

**COMMITTEE OF ADJUSTMENT  
AGENDA  
TORONTO EAST YORK PANEL****Hearing Date:** January 31, 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:**

| <b>File Number</b> | <b>Property</b>      | <b>Community (Ward)</b>      |
|--------------------|----------------------|------------------------------|
| 1. A0972/16TEY     | 53 HAZELTON AVE      | Toronto Centre-Rosedale (27) |
| 2. A0974/16TEY     | 80 HELENA AVE        | St. Paul's (21)              |
| 3. A0975/16TEY     | 26 VIRTUE ST         | Parkdale-High Park (14)      |
| 4. A0976/16TEY     | 17 AVONDALE RD       | Toronto Centre-Rosedale (27) |
| 5. A0977/16TEY     | 307 H COXWELL AVE    | Beaches-East York (32)       |
| 6. A0978/16TEY     | 47 WALES AVE         | Trinity-Spadina (20)         |
| 7. A0979/16TEY     | 49 WALES AVE         | Trinity-Spadina (20)         |
| 8. A0980/16TEY     | 27 GORE VALE AVE     | Trinity-Spadina (19)         |
| 9. A0981/16TEY     | 29 GORE VALE AVE     | Trinity-Spadina (19)         |
| 10. A0982/16TEY    | 100 BROWNING AVE     | Toronto-Danforth (29)        |
| 11. A0985/16TEY    | 27 ALBEMARLE AVE     | Toronto-Danforth (30)        |
| 12. A0986/16TEY    | 27 ORIOLE PKWY       | St. Paul's (22)              |
| 13. A0987/16TEY    | 468 MERTON ST        | St. Paul's (22)              |
| 14. A1048/16TEY    | 345 - 365 BLOOR ST E | Toronto Centre-Rosedale (27) |

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

| <b>File Number</b> | <b>Property</b>   | <b>Community (Ward)</b> |
|--------------------|-------------------|-------------------------|
| 15. A0988/16TEY    | 20 MC CORD RD     | St. Paul's (22)         |
| 16. A0989/16TEY    | 746 LOGAN AVE     | Toronto-Danforth (30)   |
| 17. A0990/16TEY    | 706 EUCLID AVE    | Trinity-Spadina (20)    |
| 18. A0991/16TEY    | 66 DOVERCOURT RD  | Davenport (18)          |
| 19. A0993/16TEY    | 142 CURZON ST     | Toronto-Danforth (30)   |
| 20. A0994/16TEY    | 42 HUMBERSIDE AVE | Parkdale-High Park (14) |
| 21. A0997/16TEY    | 28 ALGONQUIN AVE  | Parkdale-High Park (14) |
| 22. A0998/16TEY    | 22 ST HUBERT AVE  | Toronto-Danforth (29)   |
| 23. A0999/16TEY    | 98 BROWNING AVE   | Toronto-Danforth (29)   |
| 24. A1000/16TEY    | 488 BRUNSWICK AVE | Trinity-Spadina (20)    |
| 25. A1001/16TEY    | 105 GLENAYR RD    | St. Paul's (21)         |

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

| <b>File Number</b> | <b>Property</b>        | <b>Community (Ward)</b> |
|--------------------|------------------------|-------------------------|
| 26. A1002/16TEY    | 466 MERTON ST          | St. Paul's (22)         |
| 27. A1003/16TEY    | 200 GLADSTONE AVE      | Davenport (18)          |
| 28. A1004/16TEY    | 7 WINDLEY AVE          | St. Paul's (21)         |
| 29. A1005/16TEY    | 600 BATHURST ST        | Trinity-Spadina (19)    |
| 30. A1006/16TEY    | 48 AVONLEA BLVD        | Beaches-East York (31)  |
| 31. A1007/16TEY    | 767 INDIAN RD          | Parkdale-High Park (14) |
| 32. A1008/16TEY    | 162 HEWARD AVE         | Toronto-Danforth (30)   |
| 33. A1009/16TEY    | 36 FERRIER AVE         | Toronto-Danforth (29)   |
| 34. A1010/16TEY    | 51 COMMISSIONERS<br>ST | Toronto-Danforth (30)   |
| 35. B0083/16TEY    | 250 DAVENPORT RD       | Trinity-Spadina (20)    |

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

| <b>File Number</b> | <b>Property</b>                         | <b>Community (Ward)</b> |
|--------------------|---|-------------------------|
| 36. A0874/16TEY    | 10 WILFRID AVE                          | St. Paul's (22)         |
| 37A B0071/16TEY    | 17 RHODES AVE                           | Beaches-East York (32)  |
| B A1038/16TEY      |   |                         |
| C A1039/16TEY      |   |                         |
| D A1040/16TEY      |   |                         |
| E A1041/16TEY      |   |                         |
| F A1042/16TEY      |   |                         |
| G A1043/16TEY      |   |                         |
| 38. B0072/16TEY    | 131 FARNHAM AVE<br>& 45 OAKLANDS<br>AVE | St. Paul's (22)         |

### **3. OTHER BUSINESS**

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

**1. 53 HAZELTON AVE**

|                    |                        |            |   |
|--------------------|------------------------|------------|---|
| File Number:       | A0972/16TEY            | Zoning     | R (f5.0; d1.0)(x860) & R3<br>Z1.0 (ZZC) |
|                    |                        | Ward:      | Toronto Centre-Rosedale<br>(27)         |
|                    |                        | Heritage:  | Designated                              |
| Property Address:  | <b>53 HAZELTON AVE</b> | Community: | Toronto                                 |
| Legal Description: | PLAN 337 PT LOT G      |            |   |

**PURPOSE OF THE APPLICATION:**

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

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

- 1. Chapter 10.5.40.71.(4)(A), By-law 569-2013**  
The minimum required side yard setback for an addition or extension to the rear or side of a lawfully existing building or structure is 0.71 m.  
The altered semi-detached dwelling will be located 0.62 m from the south side lot line.
- 2. Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted depth of a semi-detached dwelling is 17 m.  
The altered semi-detached dwelling will have a depth of 19.41 m.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a semi-detached dwelling is 1.0 times the area of the lot (260.75 m<sup>2</sup>).  
The altered semi-detached dwelling will have a floor space index equal to 1.001 times the area of the lot (261.44 m<sup>2</sup>).
- 4. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**  
The maximum permitted height of all rear exterior main walls is 9.5 m.  
The height of the rear exterior main walls will be 10.26 m.
- 5. Chapter 900.2.10.(860)(A), By-law 569-2013  
(Prevailing section 12(2) 322(ii)(a), By-law 438-86)**  
No person shall erect or use a building or structure on any lot within the Yorkville Triangle with a front lot line on Hazelton Avenue, Webster Avenue, or the south side of Berryman Street, exclusive of the lands with the flank of the lot on Webster Avenue known municipally in the year 1998 as 121 Avenue Road where the building or structure has a depth greater than 17 m.  
The altered semi-detached dwelling will have a depth of 19.4 m.

- 6. Chapter 900.2.10.(860)(A), By-law 569-2013  
(Prevailing section 12(2) 322(ii)(b), By-law 438-86)**  
No person shall erect or use a building or structure on any lot within the Yorkville Triangle with a front lot line on Hazelton Avenue, Webster Avenue, or the south side of Berryman Street, exclusive of the lands with the flank of the lot on Webster Avenue known municipally in the year 1998 as 121 Avenue Road where the height of the building or structure is greater than 7 m, exclusive of a deck fence and other rooftop elements permitted, for any portion of the building or structure having a depth greater than 14 m.  
The portion of the altered semi-detached dwelling having a depth greater than 14 m will have a maximum height of 10.72 m.
- 7. Chapter 900.2.10.(860)(A), By-law 569-2013  
(Prevailing section 12(2) 322(ii)(c)(B), By-law 438-86)**  
No person shall erect or use a building or structure on any lot within the Yorkville Triangle with a front lot line on Hazelton Avenue, Webster Avenue, or the south side of Berryman Street, exclusive of the lands with the flank of the lot on Webster Avenue known municipally in the year 1998 as 121 Avenue Road where in the case of a semi-detached house or the end unit of a series of row houses, on a lot with a front lot line width of 5.5 m or greater, any part of the unattached side of the building or structure beyond a depth of 12 m is closer than 1.2 m to a side lot line.  
The portion of the altered semi-detached dwelling with a depth greater than 12 m will be located 0.62 m from the south side lot line.
- 1. Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted depth of a semi-detached dwelling is 14.0 m.  
The altered semi-detached dwelling will have a depth of 19.4 m.
- 2. Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.  
The altered semi-detached dwelling will be located 0 m from the north side lot line.
- 3. Section 6(3) Part II 3.C(II), By-law 438-86**  
The minimum required side lot line setback of a semi-detached dwelling is 0.9 m where the side wall contains openings.  
The altered semi-detached dwelling will be located 0.62 m from the south side lot line.
- 4. Section 12(2) 322(ii)(a), By-law 438-86**  
No person shall erect or use a building or structure on any lot within the Yorkville Triangle with a front lot line on Hazelton Avenue, Webster Avenue, or the south side of Berryman Street, exclusive of the lands with the flank of the lot on Webster Avenue known municipally in the year 1998 as 121 Avenue Road where the building or structure has a depth greater than 17 m.  
The altered semi-detached dwelling will have a depth of 19.4 m.

**5. Section 12(2) 322(ii)(b), By-law 438-86**

No person shall erect or use a building or structure on any lot within the Yorkville Triangle with a front lot line on Hazelton Avenue, Webster Avenue, or the south side of Berryman Street, exclusive of the lands with the flank of the lot on Webster Avenue known municipally in the year 1998 as 121 Avenue Road where the height of the building or structure is greater than 7 m, exclusive of a deck fence and other rooftop elements permitted, for any portion of the building or structure having a depth greater than 14 m.

The portion of the altered semi-detached dwelling having a depth greater than 14 m will have a maximum height of 10.72 m.

