lot line.
- 5. 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 on the lot.

32. 28 SPRINGDALE BLVD

File Number:	A0018/17TEY	Zoning	RS (f10.5, a325, d0.75)(x312) & R2A (BLD)
Owner(s):		Ward:	Toronto-Danforth (29)
Agent:		Heritage:	Not Applicable
Property Address:	28 SPRINGDALE BLVD	Community:	East York
Legal Description:	PLAN M515 PT LOT 45 PT LOT 39		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a front second-storey addition, enclosing the front porch and reconstructing the rear detached garage.

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

- 1. Chapter 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 3.8 m.
The altered dwelling will be located 2.0 m from the south front lot line.
- 2. 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 is 0.3 m.
The rear detached garage will be located 0.0 m from the east side lot line.
- 1. Section 7.5.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The altered dwelling will be located 2.0 m from the south front lot line.
- 2. Section 5.6.(g), By-law 6752**
The minimum required side and rear lot line setback for the detached garage and its roof extensions is 0.45 m.
The rear detached garage will be located 0.0 m from the east side lot line.
- 3. Section 7.1.1. (4), By-law 6752**
The maximum permitted height of a detached garage is 3.6 m.
The height of the rear detached garage will be 3.96 m.

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

33. 348 WALMER RD

File Number:	A0019/17TEY	Zoning	R (F10.5; d0.6) & R1S Z0.6 (BLD)
Owner(s):		Ward:	St. Paul's (21)
Agent:		Heritage:	Not Applicable
Property Address:	348 WALMER RD	Community:	Toronto
Legal Description:	PLAN 930 PT LOT 25		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by enclosing the existing front porch and constructing a new unenclosed front porch.

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

- 1. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth for a detached dwelling is 17.0 m.
The altered dwelling will have a depth of 17.5 m.
- 2. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 7.85 m.
The altered dwelling will be located 7.79 m from the front lot line.
- 3. 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 provided the stairs are no wider than 2.0 m.
In this case, the front stairs will have a width of 2.34 m.
- 4. 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 (23.23 m²).
In this case, 43% (13.53 m²) of the front yard will be soft landscaping.
- 1. 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 7.85 m.
The altered dwelling will be located 7.79 m from the front 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 building exceeding a depth of 17.0 m 7.5 m.
The altered dwelling will be setback 1.29 m from the south side lot line and 0.25 m from the north side lot line.

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

A minimum of 75% (39.52 m²), of the required front yard landscaped open space shall be in the form of soft landscaping.

In this case, 26% (13.53 m²), of the required front yard landscaped open space will be in the form of soft landscaping.

34. 69 NORTHBROOK RD

File Number:	A0020/17TEY	Zoning	RD (f9.0, a280, d0.45) H 8.5 & R1A (ZZC)
Owner(s):		Ward:	Toronto-Danforth (29)
Agent:		Heritage:	Not Applicable
Property Address:	69 NORTHBROOK RD	Community:	East York
Legal Description:	PLAN 3094 PT LOT 47 PT LOT 48		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The altered dwelling will have a height of 9.172 m.
 - 2. Chapter 10.20.40.10.(2)(A), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7 m.
The height of the rear exterior main walls will be 9.172 m.
 - 3. 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 (145.11 m²).
The altered dwelling will have a floor space index equal to 0.54 times the area of the lot (174.42 m²).
 - 4. Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform located at or above the second storey of a dwelling is 4.0 m².
The area of the front second floor balcony will be 9.41 m².
-
- 1. Section 7.2.3, By-law 6752**
The maximum permitted lot coverage of a detached dwelling is 35% of the lot area (112.86 m²).
The altered dwelling will have a lot coverage equal to 37% of the lot area (120.7 m²).
 - 2. Section 7.2.3, By-law 6752**
The maximum permitted floor space index of a detached dwelling is 0.45 times the area of the lot (145.11 m²).
The altered dwelling will have a floor space index equal to 0.54 times the area of the lot (174.42 m²).
 - 3. Section 7.2.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The altered dwelling will have a height of 9.172 m.