**6. Section 12(2) 322(ii)(c)(B), By-law 438-86**

No person shall erect or use a building or structure on any lot within the Yorkville Triangle with a front lot line on Hazelton Avenue, Webster Avenue, or the south side of Berryman Street, exclusive of the lands with the flank of the lot on Webster Avenue known municipally in the year 1998 as 121 Avenue Road where in the case of a semi-detached house or the end unit of a series of row houses, on a lot with a front lot line width of 5.5 m or greater, any part of the unattached side of the building or structure beyond a depth of 12 m is closer than 1.2 m to a side lot line.

The portion of the altered semi-detached dwelling with a depth greater than 12 m will be located 0.62 m from the south side lot line.

## 2. 80 HELENA AVE

|                    |                      |            |                         |
|--------------------|----------------------|------------|-------------------------|
| File Number:       | A0974/16TEY          | Zoning     | R(d0.6) & R2 Z0.6 (ZZC) |
|                    |                      | Ward:      | St. Paul's (21)         |
|                    |                      | Heritage:  | Not Applicable          |
| Property Address:  | <b>80 HELENA AVE</b> | Community: | Toronto                 |
| Legal Description: | PLAN M54 LOT 34      |            |                         |

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

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

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

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

The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (160.04 m<sup>2</sup>).  
The altered detached dwelling will have a floor space index equal to 0.73 times the area of the lot (196.84 m<sup>2</sup>).

#### **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 (160.04 m<sup>2</sup>).  
The altered detached dwelling will have a gross floor area equal to 0.73 times the area of the lot (196.84 m<sup>2</sup>).

### 3. 26 VIRTUE ST

|                    |                     |            |                                |
|--------------------|---------------------|------------|--------------------------------|
| File Number:       | A0975/16TEY         | Zoning     | R (d0.6)(x296) & R2 Z0.6 (ZZC) |
|                    |                     | Ward:      | Parkdale-High Park (14)        |
|                    |                     | Heritage:  | Not Applicable                 |
| Property Address:  | <b>26 VIRTUE ST</b> | Community: | Toronto                        |
| Legal Description: | PLAN 572 PT LOT 19  |            |                                |

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

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

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

- 1. Chapter 10.10.40.70.(2), By-law 569-2013**  
A minimum required rear yard setback is 7.5 m.  
The altered semi-detached dwelling will be located 4.85 m from the rear lot line.
- 2. Chapter 10.10.40.40.(2)(A), By-law 569-2013**  
Additions to the rear of a semi-detached 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 (74.79 m<sup>2</sup>).  
The altered semi-detached dwelling will have a floor space index equal to 1.14 times the area of the lot (123.88 m<sup>2</sup>).
- 1. Section 6(3) Part II 4, By-law 438-86**  
The minimum required rear yard setback is 7.5 m.  
The altered semi-detached dwelling be located 4.85 m from the rear lot line.
- 3. 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 (74.79 m<sup>2</sup>).  
Following the alterations, the semi-detached dwelling will have a gross floor area equal to 1.14 times the area of the lot (123.88 m<sup>2</sup>).



#### 4. 17 AVONDALE RD

|                    |                          |            |  |
|--------------------|--------------------------|------------|--|
| File Number:       | A0976/16TEY              | Zoning     | RD (f15.0; d0.6)(x1435) &<br>R1 Z0.6 (ZZC) |
|                    |                          | Ward:      | Toronto Centre-Rosedale<br>(27)            |
| Property Address:  | <b>17 AVONDALE RD</b>    | Heritage:  | Designated                                 |
| Legal Description: | PLAN E361 LOT 4 PT LOT 3 | Community: | Toronto                                    |

#### PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by enlarging the permitted two-storey side addition on the basement and ground floor, enclosing the side basement porch and constructing a deck on top of the enclosure, and enclosing the existing rear ground floor porch.

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

- 1. Chapter 10.20.40.40.(1), By-law 569-2013**  
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (438.97 m<sup>2</sup>).  
The altered detached dwelling will have a floor space index equal to 0.64 times the area of the lot (470.98 m<sup>2</sup>).
- 2. Chapter 10.20.40.70.(3)(D), By-law 569-2103**  
The minimum required side yard setback is 1.5 m.  
The altered detached dwelling will be located 0.81 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 0.6 times the area of the lot (438.97 m<sup>2</sup>).  
The altered detached dwelling will have a gross floor area equal to 0.64 times the area of the lot (470.98 m<sup>2</sup>).
- 2. Section 6(3) Part II 4, By-law 438-86**  
The minimum required rear yard setback is 7.5 m.  
The altered detached dwelling will be located 1.42 m from the south rear lot line measured from the rear addition (rear ground floor porch enclosure) and 3.99 m measured from the side addition (side basement porch enclosure).

## 5. 307 H COXWELL AVE

|                    |   |            |                               |
|--------------------|---|------------|-------------------------------|
| File Number:       | A0977/16TEY   | Zoning     | R (d1.0) (x7) & R4 Z1.0 (BLD) |
|                    |   | Ward:      | Beaches-East York (32)        |
|                    |   | Heritage:  | Not Applicable                |
| Property Address:  | <b>307 H COXWELL AVE</b>                                      | Community: | Toronto                       |
| Legal Description: | CON 1 FB PT LOT 8 RP 64R16244 PARTS 6 & 23 WITH & SUBJ TO ROW |            |                               |

### PURPOSE OF THE APPLICATION:

To replace a second floor deck at the rear of the existing two-storey row/townhouse.

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

- 1. Chapter 10.5.40.60.(1), 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 1.5 m.  
In this case, the platform will encroach 3.9 m into the required rear yard setback.
- 1. Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback is 0.45 m where the attached structure is without walls.  
In this case the side lot line setback will be 0.0 m on the north side and 0.0 m on the south side.
- 2. Section 6(3) Part II 4, By-law 438-86**  
The minimum required rear yard setback is 7.5 m.  
The altered dwelling will have a rear yard setback of 3.6 m.
- 3. 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 of 18.93 m.
- 4. Section 6(3) Part III 1(A), By-law 438-86**  
The minimum required landscaped open space is 30% of the area of the lot (31.09 m<sup>2</sup>).  
In this case, the landscaped open space will be equal to 23% of the area of the lot (23.94 m<sup>2</sup>).

## 6. 47 WALES AVE

|                    |                     |            |   |
|--------------------|---------------------|------------|---|
| File Number:       | A0978/16TEY         | Zoning     | R (f4.5; d1.0)(x847) & R3<br>Z1.0 (ZZC) |
|                    |                     | Ward:      | Trinity-Spadina (20)                    |
|                    |                     | Heritage:  | Not Applicable                          |
| Property Address:  | <b>47 WALES AVE</b> | Community: | Toronto                                 |
| Legal Description: | PLAN D55 PT LOT 57  |            |   |

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse/rowhouse by constructing a complete third-storey addition, rear three-storey addition, front basement walkout, rear basement walkout, and a new rear detached garage.

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

- Chapter 10.10.40.30.(1)(B), By-law 569-2013**  
The maximum permitted depth of a townhouse is 14.0 m.  
The altered townhouse will have a depth of 25.10 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a townhouse is 1.0 times the area of the lot (204.38 m<sup>2</sup>).  
The altered townhouse will have a floor space index equal to 1.763 times the area of the lot (360.3 m<sup>2</sup>).
- Chapter 10.10.40.70.(4)(C), By-law 569-2013**  
The minimum required side yard setback is 0.45 m.  
The altered townhouse will be located 0.0 m from the east side lot line and 0.0 m from the west side lot line.
- Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**  
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.  
The front basement walkout stairs will be located 0.0 m from the east side lot line and the rear basement walkout will be located 0.0 m from the west side lot line.
- Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.  
The roof eaves will be located 0.0 m from the east side lot line and 0.0 m from the west side lot line.
- Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area of a townhouse is 1.0 times the area of the lot (204.38 m<sup>2</sup>).  
The altered townhouse will have a gross floor area equal to 1.763 times the area of the lot (360.3 m<sup>2</sup>).
- Section 6(3) Part II 3(I), By-law 438-86**  
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.  
The altered townhouse will be located 0.0 m from the side wall of the east adjacent building at 45 Wales Avenue, and 0.0 m from the side wall of the west adjacent building at 49 Wales Avenue.

- 3. Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback of a townhouse is 0.45 m where the side wall contains no openings.  
The altered townhouse will be located 0.0 m from the east side lot line, and 0.0 m from the west side lot line.
- 4. Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted depth of a townhouse is 14.0 m.  
The altered townhouse will have a depth of 25.10 m.
- 5. Section 6(3) Part III 1(A), By-law 438-86**  
A minimum of 30% of the lot area (61.32 m<sup>2</sup>) shall be landscaped open space.  
In this case, 20.7% of the lot area (42.46 m<sup>2</sup>) will be landscaped open space.

## 7. 49 WALES AVE

|                    |                              |            |   |
|--------------------|------------------------------|------------|---|
| File Number:       | A0979/16TEY                  | Zoning     | R (f4.5; d1.0)(x847) & R3<br>Z1.0 (ZZC) |
|                    |                              | Ward:      | Trinity-Spadina (20)                    |
|                    |                              | Heritage:  | Not Applicable                          |
| Property Address:  | <b>49 WALES AVE</b>          | Community: | Toronto                                 |
| Legal Description: | PLAN D55 PT LOT 57 PT LOT 58 |            |   |

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse/rowhouse by constructing a complete third-storey addition, a rear three-storey addition, front basement walkout, rear basement walkout, and a new rear detached garage.

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

- Chapter 10.10.40.30.(1)(B), By-law 569-2013**  
The maximum permitted depth of a townhouse is 14.0 m.  
The altered townhouse will have a depth of 25.12 m.
  - Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a townhouse is 1.0 times the area of the lot (204.38 m<sup>2</sup>).  
The altered townhouse will have a floor space index equal to 1.763 times the area of the lot (360.3 m<sup>2</sup>).
  - Chapter 10.10.40.70.(4)(C), By-law 569-2013**  
The minimum required side yard setback is 0.45 m.  
The altered townhouse will be located 0.0 m from the east side lot line and 0.0 m from the west side lot line.
  - Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**  
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.  
The front basement walkout stairs will be located 0.0 m from the west side lot line and the rear basement walkout will be located 0.0 m from the east side lot line.
  - Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.  
The roof eaves will be located 0.0 m from the east side lot line and 0.0 m from the west side lot line.
- Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area of a townhouse is 1.0 times the area of the lot (204.38 m<sup>2</sup>).  
The altered townhouse will have a gross floor area equal to 1.763 times the area of the lot (360.3 m<sup>2</sup>).
  - Section 6(3) Part II 3(I), By-law 438-86**  
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.  
The altered townhouse will be located 0.0 m from the side wall of the east adjacent building at 47 Wales Avenue, and 0.0 m from the side wall of the west adjacent building at 51 Wales Avenue.

- 3. Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback of a townhouse is 0.45 m where the side wall contains no openings.  
The altered townhouse will be located 0.0 m from the east side lot line, and 0.0 m from the west side lot line.
- 4. Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted depth of a townhouse is 14.0 m.  
The altered townhouse will have a depth of 25.12 m.
- 5. Section 6(3) Part III 1(A), By-law 438-86**  
A minimum of 30% of the lot area (61.31 m<sup>2</sup>) shall be landscaped open space.  
In this case, 21.1% of the lot area (43.1 m<sup>2</sup>) will be landscaped open space.

## 8. 27 GORE VALE AVE

|                    |                         |            |                                |
|--------------------|-------------------------|------------|--------------------------------|
| File Number:       | A0980/16TEY             | Zoning     | R (d1.0)(x806) & R4 Z1.0 (BLD) |
|                    |                         | Ward:      | Trinity-Spadina (19)           |
|                    |                         | Heritage:  | Not Applicable                 |
| Property Address:  | <b>27 GORE VALE AVE</b> | Community: | Toronto                        |
| Legal Description: | PLAN 758 PT LOT 42      |            |                                |

### PURPOSE OF THE APPLICATION:

To alter the existing three-storey semi-detached dwelling by demolishing and reconstructing the rear ground floor portion of the dwelling.

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

- 1. Chapter 10.10.40.70.(2), By-law 569-2013**  
The minimum required rear yard setback is 7.5 m.  
The altered semi-detached dwelling will be located 3.55 m from the east rear lot line.
- 2. Chapter 10.10.40.40.(1), By-law 569-2013**  
The maximum permitted floor space index of a semi-detached dwelling is 1.0 times the area of the lot (119.53 m<sup>2</sup>).  
The altered semi-detached dwelling will have a floor space index equal to 1.42 times the area of the lot (169.19 m<sup>2</sup>).
- 1. Section 6(3) Part II 4, By-law 438-86**  
The minimum required rear yard setback is 7.5 m.  
The altered semi-detached dwelling will be located 3.55 m from the east rear lot line.
- 2. Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.  
The altered semi-detached dwelling will be located 0 m from the north side lot line.
- 3. 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 (119.53 m<sup>2</sup>).  
The altered semi-detached dwelling will have a gross floor area equal to 1.42 times the area of the lot (169.19 m<sup>2</sup>).

## 9. 29 GORE VALE AVE

|                    |                         |            |                                |
|--------------------|-------------------------|------------|--------------------------------|
| File Number:       | A0981/16TEY             | Zoning     | R (d1.0)(x806) & R4 Z1.0 (BLD) |
|                    |                         | Ward:      | Trinity-Spadina (19)           |
|                    |                         | Heritage:  | Not Applicable                 |
| Property Address:  | <b>29 GORE VALE AVE</b> | Community: | Toronto                        |
| Legal Description: | PLAN 758 PT LOT 42      |            |                                |

### PURPOSE OF THE APPLICATION:

To alter the existing three-storey semi-detached dwelling by demolishing and reconstructing the rear ground floor portion of the dwelling.

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

- 1. Chapter 10.10.40.70.(2), By-law 569-2013**  
The minimum required rear yard setback is 7.5 m.  
The altered semi-detached dwelling will be located 3.55 m from the east rear lot line.
- 2. Chapter 10.10.40.40.(1), By-law 569-2013**  
The maximum permitted floor space index of a semi-detached dwelling is 1.0 times the area of the lot (125.14 m<sup>2</sup>).  
The altered semi-detached dwelling will have a floor space index equal to 1.38 times the area of the lot (173.26 m<sup>2</sup>).
- 3. Chapter 10.5.50.10.(3), By-law 569-2013**  
A minimum of 50% (10.74 m<sup>2</sup>) of the rear yard must be maintained as soft landscaping.  
In this case, 44% (9.34 m<sup>2</sup>) of the rear yard has been maintained as soft landscaping.
- 1. Section 6(3) Part II 4, By-law 438-86**  
The minimum required rear yard setback is 7.5 m.  
The altered semi-detached dwelling will be located 3.55 m from the east rear lot line.
- 2. Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.  
The altered semi-detached dwelling will be located 0 m from the south side lot line.
- 3. 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 (125.14 m<sup>2</sup>).  
The altered semi-detached dwelling will have a gross floor area equal to 1.38 times the area of the lot (173.26 m<sup>2</sup>).



## 10. 100 BROWNING AVE

|                    |                         |            |                               |
|--------------------|-------------------------|------------|-------------------------------|
| File Number:       | A0982/16TEY             | Zoning     | R(d0.6)(x312) & R2 Z0.6 (PPR) |
|                    |                         | Ward:      | Toronto-Danforth (29)         |
|                    |                         | Heritage:  | Not Applicable                |
| Property Address:  | <b>100 BROWNING AVE</b> | Community: | Toronto                       |
| Legal Description: | PLAN M368 PT LOT 106    |            |                               |

### PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition, a second storey addition over the existing rear portion, interior alterations, and a rear ground floor deck.

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

- 1. Chapter 10.10.40.70.(2), By-law 569-2013**  
The minimum required rear yard setback is 7.5 m.  
The rear yard setback will be 4.32 m.
- 2. Chapter 10.10.40.40.(2)(A), By-law 569-2013**  
The maximum permitted floor space index for additions to the rear of a semi-detached house erected before October 15, 1953 is 0.69 times the area of the lot (118.16 m<sup>2</sup>).  
The floor space index will be 0.87 times the area of the lot (149.24 m<sup>2</sup>).
- 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 (118.16 m<sup>2</sup>).  
The residential gross floor area will be 0.87 times the area of the lot (149.24 m<sup>2</sup>).
- 2. Section 6(3) Part VI 1(III), 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 no part of the addition is closer to the rear lot line than 7.5 m.  
The rear lot line set back will be 4.32 m.

## 11. 27 ALBEMARLE AVE

|                    |                         |            |                               |
|--------------------|-------------------------|------------|-------------------------------|
| File Number:       | A0985/16TEY             | Zoning     | R(d0.6)(x736) & R2 Z0.6 (ZZC) |
|                    |                         | Ward:      | Toronto-Danforth (30)         |
|                    |                         | Heritage:  | Not Applicable                |
| Property Address:  | <b>27 ALBEMARLE AVE</b> | Community: | Toronto                       |
| Legal Description: | PLAN 60E PT LOT 48      |            |                               |

### PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line. The roof eaves will be located 0.0 m from the east side lot line and 0.0 m from the west side lot line.
- Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m. The height of the side exterior main walls facing a side lot line will be 9.01 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (160.86 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.73 times the area of the lot (196.14 m<sup>2</sup>).
- 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 (160.86 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 0.73 times the area of the lot (196.14 m<sup>2</sup>).
- 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 0.41 m from the side wall of the east adjacent building at 29 Albemarle Avenue, and 0.31 m from the side wall of the west adjacent building at 25 Albemarle Avenue.
- Section 6(3) Part II 3.B(I), By-law 438-86**  
The minimum required side lot line setback for a detached dwelling is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.  
The altered dwelling will be located 0.04 m from the west side lot line.

**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 0.06 m from the east side lot line.

**5. Section 4(2)(a), By-law 438-86**

The maximum permitted building height is 10 m.

The altered dwelling will have a height of 10.51 m.

## 12. 27 ORIOLE PKWY

|                    |  |            |                                |
|--------------------|--|------------|--------------------------------|
| File Number:       | A0986/16TEY                                | Zoning     | R (d0.6)(x905) & R2 Z0.6 (BLD) |
|                    |  | Ward:      | St. Paul's (22)                |
|                    |  | Heritage:  | Not Applicable                 |
| Property Address:  | <b>27 ORIOLE PKWY</b>                      | Community: | Toronto                        |
| Legal Description: | PLAN 743 PT LOTS 71 & 72 PT LOTS 108 & 109 |            |                                |

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

To alter the existing three-storey detached dwelling by enclosing the existing rear covered porch.

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

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

Additions to the rear of a detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (288.6 m<sup>2</sup>).

The altered detached dwelling will have a floor space index equal to 0.742 times the area of the lot (310.4 m<sup>2</sup>).

#### **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 (288.6 m<sup>2</sup>).

The altered detached dwelling will have a gross floor area equal to 0.742 times the area of the lot (310.4 m<sup>2</sup>).

### 13. 468 MERTON ST

|                    |                      |            |                                |
|--------------------|----------------------|------------|--------------------------------|
| File Number:       | A0987/16TEY          | Zoning     | R (d0.6)(x930) & R2 Z0.6 (ZPR) |
|                    |                      | Ward:      | St. Paul's (22)                |
|                    |                      | Heritage:  | Not Applicable                 |
| Property Address:  | <b>468 MERTON ST</b> | Community: | Toronto                        |
| Legal Description: | PLAN M5 PT LOT 68    |            |                                |

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

To widen the existing front driveway in the front yard to facilitate a parking pad and to convert the existing rear garage into storage.