*** Revised For Agenda ***

35. 7 RELMAR GDNS

File Number:	A0021/17TEY	Zoning	R (u2;d1.0) & R1S Z1.0 (Waiver)
Owner(s):		Ward:	St. Paul's (21)
Agent:		Heritage:	Not Applicable
Property Address:	7 RELMAR GDNS	Community:	Toronto
Legal Description:	PLAN M408 PT LOTS 7 & 8		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage. ~~The existing rear detached garage will be demolished.~~ *The existing rear detached garage will be demolished.

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

- Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17 m.
The new detached dwelling will have a depth of 18.5 m.
- Chapter 10.10.40.10.(2), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 8.5 m.
The height of the front and rear exterior main walls will be 9.2 m.
- Chapter 10.5.50.10.(3), By-law 569-2013**
A minimum of 50% (63.65 m²) of the rear yard must be maintained as soft landscaping.
In this case, 0% (0 m²) of the rear yard has been maintained as soft landscaping.
- Section 6(3) Part II 3.B(I)(2), 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 new detached dwelling exceeding the 17 m depth will be located 0.91 m from the east side lot line.
- Section 6(3) Part II 3.B(I)(2), 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 new detached dwelling exceeding the 17 m depth will be located 5.24 m from the west side lot line.
- Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The new detached dwelling will be located 4.56 m from the north rear lot line.
- Section 4(11)(A), By-law 438-86**

A residential building must be located on a lot having a minimum front lot line of 3.5 m where fronting or abutting a highway assumed for public highway purposes.
In this case, the new detached dwelling will be located on a lot which does not front or abut a highway assumed for public highway purposes.

36. 319 RICHVIEW AVE

File Number:	A0022/17TEY	Zoning	RD (f12.0, d0.65) & R1 Z0.6 (ZZC)
Owner(s):		Ward:	St. Paul's (21)
Agent:		Heritage:	Not Applicable
Property Address:	319 RICHVIEW AVE	Community:	Toronto
Legal Description:	PLAN M335 LOT 69		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with a covered front porch, a rear ground floor deck, and a rear basement walkout.

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

- 1. Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 11.0 m.
The new detached dwelling will have a height of 11.16 m.
 - 2. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached dwelling is 17.0 m.
The new detached dwelling will have a building length of 21.01 m.
 - 3. Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 19.0 m.
The new detached dwelling will have a depth of 21.01 m.
 - 4. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.65 times the area of the lot (309.81 m²).
The new detached dwelling will have a floor space index equal to 0.80 times the area of the lot (380.5 m²).
 - 5. Chapter 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The new detached dwelling will be located 0.90 m from the north side lot line, and 0.93 m from the south side lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (285.99 m²).
The new detached dwelling will have a gross floor area equal to 0.80 times the area of the lot (380.5 m²).

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 a depth of 17.0 m is 7.5 m.

The 1.99 m portion of the new detached dwelling, exceeding the 17.0 m depth, will be located 1.47 m from the north side lot line, and 6.01 m from the south side lot line.

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

The projection of an uncovered platform into the required setbacks is restricted to a maximum of 2.50 m from the front or rear wall.

The rear ground floor deck will project 4.01 m from the rear wall.

37. 37 GLEN AMES

File Number:	A0023/17TEY	Zoning	RD (f10.0; d0.35)(x1392) & R1 Z0.35 (ZZC)
Owner(s):		Ward:	Beaches-East York (32)
Agent:		Heritage:	Not Applicable
Property Address:	37 GLEN AMES	Community:	Toronto
Legal Description:	PLAN M568 LOT 76		

PURPOSE OF THE APPLICATION:

To alter the existing 1½-storey detached dwelling by constructing a second-storey addition, a rear two-storey addition, a rear basement walkout, a covered front porch, and a rear ground floor deck.

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 4.35 m.
The altered dwelling will be located 3.09 m from the north front lot line, measured to the garbage enclosure.
- 2. 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 front porch stairs will be 2.36 m wide.
- 3. 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 0.02 m from the east side lot line.
- 4. Chapter 10.5.40.71.(4)(B), By-law 569-2013**
The minimum required east side yard setback for an addition or extension to the rear or side of a lawfully existing building or structure is 0.64 m.
The altered dwelling will be located 0.59 m from the east side lot line.
- 5. 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 (118.72 m²).
The altered dwelling will have a floor space index equal to 0.71 times the area of the lot (241.14 m²).
- 6. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached dwelling is 17.0 m.
The altered dwelling will have a building length of 17.88 m, measured to the rear attached bike storage shed.
- 7. 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.