#### **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 for a detached dwelling is one space. In this case, zero parking spaces will be provided behind the main front wall.

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

The minimum required number of parking spaces for a detached dwelling is one space. In this case, zero parking spaces will be provided behind the main front wall.

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

An accessory structure is required to be setback a minimum of 3.0 m from all lot lines. In this case, the accessory structure will be located 0.6 m from the east lot line and 2.4 m from the west lot line.

## 14. 345 - 365 BLOOR ST E

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | A1048/16TEY  | Zoning     | CR 4.0 (c2.0; r4.0) SS1<br>(x2341) & CR T4.0 C2.0<br>R4.0 & Site-Specific By-law<br>148-70 (Waiver) |
|                    |  | Ward:      | Toronto Centre-Rosedale<br>(27)   |
|                    |  | Heritage:  | Not Applicable  |
| Property Address:  | <b>345 - 365 BLOOR ST E</b>  | Community: | Toronto   |
| Legal Description: | PL 132A PT LTS 5 TO 11 RP 66R5393 PTS 14 TO 23 RP 66R13996 PTS 1 TO 3<br>WITH & SUBJ TO ROW << ENTRANCE ADDRESS FOR 345 BLOOR ST E |            |   |

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

To alter the existing mixed-use development by installing an emergency generator on the podium roof.

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

#### **Section 2(3), By-law 148-70**

The maximum permitted height of the podium, including mechanical elements is 9.15 m.

In this case, the podium will have a height of 11.3 m, measured to the top of the new emergency generator.

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

**15. 20 MC CORD RD**

|                    |                               |            |                                   |
|--------------------|-------------------------------|------------|-----------------------------------|
| File Number:       | A0988/16TEY                   | Zoning     | R (d0.6)(x930) & R2 Z0.6<br>(ZZC) |
|                    |                               | Ward:      | St. Paul's (22)                   |
|                    |                               | Heritage:  | Not Applicable                    |
| Property Address:  | <b>20 MC CORD RD</b>          | Community: | Toronto                           |
| Legal Description: | PLAN 590E PT LOT 80 PT LOT 81 |            |                                   |

**PURPOSE OF THE APPLICATION:**

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

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

- 1. Chapter 10.10.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 4.59 m.  
The altered dwelling will be located 2.74 m from the east front lot line.
- 2. Chapter 10.5.40.60.(1)(A)(i), By-law 569-2013**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.3 m if it is no closer to a side lot line than the required side yard setback.  
In this case, the platform will encroach 2.84 m into the required front yard setback.
- 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 if the stairs are no wider than 2.0 m.  
In this case, the stairs will have a width of 2.6 m.
- 1. Section 6(3) Part II 2(II), By-law 438-86**  
The minimum required front yard setback is 4.59 m.  
The altered dwelling will be located 2.74 m from the east front lot line.

## 16. 746 LOGAN AVE

|                    |                                |            |                               |
|--------------------|--------------------------------|------------|-------------------------------|
| File Number:       | A0989/16TEY                    | Zoning     | R(d0.6)(x736) & R2 Z0.6 (PPR) |
|                    |                                | Ward:      | Toronto-Danforth (30)         |
|                    |                                | Heritage:  | Not Applicable                |
| Property Address:  | <b>746 LOGAN AVE</b>           | Community: | Toronto                       |
| Legal Description: | PLAN 15E PT LOT 121 PT LOT 122 |            |                               |

### PURPOSE OF THE APPLICATION:

To demolish the current two-storey rear addition. To re-build the rear two-storey addition and to complete interior alterations.

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

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

The permitted maximum floor space index for additions to the rear of a detached house erected before October 15, 1953 is 0.69 times the area of the lot (140.97 m<sup>2</sup>).

The floor space index will be 1.15 times the area of the lot (234.12 m<sup>2</sup>).

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

Additions to the rear of a detached house erected before October 15, 1953, or to a converted house are permitted provided the residential gross floor area of the building as enlarged does not exceed 0.69 times the area of the lot (140.97 m<sup>2</sup>).

The residential gross floor area will be 1.15 times the area of the lot (234.12 m<sup>2</sup>).



## 17. 706 EUCLID AVE

|                    |                       |            |                         |
|--------------------|-----------------------|------------|-------------------------|
| File Number:       | A0990/16TEY           | Zoning     | R(d0.6) & R2 Z0.6 (ZZC) |
|                    |                       | Ward:      | Trinity-Spadina (20)    |
|                    |                       | Heritage:  | Not Applicable          |
| Property Address:  | <b>706 EUCLID AVE</b> | Community: | Toronto                 |
| Legal Description: | PLAN 219 PT LOT 66    |            |                         |

### PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling containing two residential dwelling units by constructing a rear third floor addition, rear third floor deck, and enclosing the north side ground floor porch.

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

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

Additions to the rear of a semi-detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (148.51 m<sup>2</sup>).

The altered semi-detached dwelling will have a floor space index equal to 1.052 times the area of the lot (226.35 m<sup>2</sup>).
- 2. Chapter 10.5.40.71.(4), By-law 569-2013**

The minimum required side yard setback for an addition or extension to the rear or side of a lawfully existing building or structure is 0.76 m.

The altered semi-detached dwelling will be located 0.65 m from the north side lot line, measured to the enclosed north side ground floor porch.
- 1. Section 6(3) Part VI 1(I), By-law 438-86**

Additions to the rear of a semi-detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (148.51 m<sup>2</sup>).

The altered semi-detached dwelling will have a gross floor area equal to 1.035 times the area of the lot (222.84 m<sup>2</sup>).
- 2. Section 6(3) Part VI (IV), By-law 438-86**

Additions to the rear of semi-detached houses erected before October 15, 1953, or to a converted house are permitted provided no part of the addition is located closer to the side lot line than 1.97 m.

The enclosed north side ground floor porch will be located 1.52 m from the north side lot line.
- 3. Section 6(3) Part VI 1(V), By-law 438-86**

Additions to the rear of a semi-detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the depth of the residential building including the addition or additions does not exceed 17.0 m.

The altered semi-detached dwelling will have a depth of 17.81 m.

## 18. 66 DOVERCOURT RD

|                    |                            |            |                                  |
|--------------------|----------------------------|------------|----------------------------------|
| File Number:       | A0991/16TEY                | Zoning     | R (d1.0)(x77) & R3 Z1.0<br>(ZZC) |
|                    |                            | Ward:      | Davenport (18)                   |
|                    |                            | Heritage:  | Not Applicable                   |
| Property Address:  | <b>66 DOVERCOURT RD</b>    | Community: | Toronto                          |
| Legal Description: | PLAN 893 PT LOT 8 PT LOT 9 |            |                                  |

### PURPOSE OF THE APPLICATION:

To alter the existing townhouse containing one dwelling unit by adding two additional dwelling units and by constructing a rear two-storey addition, a front third storey dormer, a rear ground floor deck, a rear second storey deck, a new front porch, and a new front basement walkout.

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

- 1. Chapter 150.10.20.1.(3), By-law 569-2013**  
A maximum of one secondary suite is permitted in a townhouse.  
The altered townhouse will contain two secondary suites.
- 2. Chapter 150.10.40.1(3)(A), By-law 569-2013**  
A secondary suite is a permitted use provided that an exterior alteration to a building to accommodate a secondary suite does not alter a main wall or roof that faces a street.  
The addition to the building will alter a main wall or roof that faces the street.
- 3. 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.
- 4. Chapter 10.10.40.80.(1), By-law 569-2013**  
The minimum required above-ground distance between main walls for a townhouse is 11 m if each main wall has an opening to a dwelling unit.  
The distance between main walls will be 1.7 m.
- 5. Chapter 10.5.40.60.(1)(A)(i), By-law 569-2013**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 1.8 m if it is no closer to a side lot line than the required side yard setback.  
The front platform, inclusive of the storage space below, will encroach 2.06 m into the required front yard setback.
- 6. Chapter 10.10.40.30.(1)(B), By-law 569-2013**  
The maximum permitted depth of a townhouse is 14 m.  
The altered townhouse will have a depth of 19.3 m.

7. **Chapter 10.10.40.40.(1), By-law 569-2013**  
The maximum permitted floor space index of a townhouse is 1.0 times the area of the lot (181.7 m<sup>2</sup>).  
The altered townhouse will have a floor space index equal to 1.1 times the area of the lot (200.5 m<sup>2</sup>).
1. **Section 6(2)(1), By-law 438-86**  
A townhouse may be altered to provide a maximum of two dwelling units.  
In this case, the townhouse is being altered to provide three dwelling units.
2. **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 exterior alteration will alter the front main wall of the dwelling.
3. **Section 6(2)(1)(iii)A, By-law 438-86**  
The maximum permitted floor space of an addition to a converted house is 0.15 times the area of the lot (27.25 m<sup>2</sup>) and only one addition may be erected either at the time of conversion or thereafter.  
The additions will have an area of 40.6 m<sup>2</sup> and more than one addition will be constructed at the time of conversion.
5. **Section 6(2) 1(v), By-law 438-86**  
A converted dwelling is permitted provided that there is no substantial change in the appearance of the dwelling as the result of the conversion.  
In this case, substantial change will occur in the appearance of the dwelling.
6. **Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted depth of a townhouse is 14.0 m.  
The altered townhouse will have a depth of 19.3 m.
7. **Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area of a townhouse is 1.0 times the area of the lot (181.97 m<sup>2</sup>).  
The altered townhouse will have a gross floor area of 279.4 m<sup>2</sup>.
8. **Section 6(3) Part II 3(I), By-law 438-86**  
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.  
The altered townhouse will be located 0 m from the side wall of the north adjacent building, 68 Dovercourt Road.
9. **Section 6(3) Part II 3.F(I)(1)(A), By-law 438-86**  
The minimum required side yard setback for a converted house where the side wall contains no openings is 0.45 m.  
The altered townhouse will be located 0 m from the north side lot line.
10. **Section 6(3) Part II 3.F(I)(2), By-law 438-86**  
The minimum required side yard setback for a converted house where the side wall contains openings is 1.2 m.  
The altered townhouse will be located 0.9 m from the south side lot line.
11. **Section 4(4)(b), By-law 438-86**  
A minimum of two parking spaces are required to be provided for on the lot for the three dwelling units.  
In this case, one parking space will be provided on the lot.

## 19. 142 CURZON ST

|                    |                      |            |                       |
|--------------------|----------------------|------------|-----------------------|
| File Number:       | A0993/16TEY          | Zoning     | (ZZC)                 |
|                    |                      | Ward:      | Toronto-Danforth (30) |
|                    |                      | Heritage:  | Not Applicable        |
| Property Address:  | <b>142 CURZON ST</b> | Community: | Toronto               |
| Legal Description: | PT LOT 11 CON 1 F B  |            |                       |

### PURPOSE OF THE APPLICATION:

To alter the existing 2 ½-storey semi-detached dwelling by constructing a rear third-floor addition, a rear third-floor balcony and to legalize the rear ground floor deck that was constructed without a permit.

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

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

The level of the floor of a platform located at or above the second-storey of a residential building may be no higher than the level of the floor of the storey from which it gains access.

The rear third-storey balcony is higher than the level of the floor of the storey from which it gains access.

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

Additions to the rear of a semi-detached house erected before October 15, 1953, are permitted provided the floor space index as enlarged is 0.69 times the area of the lot (117.71 m<sup>2</sup>).

The altered house will have a floor space index equal to 0.94 times the area of the lot (160.25 m<sup>2</sup>).

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

Additions to the rear of a semi-detached house erected before October 15, 1953, or to a converted house are permitted, provided the residential gross floor area as enlarged does not exceed 0.69 times the area of the lot (117.71 m<sup>2</sup>).

The altered semi-detached house will have a residential gross floor area equal to 0.94 times the area of the lot (160.25 m<sup>2</sup>).

**2. Section 6(3) Part VI (VII), 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 height of the addition or additions does not exceed 10.0 m.

The height of the altered house will be 10.17 m.

## 20. 42 HUMBERSIDE AVE

|                    |                           |            |                               |
|--------------------|---------------------------|------------|-------------------------------|
| File Number:       | A0994/16TEY               | Zoning     | R(d0.6)(x737) & R2 Z0.6 (ZZC) |
|                    |                           | Ward:      | Parkdale-High Park (14)       |
|                    |                           | Heritage:  | Not Applicable                |
| Property Address:  | <b>42 HUMBERSIDE AVE</b>  | Community: | Toronto                       |
| Legal Description: | PLAN 1231 PT LOTS 10 & 11 |            |                               |

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

To construct a new rear garage attached to the rear garage at 40 Humberside Avenue.

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

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

A minimum of 50% (59.40 m<sup>2</sup>) of the rear yard must be maintained as soft landscaping.  
In this case, 22% (26.38 m<sup>2</sup>) of the rear yard will be maintained as soft landscaping.

## 21. 28 ALGONQUIN AVE

|                    |                                  |            |                            |
|--------------------|----------------------------------|------------|----------------------------|
| File Number:       | A0997/16TEY                      | Zoning     | R (d0.6) (x290) & R2 Z0.6. |
|                    |                                  | Ward:      | Parkdale-High Park (14)    |
|                    |                                  | Heritage:  | Not Applicable             |
| Property Address:  | <b>28 ALGONQUIN AVE</b>          | Community: | Toronto                    |
| Legal Description: | PLAN 1242 PT LOT 33 TO PT LOT 35 |            |                            |

### PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey multi-unit dwelling by constructing a rear third-storey addition and rear deck for a total of five dwelling units.

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

- Chapter 10.10.40.10.(1)(B), By-law 569-2013**  
The maximum permitted height is 10.0 m.  
The altered dwelling will have a height of 10.7 m.
- Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The height of the side exterior main walls facing a side lot line will be 10.55 m.
- Chapter 10.10.40.40.(2)(A), By-law 569-2013**  
The maximum permitted floor space index for additions to the rear of a detached house erected before October 15, 1953 is 0.69 times the area of the lot (191.16 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 1.92 times the area of the lot (532.38 m<sup>2</sup>).
- Section 6(3)(VI)(1)(vii), By-law 438-86**  
The maximum permitted height is 10.0 m.  
The altered dwelling will have a height of 10.70 m.
- Section 6(3) Part VI 1(I), By-law 438-86**  
The by-law allows additions to the rear of a detached house erected before October 15, 1953, or to a converted house, provided the residential gross floor area of the building as enlarged does not exceed 0.69 times the area of the lot (191.16 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 1.92 times the area of the lot (532.38 m<sup>2</sup>).
- Section 6(2) 1.(iii)(A), By-law 438-86**  
A converted house is a permitted use provided an addition to a part (other than to the front wall and, in the case of a corner lot, other than to the side of the house facing the flanking street) of the exterior either of the above mentioned buildings or structures, provided the increase in residential gross floor area does not exceed 0.15 times the area of the lot (41.56 m<sup>2</sup>).  
In this case, the third floor rear addition will increase the residential gross floor area by 0.24 times the area of the lot: 67.63 m<sup>2</sup>.

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

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

In this case, the third floor rear addition will result in a substantial change to the appearance of the dwelling.

**5. 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 6.8 m to the rear lot line.

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

The maximum permitted building depth is 17.0 m.

The altered dwelling will have a building depth of 17.51 m.

## 22. 22 ST HUBERT AVE

|                    |                              |            |                                      |
|--------------------|------------------------------|------------|--------------------------------------|
| File Number:       | A0998/16TEY                  | Zoning     | RD(f9.0, a280, d0.45) &<br>R1A (PPR) |
|                    |                              | Ward:      | Toronto-Danforth (29)                |
|                    |                              | Heritage:  | Not Applicable                       |
| Property Address:  | <b>22 ST HUBERT AVE</b>      | Community: | Toronto                              |
| Legal Description: | PLAN 3015 PT LOT 9 PT LOT 10 |            |                                      |

### PURPOSE OF THE APPLICATION:

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

### 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 0.45 times the area of the lot (145.75 m<sup>2</sup>).  
The floor space index will be 0.7 times the area of the lot (226.7 m<sup>2</sup>).
- 1. Section 7.2.3, By-law 6752**  
The minimum required front yard setback is 6 m.  
The front yard setback will be 4.94m.
- 2. Section 7.2.3, By-law 6752**  
The maximum permitted floor space index is 0.45 times the lot area (145.75 m<sup>2</sup>).  
The floor space index will be 0.76 times the lot area (247.47 m<sup>2</sup>).



## 23. 98 BROWNING AVE

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

### 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:

- Chapter 10.10.40.40.(2)(A), By-law 569-2013**  
Additions to the rear of a semi-detached house erected before October 15, 1953, are permitted provided the floor space index as enlarged is 0.69 times the area of the lot (118.06 m<sup>2</sup>).  
The altered semi-detached dwelling will have a floor space index equal to 0.75 times the area of the lot (127.57 m<sup>2</sup>).
- Chapter 10.10.40.70.(2), By-law 569-2013**  
The minimum required rear yard setback is 7.5 m.  
The altered dwelling will be located 4.92 m from the north rear lot line.
- Chapter 10.5.50.10.(3)(A), By-law 569-2013**  
A minimum of 50% (15.28 m<sup>2</sup>), of the rear yard shall be maintained as soft landscaping.  
In this case, 49% (15.02 m<sup>2</sup>), of the rear yard will be maintained as soft landscaping.
- Section 6(3) Part VI 1(I), By-law 438-86**  
Additions to the rear of a semi-detached house erected before October 15, 1953, or to a converted house are permitted provided the residential gross floor area as enlarged is 0.69 times the area of the lot (118.06 m<sup>2</sup>).  
The altered semi-detached dwelling will have a residential gross floor area equal to 0.75 times the area of the lot (127.57 m<sup>2</sup>).
- Section 6(3) Part II 4, By-law 438-86**  
The minimum required rear yard setback is 7.5 m.  
The altered dwelling will be located 4.92 m from the north rear lot line.
- Section 6(3) Part III 1(A), By-law 438-86**  
A minimum of 30% (51.33 m<sup>2</sup>) of the lot shall be maintained as landscaped open space.  
In this case, 28% (15.02 m<sup>2</sup>) of the lot will be maintained as landscaped open space.

## 24. 488 BRUNSWICK AVE

|                    |                          |            |                                 |
|--------------------|--------------------------|------------|---------------------------------|
| File Number:       | A1000/16TEY              | Zoning     | R(d1.0)(x900) & R2<br>Z1.0(BLD) |
| Property Address:  | <b>488 BRUNSWICK AVE</b> | Ward:      | Trinity-Spadina (20)            |
| Legal Description: | PLAN 1152 PT LOT 9       | Heritage:  | Not Applicable                  |
|                    |                          | Community: | Toronto                         |

### PURPOSE OF THE APPLICATION:

To alter the existing three-storey detached dwelling by constructing a rear one-storey addition and a rear 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 detached dwelling will have a depth of 17.2 m.
- 1. 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 detached dwelling, not exceeding a depth of 17 m will be located 0.31 m from the north side lot line.
- 2. Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.  
The 0.2 m portion of the altered detached dwelling, exceeding the 17.0 m depth, will be located 0.31 m from the north side lot line, and 1.28 m from the south side lot line.