- 1. 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.
- 2. 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 (118.72 m²).
The altered dwelling will have a gross floor area equal to 0.71 times the area of the lot (241.14 m²).
- 3. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 4.35 m.
The altered dwelling will be located 3.09 m from the north front lot line, measured to the garbage enclosure.
- 4. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of a detached dwelling not exceeding a depth of 17 m is 0.9 m.
The portion of the altered dwelling, not exceeding a depth of 17 m will be located 0.59 m from the east side lot line.
- 5. 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 will project 0.57 m.
- 6. Section 6(3) Part III 3(d)(i)D, By-law 438-86**
A minimum of 75% (28.43 m²) of the front yard must be maintained as soft landscaping.
In this case, 45.7% (17.32 m²) of the front yard will be maintained as soft landscaping.
- 7. 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 2.33 m portion of the altered dwelling, exceeding the 17.0 m depth, will be located 1.27 m from the west side lot line, and 6.45 m from the east side lot line.

38. 376R DUFFERIN ST

File Number:	A1222/16TEY	Zoning	I1 D2 (ZPR)
Owner(s):		Ward:	Parkdale-High Park (14)
Agent:		Heritage:	Not Applicable
Property Address:	376R DUFFERIN ST	Community:	Toronto
Legal Description:	PLAN 418 BLK C PT LOTS 27 AND 28 RP 66R28839 PART 9		

PURPOSE OF THE APPLICATION:

To renovate the existing one-storey industrial building to include a craft brewery, retail store and associated outdoor patio.

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

- 1. Section 9(1)(f), By-law 438-86**
A restaurant with associated outdoor patio is not a permitted use.
The altered industrial building will contain a restaurant and associated outdoor patio accessory to a beer production facility.
- 2. Section 9(1)(f), By-law 438-86**
A retail store is not a permitted use.
The altered industrial building will contain a retail store.
- 3. Section 9(3) Part VIII 1, By-law 438-86**
Where either limit of a public or private lane, alley, driveway or right-of-way constitutes the boundary or part of the boundary between an I or Tr district and an R district, no person shall, in an I or Tr district, use land or erect or use a building or structure on land that fronts on the lane, alley, driveway or right-of-way for an I or Tr use if the only means of access to the land is by the lane, alley, driveway or right-of-way.
In this case, the building fronts on a lane and the only means of access for the building is from a lane and right-of-way.
- 4. Section 9(3) Part VI 4, By-law 438-8**
No person shall, on a lot in an I1 district, erect or use an I building or structure including an accessory loading area that is not wholly enclosed.
In this case, the patios will not be wholly enclosed within the building.
- 5. Section 4(4)(b), By-law 438-86**
The minimum required number of parking spaces for the manufacturing firm (brewery) is 9.
In this case, 0 parking spaces will be provided on the lot.

Applications A1222/16TEY and A0248/17TEY will be considered jointly.

39. 360 DUFFERIN ST

File Number:	A0284/17TEY	Zoning	I1 D2 (ZPR)
Owner(s):		Ward:	Parkdale-High Park (14)
Agent:		Heritage:	Not Applicable
Property Address:	360 DUFFERIN ST	Community:	Toronto
Legal Description:	PLAN 418 BLK C PT LOT 23 TO PT LOT 26		

PURPOSE OF THE APPLICATION:

To facilitate an outdoor patio which is partially located on the subject lands in conjunction with the proposed brewery on 376R Dufferin Street.

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

- 1. Section 9(1)(f), By-law 438-86**
An outdoor patio is not a permitted use.
In this case, an outdoor patio will be permitted.
- 2. Section 9(3) Part XI 4, By-law 438-86**
No person shall, on a lot in an I1 district, erect or use an I building or structure including an accessory loading area that is not wholly enclosed.
In this case, the patios will not be wholly enclosed within the building.

Applications A1222/16TEY and A0248/17TEY will be considered jointly.

40. 170 EASTERN AVE

File Number:	A0902/16TEY	Zoning	RA & Site-specific By-law 588-2006 (Waiver)
Owner(s):		Ward:	Toronto Centre-Rosedale (28)
Agent:		Heritage:	Not Applicable
Property Address:	170 EASTERN AVE	Community:	Toronto
Legal Description:	PLAN 66M2473 BLK 5		

PURPOSE OF THE APPLICATION:

To modify the redevelopment plan approved under Site-specific By-law 588-2006 for a 13-storey mixed-use building. A concurrent Site Plan Application (2016 270213 STE 28 SA) is being reviewed.

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

1. Section 4(d)(B), Site-specific By-law 588-2006

Maximum height shall be in accordance with by-law 438-86 4(2), except that no building shall contain more than 10 storeys plus residential penthouse above grade within a 36 m height district.

In this case, the mixed-use building will be 44.7 m with 12 storeys plus residential penthouse.

1. Section 12(1)467(b) and Section 2(1), By-law 438-86

The definition of a parking space is an unobstructed area, at least 5.9 m in length and at least 2.6 m in width except in the case of alternative housing, a rooming house, a converted house, or a converted dwelling and rooming house where the total number of required parking spaces is three or less, is readily accessible at all times for the parking and removal of a motor vehicle without the necessity of moving another motor vehicle.

In this case, parking spaces are defined as 5.6 m by 2.6 m following the minimum standards consistent with Zoning By-law 569-2013 Section 200.5. A drive aisle shall be 6 m wide. Notwithstanding the foregoing, a small portion of the drive aisle is permitted to be 5.6 m.

2. Section 12(1)467(f)(i), By-law 438-86

Setbacks shall be provided in accordance with section 7(3)Part II, except that:

(i) for the purposes of section 7(3) Part II 1(i) a building or structure in an RA district may be erected to within 5.5 m to a side lot line or a rear lot line, excluding any part of a building or structure located within 30 m of a lot line that abuts a street, other than a public lane, or a public park; and,

(ii) section 7(3)Part II 7 does not apply.

In this case, the building will have a rear lot setback of 4.74 m on some northern portions of floors 7, 8, and 9.

- 3. Section 12(1)467(o)(iii), By-law 438-86**
“Residential penthouse” means the uppermost storey of a building, other than a residential tower penthouse, which is used for residential purposes; has an aggregate horizontal area not exceeding 50% of that part of the roof of the building which is not occupied by a tower; and is set back at least 3 m from an outside wall of the storey below it, when such outside wall faces Bayview Avenue, Block 54 (future River Street) as identified on Map 3, King Street, Old Eastern Avenue, River Square, St. Lawrence Street, the easterly frontage of Block 24 as identified on Map 3, or the easterly frontage of Block 22 as identified on Map 3.
In this case, the residential penthouse is 95% of the area of the roof, and no setbacks are incorporated into its design.
- 4. Section 12(1)467(e)(i)(B)(C), By-law 438-86**
Section 12(1)467(d), maximum height, does not prevent the erection or use of the following: A stair tower, elevator shaft, or other heating, cooling or ventilating equipment or window washing equipment or electrical energy generating equipment on the roof of the building or a fence, wall or structure enclosing such elements, provided the aggregate horizontal area of such elements, including the area contained within an enclosure, does not exceed 40% of the area of the top storey or residential penthouse or residential tower penthouse of the building, whichever is highest; and the width of any such elements, including the width of an enclosure, located within 6 m of a lot line that is a street line, does not exceed 30% of the width of the main wall of the building facing the lot line provided the width is to be measured parallel to the lot line boundary.
In this case, the mechanical penthouse is 65% of the area of the residential penthouse below, and the width of the mechanical elements exceeds 30% of the width of the walls facing the streetline.
- 5. Section 12(1)467(i), By-law 438-86**
Notwithstanding sections (f), (g), and (h) above, the required building setbacks and stepbacks shall not apply to balconies, provided the projection does not exceed 1.5 m from the wall to which it is attached. In this case, some balconies on some levels will project into the stepback and setback areas by up to 3.2 m, an additional 1.7 m, from the wall to which it is attached.
- 6. Section 12(1)467(h), By-law 438-86**
Within the 36 m Height District, no building or structure may exceed 27 m, unless the portion of the building or structure above such height is set back a minimum of 3 m from the main wall of such building or structure which faces Bayview Avenue, Block 54 (future River Street) as identified on Map 3, King Street, Old Eastern Avenue, River Square, St. Lawrence Street, the easterly frontage of Block 24 as identified on Map 3, or the easterly frontage of Block 22 as identified on Map 3.
In this case, the building has 0 m stepbacks along some portions of some frontages on levels 9 and 10 and the building has 0 m stepbacks on the frontage facing St. Lawrence Street, Eastern Avenue and Lawren Harris Square, and has minimum 3.2 m stepbacks on the River Street frontage of Levels 11 and 12, where no stepbacks are currently applicable to the additional height.
- 7. Section 12(1)467(e)(i)(A), By-law 438-86**
Section 12(1)467(d), maximum height, does not prevent the erection or use of the following: A stair tower, elevator shaft, or other heating, cooling or ventilating equipment or window washing equipment or electrical energy generating equipment on the roof of the building or a fence, wall or structure enclosing such elements, provided the maximum vertical extent of such elements or enclosure above the permitted height is no greater than 6 m.
In this case, amenity space is included in the list of items excluded from the definition of maximum height, allowing for up to 144 m² of indoor amenity space and up to 143 m² of outdoor amenity space on the mechanical penthouse level.