## 25. 105 GLENAYR RD

|                    |                       |            |  |
|--------------------|-----------------------|------------|--|
| File Number:       | A1001/16TEY           | Zoning     | RD (f15.0; d0.65)(x1321) & R1<br>Z0.35 (ZZC) |
| Property Address:  | <b>105 GLENAYR RD</b> | Ward:      | St. Paul's (21)                              |
| Legal Description: | PLAN M348 LOT 26      | Heritage:  | Not Applicable                               |
|                    |                       | Community: | Toronto                                      |

### PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling.

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

- Chapter 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length for a detached house is 17.0 m.  
The new three-storey detached house will have a building length of 19.42 m.
  - Chapter 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted building depth for a detached house is 19.0 m.  
The new three-storey detached house will have a building depth of 19.42 m.
  - Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.65 times the area of the lot (392.46 m<sup>2</sup>).  
The new three-storey detached dwelling will have a floor space index equal to 0.80 times the area of the lot (482.29 m<sup>2</sup>).
  - Chapter 10.20.40.70.(3)(D), By-law 569-2013**  
The minimum required side yard setback is 1.5 m.  
The new three-storey detached dwelling will be located 1.21 m from the north side lot line and 0.91 m from the south side lot line.
- Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted residential gross floor area is 0.65 times the area of the lot (392.46 m<sup>2</sup>).  
The new three-storey detached dwelling will have a residential gross floor area equal to 0.81 times the area of the lot (487.03 m<sup>2</sup>).
  - Section 6(3) Part II 3.B (II), By-law 438-86**  
The minimum required side lot line setback for a portion of the dwelling exceeding a building depth of 17.0 m is 7.5 m.  
The 2.42 m portion of the new three-storey detached dwelling including the 4.25 m for the rear covered platform exceeding a building depth of 17.0 m will be located 1.21 m and 2.52 m from the north side lot line and 0.93 m from the south side lot line.

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

**\*REVISED FOR AGENDA**

**26. 466 MERTON ST**

|                    |                      |            |                                  |
|--------------------|----------------------|------------|----------------------------------|
| File Number:       | A1002/16TEY          | Zoning     | R (d0.6) (x930) & R2 Z 0.6 (ZZC) |
|                    |                      | Ward:      | St. Paul's (22)                  |
|                    |                      | Heritage:  | Not Applicable                   |
| Property Address:  | <b>466 MERTON ST</b> | Community: | Toronto                          |
| Legal Description: | PLAN M5 PT LOT 66    |            |                                  |

**PURPOSE OF THE APPLICATION:**

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

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

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

- 1. Chapter 10.10.40.10.(1)(A), By-law 569-2013**  
The maximum permitted height is 9.0 m.  
The new dwelling will have a height of 9.5 m.
- 2. Chapter 10.10.40.10.(6), By-law 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2 m.  
In this case, the height of the first floor above established grade will be 2.97 m.
- 3. Chapter 10.10.40.10.(2)(A)(iii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls for no less than 100 % of their length is 7.0 m.  
In this case, the height of the side exterior main walls will be 7.5 m over 89.93% of their combined length and 8.4 m for 10.07% of their combined length.
- 4. Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.  
The eaves will project 0.3 m and will be located 0.21 m from the east lot line.
- 5. Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75 % of the front yard must be soft landscaping (26.88 m<sup>2</sup>).  
The front yard soft landscaping area will be equal to 51.6 percent (18.49 m<sup>2</sup>).

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

The minimum required side lot line setback for the portion of the building exceeding 17.0 m in depth is 7.5 m.

The 2.32 portion of the building (inclusive of attached rear structure without walls) will be located 0.51 m to the east side lot line and 3.45 m to the west side lot line.

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

A minimum of 75% of the front yard not covered by a permitted driveway, must be maintained as soft landscaping (26.88 m<sup>2</sup>).

In this case, 51.6% of the front yard will be maintained as soft landscaping (18.49 m<sup>2</sup>).

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

The minimum required side lot line setback from the side wall of an adjacent building that contains no openings is 0.90 m.

The new dwelling will be located 0.59 m to the adjacent building at 468 Merton St.

**4. Section 6(3) Part IV & 4(a)(ii)(B), By-law 438-86**

No person shall erect or use a detached house where the driveway leads directly to the dwelling unit, which is located in or which passes through any portion of the lot between the front lot line and any wall of the building facing the front lot line as produced to the side lot lines, has a width which exceeds, for lots with a lot frontage of 6 m to 23 metres inclusive, the width of parking spaces behind the front wall. In this case, the driveway, inclusive of a shared driveway, will have a maximum width of 4.94 m at its widest and a minimum width of 1.96 m at its narrowest.

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

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

In this case, the platform will have a height of 1.25 m above grade at the front.

## 27. 200 GLADSTONE AVE

|                    |                          |            |                         |
|--------------------|--------------------------|------------|-------------------------|
| File Number:       | A1003/16TEY              | Zoning     | R(d1.0) & R4 Z1.0 (ZZC) |
|                    |                          | Ward:      | Davenport (18)          |
|                    |                          | Heritage:  | Not Applicable          |
| Property Address:  | <b>200 GLADSTONE AVE</b> | Community: | Toronto                 |
| Legal Description: | PLAN D 6 PT LOT 5        |            |                         |

### PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with rear ground and third floor decks and a rear basement walkout. An east addition will be constructed to the existing rear detached garage.

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

- Chapter 10.10.40.70.(1)(B), By-law 569-2013**  
The minimum required front yard setback is 3.12 m.  
The new detached dwelling will be located 2.32 m from the east front lot line, measured from the front basement main wall.
  - 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 9.70 m.
  - Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted depth of a detached is 17.0 m.  
The new detached dwelling will have a depth of 24.04 m.
  - Chapter 10.10.40.70.(4)(A), By-law 569-2013**  
The minimum required side yard setback is 0.45 m.  
The new detached dwelling will be located 0.0 m from the south side lot line.
  - Chapter 10.5.60.50.(2)(B), By-law 569-2013**  
The maximum permitted total floor area of all ancillary buildings or structure on the lot is 40.0 m<sup>2</sup>.  
The altered rear detached garage will have a floor area of 56.40 m<sup>2</sup>.
- Section 6(3) Part II 2(II), By-law 438-86**  
The minimum required front yard setback is 3.12 m.  
The new detached dwelling will be located 2.32 m from the east front lot line, measured from the front basement main wall.
  - Section 6(3) Part II 3(I), By-law 438-86**  
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.  
The new detached dwelling will be located 0.0 m from the side wall of the south adjacent building (198 Gladstone Avenue).

- 3. Section 6(3) Part II 3(II), By-law 438-86**  
The minimum required setback from the side wall of an adjacent building that contains openings is 1.2 m.  
The new detached dwelling will be located 0.73 m from the side wall of the north adjacent building (202 Gladstone Avenue).
- 4. Section 6(3) Part II 3.B(I), By-law 438-86**  
The minimum required side lot line setback for a detached dwelling is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.  
The new detached dwelling will be located 0.0 m from the south side lot line.
- 5. 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 7.014 m portion of the new detached dwelling, exceeding the 17.0 m depth, will be located 0.0 m from the south side lot line and 0.45 m from the north side lot line.

## 28. 7 WINDLEY AVE

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

### 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 10.20.40.10.(4)(A), By-law 569-2013**  
The maximum permitted building height is 7.2 m for a detached dwelling with a flat or shallow roof.  
The new detached dwelling will have a height of 8.6 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 20.28 m, measured from the exterior face of the walls of the second floor projections at the front to the exterior walls of the basement extension at the rear.
- 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 19.37 m, measured from the minimum required front yard setback to the exterior walls of the basement extension at rear.
- 4. Chapter 10.20.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 9.81 m.  
The new detached dwelling will be located 8.89 m from the north front lot line.
- 5. Chapter 10.20.40.70.(2)(B), By-law 569-2013**  
The minimum required rear yard setback is 9.15 m.  
The <building> will be located 7.37 m from the south rear lot line.
- 6. Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a detached dwelling is 0.4 times the area of the lot (222.0 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.722 times the area of the lot (402.2 m<sup>2</sup>).
- 7. 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 stairs will be 3.15 m wide and the rear stairs will be 6.07 m wide.



- 8. Chapter 10.5.100.1.(1)(C)(iii), By-law 569-2013**  
The maximum permitted driveway width is 3.77 m.  
In this case, the driveway width will be 4.31 m.
- 1. Section 7(3)(b), By-law 1-83 and By-law 3623-97**  
The minimum building setback shall be such that the building does not project in front of a line drawn between the nearest front corners of the main wall of the nearest building on each side.  
The proposed 8.89 m setback is not in accordance with the established building setback as required.
- 2. Section 7(3)(I), By-law 1-83 and By-law 3623-97**  
The maximum permitted floor space index of a detached dwelling is 0.4 times the area of the lot (222.0 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.722 times the area of the lot (402.2 m<sup>2</sup>).
- 3. Section 7(3)(b), By-law 1-83 and By-law 3623-97**  
The maximum permitted floor space index of a detached dwelling is 0.547 times the area of the lot (305.0 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.722 times the area of the lot (402.2 m<sup>2</sup>).
- 4. Section 7(3)(d), By-law 1-83 and By-law 3623-97**  
A minimum of 75% (71.63 m<sup>2</sup>) of the front yard not covered by a permitted driveway shall be in the form of soft landscaping.  
In this case, 61.2% (58.5 m<sup>2</sup>) of the front yard not covered by a permitted driveway will be in the form of soft landscaping.

## 29. 600 BATHURST ST

|                    |                           |            |                                |
|--------------------|---------------------------|------------|--------------------------------|
| File Number:       | A1005/16TEY               | Zoning     | R (d1.0)(x438) & R4 Z1.0 (ZZC) |
|                    |                           | Ward:      | Trinity-Spadina (19)           |
|                    |                           | Heritage:  | Not Applicable                 |
| Property Address:  | <b>600 BATHURST ST</b>    | Community: | Toronto                        |
| Legal Description: | PLAN 574 BLK A PT LOT 286 |            |                                |

### PURPOSE OF THE APPLICATION:

To legalize and maintain three dwelling units within the three-storey semi-detached dwelling.

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

- 1. Chapter 10.10.40.40.(1), By-law 569-2013**  
The maximum permitted floor space index is 1.0 times the area of the lot (215.64 m<sup>2</sup>).  
The three-storey semi-detached house will have a floor space index of 1.42 times the area of the lot (306.58 m<sup>2</sup>).
- 2. Chapter 150.10.80.1(1), By-law 569-2013**  
In an R zone that does not have a numerical value of 2 following the letter "u" in the zone label, no parking space is required for one secondary suite. In this case, for the two secondary suites, a total number of required parking spaces is up to two spaces.  
One parking space will be provided on the lot.
- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area of a residential building is 1.0 times the area of the lot (215.64 m<sup>2</sup>).  
The three-storey semi-detached house will have a residential gross floor area equal to 1.42 times the area of the lot (306.58 m<sup>2</sup>).
- 3. Section 4(4)(b), By-law 438-86**  
For a converted house, parking spaces shall be provided and maintained in a facility permitted in the appropriate zoning district, on the same lot as the use at a rate of one parking space for the first dwelling unit therein where the parking space existed before the conversion plus one parking space for each dwelling unit in excess of the first two dwelling units. In this case, up to two parking spaces are required.  
One parking space will be provided on the lot.

### 30. 48 AVONLEA BLVD

|                    |                        |            |                                  |
|--------------------|------------------------|------------|----------------------------------|
| File Number:       | A1006/16TEY            | Zoning     | RD (f6.0;a185;d0.75) & R1C (ZZC) |
|                    |                        | Ward:      | Beaches-East York (31)           |
|                    |                        | Heritage:  | Not Applicable                   |
| Property Address:  | <b>48 AVONLEA BLVD</b> | Community: | East York                        |
| Legal Description: | PLAN 1193 PT BLK A     |            |                                  |

#### PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by reconstructing and enlarging the front porch.

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

**1. Chapter 10.5.40.60.(1)(A)(i), By-law 569-2013**

A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 1.57 m if it is no closer to a side lot line than the required side yard setback.

The front porch will encroach 3.13 m into the required east front yard setback.

**2. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**

Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.

The front porch stairs will be located 0.0 m from the east front lot line.

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

A minimum of 50% (2.9 m<sup>2</sup>), of the front yard shall be maintained as landscaping.

In this case, 30% (1.76 m<sup>2</sup>), of the front yard will be maintained as landscaping.

A minimum of 75% (2.17 m<sup>2</sup>), of the front yard landscaping is required to be maintained as soft landscaping.

In this case, 60% (1.76 m<sup>2</sup>), of the front yard landscaping will be maintained as soft landscaping.

**1. Section 5.6 (b)(i), By-law 6752**

Balconies, canopies, unclosed porches, platforms and decks may project beyond a main front wall or main rear wall a maximum of 2.5 m.

The front porch will project 3.13 m from the main wall.

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

Steps or stairs required for access to the first-storey of a permitted building may encroach into any yard, provided such steps or stairs shall be setback a minimum of 1.5 m from any lot line adjacent to a street.

In this case, the front steps will be located 0.0 m from the east front lot line.

**3. Section 7.1.5(b), By-law 438-86**

A minimum of 50% (2.9 m<sup>2</sup>), of the front yard shall be maintained as landscaping.

In this case, 30% (1.76 m<sup>2</sup>), of the front yard will be maintained as landscaping.

## 31. 767 INDIAN RD

|                    |                      |            |   |
|--------------------|----------------------|------------|---|
| File Number:       | A1007/16TEY          | Zoning     | R(d0.6) x 737 HGT 10m &<br>R2 Z0.6 HGT 10.0 m<br>(Waiver) |
| Property Address:  | <b>767 INDIAN RD</b> | Ward:      | Parkdale-High Park (14)                                   |
| Legal Description: | PLAN M43 PT LOT 40   | Heritage:  | Not Applicable  |
|                    |                      | Community: | Toronto   |

### PURPOSE OF THE APPLICATION:

To alter a two-storey semi-detached dwelling by constructing a second storey and basement rear addition.

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

- Chapter 10.10.40.70 (4)(A), By-Law 569-2013**  
On the south side wall, the minimum required side yard setback is 0.45 m  
The addition will be located 0.0 m from the south side lot line.
- Chapter 10.10.40.70 (3)(A), By-Law 569-2013**  
On the north side wall, the minimum required side yard setback is 0.90 m.  
The addition will be located 0.76 m from the north side lot line.
- Chapter 10.10.40.40 (1) (A), By-Law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (115.39 m<sup>2</sup>).  
The floor space index will be 0.87 times the area of the lot (166.40 m<sup>2</sup>).
- Section 6 (3) Part 1.1, By-Law 438-86**  
The maximum permitted floor space index is 0.6 times the area of the lot (115.39 m<sup>2</sup>).  
The floor space index will be 0.87 times the area of the lot (166.40 m<sup>2</sup>).
- Section 6 Part II (3) C (II), By-Law 438-86**  
On the north side wall, the required minimum side yard setback is 0.90 m.  
The addition will be located 0.76 m from the north side lot line.
- Section 6 Part II (3) C (I), By-Law 438-86**  
On the south side wall, the required minimum side yard setback is 0.45 m  
The addition will be located 0.0 m from the south side lot line.
- Section 6 Part II (3)(i), By-Law 438-86**  
On the south side wall, the minimum required distance between adjacent buildings is 0.45 m.  
The addition is 0.0 m from the existing adjacent ground floor side wall.

## 32. 162 HEWARD AVE

|                    |                       |            |                                |
|--------------------|-----------------------|------------|--------------------------------|
| File Number:       | A1008/16TEY           | Zoning     | R (d1.0)(x807) & R3 Z1,0 (ZZC) |
|                    |                       | Ward:      | Toronto-Danforth (30)          |
|                    |                       | Heritage:  | Not Applicable                 |
| Property Address:  | <b>162 HEWARD AVE</b> | Community: | Toronto                        |
| Legal Description: | PLAN M49 PT LOT 16    |            |                                |

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a third-storey addition, a rear two-storey addition and a third floor balcony,

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

- 1. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 9.5 m.  
The height of the side exterior main walls facing a side lot line is 10.16 m.
- 2. Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted building depth for a semi-detached house is 17.0 m.  
The altered semi-detached house will have a building depth of 19.32 m.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 1.0 times the area of the lot (225.27 m<sup>2</sup>).  
The altered semi-detached dwelling will have a floor space index equal to 1.20 times the area of the lot (270.75 m<sup>2</sup>).
- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted residential gross floor area is 1.0 times the area of the lot (225.27 m<sup>2</sup>).  
The altered semi-detached dwelling will have a residential gross floor area equal to 1.20 times the area of the lot (270.75 m<sup>2</sup>).
- 2. Section 6(3) Part II 3(I), By-law 438-86**  
A building is required to be setback a minimum of 0.90 m from the side wall of an adjacent building that contains no openings.  
The altered semi-detached dwelling will be located 0.0 m from the north adjacent building that contains no openings.
- 3. Section 6(3) Part II 3.C(I), By-law 438-86**  
A building is required a minimum setback of 0.45 m from the side lot line, where the side wall contains no openings.  
The altered semi-detached dwelling will be located 0.0 m from the north side lot line, where the side wall contains no openings.

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

A building is required a minimum setback of 0.90 m from the side lot line, where the side wall contains openings.

The altered semi-detached dwelling will be located 0.64 m from the south side lot line, where the side wall contains openings.

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

The maximum permitted building depth is 17.0 m.

The altered semi-detached dwelling will have a building depth of 19.32 m.

**\* Revised For Agenda \***

### **33. 36 FERRIER AVE**

|                    |                       |            |                                 |
|--------------------|-----------------------|------------|---------------------------------|
| File Number:       | A1009/16TEY           | Zoning     | R(d0.60)(x312) & R2 Z0.60 (ZZC) |
|                    |                       | Ward:      | Toronto-Danforth (29)           |
|                    |                       | Heritage:  | Not Applicable                  |
| Property Address:  | <b>36 FERRIER AVE</b> | Community: | Toronto                         |
| Legal Description: | PLAN 1410 PT LOT 102  |            |                                 |

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

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

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

- 1. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The height of the side exterior main walls facing a side lot line will be 9.4 m.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (111.5 m<sup>2</sup>).  
The altered detached dwelling will have a floor space index equal to 1.08 times the area of the lot (201.01 m<sup>2</sup>).
- 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 project 0.216 m and will be located 0 m from the north side lot line.
- 4. Chapter 10.5.50.10.(3)(A), By-law 569-2013**  
A minimum of 50% (41.46 m<sup>2</sup>) of the rear yard must be maintained as soft landscaping.  
In this case, 27.3% (22.67 m<sup>2</sup>) of the rear yard has been maintained as soft landscaping.
- 5. Chapter 10.5.100.1.(2)(B), By-law 569-2013**  
For a detached house, semi-detached house, or duplex, and for an individual townhouse dwelling unit if an individual private driveway leads directly to the dwelling unit, a driveway that is not located in or does not pass through the front yard may be a maximum of 4.9 m wide.  
In this case, the driveway will have a width of 6.1 m.
- 6. Chapter 10.10.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 3.12 m.  
The altered detached dwelling will be located 1.06 m from the east front lot line.
- 7. Chapter 10.10.40.70.(3)(A)(i)**

The minimum required side yard setback is 0.9 m.

The altered detached dwelling will be located 0.18 m from the north side lot line and 0.88 m from the south side lot line.

**8. Chapter 200.5.1.10.(2)(A)(ii), By-law 569-2013**

The required parking space must have a minimum length of 5.6 m.

The parking spaces will measure 5.54 m in length.

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

The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (111.55 m<sup>2</sup>).

The altered detached dwelling will have a gross floor area equal to 1.08 times the area of the lot (201.01 m<sup>2</sup>).

**2. 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 detached dwelling will be located 1.15 m from the side wall of the north adjacent building, 38 Ferrier Avenue.