41A. 263 GAMBLE AVE

File Number:	B0094/16TEY	Zoning	RD (f6.0; a185; d0.75) & R1C (ZZC)
Owner(s):		Ward:	Toronto-Danforth (29)
Agent:		Heritage:	Not Applicable
Property Address:	263 GAMBLE AVE	Community:	East York
Legal Description:	PLAN M39 PT LOT 55 PT LOT 56		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two residential lots.

Conveyed – Part 1, Draft R-Plan

263 Gamble Avenue

The lot frontage is 4.87 m and the lot area is 148.65 m².

A new three-storey semi-detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A1295/16TEY.

Retained – Part 2, Draft R-Plan

Address to be assigned

The lot frontage is 4.87 m and the lot area is 148.65 m².

A new three-storey semi-detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A1296/16TEY.

File Numbers B0094/16TEY, A1295/16TEY, A1296/16TEY are considered jointly.

41B. 263 GAMBLE AVE (PART 1)

File Number:	A1295/16TEY	Zoning	RD (f6.0; a185; d0.75) & R1C (ZZC)
Owner(s):		Ward:	Toronto-Danforth (29)
Agent:		Heritage:	Not Applicable
Property Address:	263 GAMBLE AVE (PART 1)	Community:	East York
Legal Description:	PLAN M39 PT LOT 55 PT LOT 56		

PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached dwelling with an integral garage as described in Consent Application B0094/16TEY.

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

- 1. Chapter 10.20.20.40.(1), By-law 569-2013**
A dwelling unit is only permitted in a detached house.
In this case, the dwelling unit will be located in a semi-detached house.
- 2. Chapter 10.20.20.10.(1), By-law 569-2013**
A dwelling unit use is only permitted in a detached house.
In this case, the dwelling unit use will be located in a semi-detached house.
- 3. Chapter 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 6.0 m.
The lot frontage of the conveyed lot will be 4.877 m.
- 4. Chapter 10.20.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the area of the lot (52.03 m²).
The lot coverage will be equal to 48% of the area of the lot (71.47 m²).
- 5. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.75 times the area of the lot (111.49 m²).
The new semi-detached dwelling will have a floor space index equal to 1.04 times the area of the lot (155.82 m²).
- 6. Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new semi-detached dwelling will be located 0.61 m from the east side lot line and 0.0 m from the west side lot line.
- 7. 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 (10.24 m²).
In this case, 64% (8.8 m²) of the front yard will be soft landscaping.

- 8. Chapter 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.0 m.
The height of the front exterior main wall of the new semi-detached dwelling will be 8.17 m.
- 9. Chapter 10.20.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.0 m.
The height of rear exterior main wall of the new semi-detached dwelling will be 7.52 m.
- 10. Chapter 10.20.40.10.(2)(B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.
The height of the side exterior main walls facing a side lot line will be 8.0 m.
- 11. Chapter 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a dwelling above established grade is 1.2 m.
The first floor of the new semi-detached dwelling will be located 2.65 m above established grade.
- 1. Section 7.4.2, By-law 6752**
In a RIC zone, the only permitted building is a detached dwelling.
In this case, a semi-detached dwelling will be a permitted building.

File Numbers B0094/16TEY, A1295/16TEY, A1296/16TEY are considered jointly.

41C. 263 GAMBLE AVE (PART 2)

File Number:	A1296/16TEY	Zoning	RD (f6.0; a185; d0.75) & R1C (ZZC)
Owner(s):		Ward:	Toronto-Danforth (29)
Agent:		Heritage:	Not Applicable
Property Address:	263 GAMBLE AVE (PART 2)	Community:	East York
Legal Description:	PLAN M39 PT LOT 55 PT LOT 56		

PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached dwelling with an integral garage as described in Consent Application B0094/16TEY.

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

- 1. Chapter 10.20.20.40.(1), By-law 569-2013**
A dwelling unit is only permitted in a detached house.
In this case, the dwelling unit will be located in a semi-detached house.
- 2. Chapter 10.20.20.10.(1), By-law 569-2013**
A dwelling unit use is only permitted in a detached house.
In this case, the dwelling unit use will be located in a semi-detached house.
- 3. Chapter 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 185 m².
In this case, the lot area of the retained lot will be 148.65 m².
- 4. Chapter 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 6.0 m.
The lot frontage of the retained lot will be 4.877 m.
- 5. Chapter 10.20.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the area of the lot (52.03 m²).
The lot coverage will be equal to 48% of the area of the lot (71.47 m²).
- 6. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.75 times the area of the lot (111.49 m²).
The new semi-detached dwelling will have a floor space index equal to 1.04 times the area of the lot (155.82 m²).
- 7. Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new semi-detached dwelling will be located 0.61 m from the east side lot line and 0.0 m from the west side lot line.

8. **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 (10.24 m²).
In this case, 64% (8.8 m²) of the front yard will be soft landscaping.
9. **Chapter 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.0 m.
The height of the front exterior main wall of the new semi-detached dwelling will be 8.17 m.
10. **Chapter 10.20.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.0 m.
The height of rear exterior main wall of the new semi-detached dwelling will be 7.52 m.
11. **Chapter 10.20.40.10.(2)(B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.
The height of the side exterior main walls facing a side lot line will be 8.0 m.
12. **Chapter 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a dwelling above established grade is 1.2 m.
The first floor of the new semi-detached dwelling will be located 2.65 m above established grade.
1. **Section 7.4.2, By-law 6752**
In a RIC zone, the only permitted building is a detached house.
In this case, a semi-detached dwelling will be a permitted building.

File Numbers B0094/16TEY, A1295/16TEY, A1296/16TEY are considered jointly.

42. 204 WAVERLEY RD

File Number:	B0018/17TEY	Zoning	R (d0.6) & R2 z0.6 (ZZC)
Owner(s):		Ward:	Beaches-East York (32)
Agent:		Heritage:	Not Applicable
Property Address:	204 WAVERLEY RD	Community:	Toronto
Legal Description:	PLAN M25 LOT 96		

THE CONSENT REQUESTED:

To obtain consent to sever the property in two residential lots as per provisional Consent Decision B0080/15TEY which lapsed as the conditions of approval were not fulfilled within the one year time limit.

Retained - Part 2, Draft R-Plan

Address to be assigned

The lot frontage is 7.665 m and the lot area is 327.00 m². A new three-storey single detached dwelling will be constructed in accordance with Minor Variance Decision A0970/15TEY.

Conveyed - Part 1, Draft R-Plan

Address to be assigned

The lot frontage is 7.665 m and the lot area is 327.00 m². A new three-storey single detached dwelling will be constructed in accordance with Minor Variance Decision A0971/15TEY.