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

The minimum required side lot line setback for the portion of a detached dwelling not exceeding a depth of 17 m is 0.9 m.

The portion of the altered detached dwelling, not exceeding a depth of 17 m will be located 0.18 m from the north side lot line and 0.88 m from the south side lot line.

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

The minimum required front yard setback is 3.12 m.

The altered detached dwelling will be located 1.06 m from the east front lot line.

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

A minimum of 30% of the lot area (55.78 m<sup>2</sup>) shall be landscaped open space.

In this case, 24.3% of the lot area (45.23 m<sup>2</sup>) will be landscaped open space.

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

The maximum permitted width of a walkway located between the front lot line and any wall of the building facing the front lot line is 1.06 m.

The front walkway will have a width of 1.37 m.

**7. Section 6(3) Part IV (4)(d), By-law 438-86**

No person shall erect or use a row house where a driveway leads directly to the dwelling unit, a detached house, semi-detached house, or duplex on a lot, where a driveway, which is not located in or which does not pass through any portion of the lot between the front lot line and any wall of the building facing the front lot line as produced to the side lot lines, has a width which exceeds a maximum width for its entire length of the lesser of 6 m or the width of the parking spaces. The maximum permitted driveway width is 4.9 m.

In this case, the driveway width will be 6.10 m.

**8. Section 4(17)(a), By-law 438-86**

The minimum required length of a parking space is 5.6 m.

The parking spaces will measure 5.54 m in length.



### **34. 51 COMMISSIONERS ST**

|                    |   |            |                       |
|--------------------|---|------------|-----------------------|
| File Number:       | A1010/16TEY                                 | Zoning     | I3 D2 (Waiver)        |
|                    |   | Ward:      | Toronto-Danforth (30) |
|                    |   | Heritage:  | Not Applicable        |
| Property Address:  | <b>51 COMMISSIONERS ST</b>                  | Community: | Toronto               |
| Legal Description: | PLAN 540E PT BLKS 3 TO 5 RP 64R17027 PART 1 |            |                       |

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

To permit the subject property to be used for entertainment purposes (Cirque du Soleil) for a period of six years, from June 10 to November 30, annually.

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

##### **Section 9(1), By-law 438-86**

An entertainment/amusement facility is not listed as a permitted use on lands zoned I3 D2.

In this case, the subject property will be used for entertainment purposes for a period of six years, from June 10 to November 30, annually.

### 35. 250 DAVENPORT RD

|                    |  |            |                                     |
|--------------------|--|------------|-------------------------------------|
| File Number:       | B0083/16TEY  | Zoning     | R(d2.0)(x891) & R2 Z2.0<br>(WAIVER) |
|                    |  | Ward:      | Trinity-Spadina (20)                |
|                    |  | Heritage:  | Not Applicable                      |
| Property Address:  | <b>250 DAVENPORT RD</b>  | Community: | Toronto                             |
| Legal Description: | PLAN 903 LOTS 6 TO 11 PLAN E120 BLK A & LOTS 32 TO 38 PLAN M52 LOTS<br>1 TO 6 63 PT64 LOT 63 PT LOT 64 |            |                                     |

#### **THE CONSENT REQUESTED:**

To obtain consent to sever the property into two lots and to create various easements/rights-of-way.

#### **CONVEYED - PARTS 1 & 5, Draft R-Plan**

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

Parts 1 & 5 have a frontage of 83.7 m and an area of 5248.7 m<sup>2</sup>. A new mixed use development is proposed.

#### **RETAINED – PARTS 2, 3, 5 & 6 , Draft R-Plan**

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

Parts 2, 3, 4 & 6 have a frontage of 75.4 m and an area of 5506 m<sup>2</sup>. The eleven existing Toronto Community Housing rental townhouse units will be demolished and replaced.

#### **Easements/Rights-of-Way**

Part 4 will be subject to an easement for the purpose of a fire access route in favour of Parts 1 & 5.

Part 6 will be subject to an easement for the purpose of providing rights of support in favour of Parts 1 & 5.

Part 3 is subject to an easement/right-of-way as in Instrument No. CA755092.

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

**36. 10 WILFRID AVE**

|                    |                       |            |                          |
|--------------------|-----------------------|------------|--------------------------|
| File Number:       | A0874/16TEY           | Zoning     | R(d0.6) (x931) & R2 Z0.6 |
|                    |                       | Ward:      | St. Paul's (22)          |
|                    |                       | Heritage:  | Not Applicable           |
| Property Address:  | <b>10 WILFRID AVE</b> | Community: | Toronto                  |
| Legal Description: | PLAN 1789 PT LOT 116  |            |                          |

**PURPOSE OF THE APPLICATION:**

To construct a rear two storey addition with rear decks at the ground, second and third floor, rear basement walkout and rear detached carport.

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

- 1. Chapter 10.10.40.70.(3) (A), By-law 569-2013**  
The maximum permitted floor space index for additions to the rear of a detached house erected before October 15, 1953 is 0.69 times the area of the lot (204.60 m<sup>2</sup>).  
The floor space index will be 0.749 times the area of the lot (221.96 m<sup>2</sup>).
- 2. Chapter 10.5.50.10.(3) (A), By-law 569-2013**  
A lot with a residential building, other than an apartment building, must have a minimum of 50% of the rear yard for soft landscaping (77.09 m<sup>2</sup>).  
The rear yard landscaping area will be 42.06% (64.84 m<sup>2</sup>).
- 3. Chapter 200.5.1.10.(2)(A)(i), By-law 569-2013**  
A parking space must have a minimum width of 3.2 m.  
The parking space provided will have a width of 2.6 m.
- 1. Section 6(3) Part VI 1(I), By-law 438-86**  
The maximum permitted residential gross floor area for additions to the rear of a detached house erected before October 15, 1953 is 0.69 times the area of the lot (204.60 m<sup>2</sup>).  
The residential gross floor area will be 0.749 times the area of the lot (221.96 m<sup>2</sup>).
- 2. Section 4.(17) (A), By-law 438-86**  
The required parking space must have minimum required dimensions of 2.6 m in width plus an additional 0.3 m in width for each side of the parking space where there is a fixed obstruction (3.2 m total width for the parking space), 5.6 m in length and (d) 2.0 m in vertical clearance.  
The parking space will be 2.6 m wide, 5.6 m long and have 2.0 m in vertical clearance.

## 37A. 17 RHODES AVE

|                    |                      |            |                          |
|--------------------|----------------------|------------|--------------------------|
| File Number:       | B0071/16TEY          | Zoning     | R (d0.6) & R2 Z0.6 (ZZC) |
|                    |                      | Ward:      | Beaches-East York (32)   |
|                    |                      | Heritage:  | Not Applicable           |
| Property Address:  | <b>17 RHODES AVE</b> | Community: | Toronto                  |
| Legal Description: | PLAN 1301 LOTS 3 & 4 |            |                          |

### THE CONSENT REQUESTED:

To obtain consent to sever the property into six lots, and create various easements/rights-of-way for the purposes of vehicular and pedestrian access.

#### **Retained- Parts 1 & 2 (LOT 1), Draft R-Plan Easement/Right-of-Way Part 2**

##### **17 Rhodes Avenue**

The lot frontage is 5.421 m and the lot area is 181.31 m<sup>2</sup>.

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 A1038/16TEY.

Part 2 will be subject to a vehicular access easement for a driveway in favour of the conveyed lot, Parts 3, 4 and 5. The easement will also provide the conveyed lot, Parts 3, 4 and 5, with access for private vehicular parking.

#### **Conveyed- Parts 3, 4 & 5 (LOT 2), Draft R-Plan Easement/Right-of-Way Part 3 and 5**

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

The lot frontage is 4.928 m and the lot area is 165.14 m<sup>2</sup>.

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 A1039/16TEY.

Part 3 will be subject to a vehicular access easement for a driveway in favour of the retained lot, Parts 1 and 2.

The easement will also provide the retained lot, Parts 1 and 2, with access for private vehicular parking.

Part 5 will be subject to an easement for pedestrian access in favour of the conveyed lot, Parts 6, 7 and 8.

#### **Conveyed- Parts 6, 7 & 8 (LOT 3), Draft R-Plan Easement/Right-of-Way Parts 6 and 8**

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

The lot frontage is 4.928 m and the lot area is 165.11 m<sup>2</sup>.

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 A1040/16TEY.

Part 8 will be subject to a vehicular access easement for a driveway in favour of the conveyed lot, Parts 9, 10 and 11. The easement will also provide the conveyed lot, Parts 9, 10 and 11, with access for private vehicular parking.

Part 6 will be subject to an easement for pedestrian access in favour of the conveyed lot, Parts 3, 4 and 5.

#### **Conveyed- Parts 9, 10 & 11 (LOT 4), Draft R-Plan Easement/Right-of-Way Parts 9 and 11**

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

The lot frontage is 4.928 m and the lot area is 165.06 m<sup>2</sup>.

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 A1041/16TEY.

Part 9 will be subject to a vehicular access easement for a driveway in favour of the conveyed lot, Parts 6, 7 and 8. The easement will also provide the conveyed lot, Parts 6, 7 and 8, with access for private vehicular parking. Part 11 will be subject to an easement for pedestrian access in favour of the conveyed lot, Parts 12, 13 and 14.

**Conveyed- Parts 12, 13 & 14 (LOT 5), Draft R-Plan  
Easement/Right-of-Way Parts 12 and 14**

**Address to be assigned**

The lot frontage is 4.928 m and the lot area is 165.02 m<sup>2</sup>.

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 A1042/16TEY.

Part 14 will be subject to a vehicular access easement for a driveway in favour of the conveyed lot, Parts 15, 16 and 17. The easement will also provide the conveyed lot, Parts 15, 16 and 17, with access for private vehicular parking.

Part 12 will be subject to an easement for pedestrian access in favour of the conveyed lot, Parts 9, 10 and 11.

**Conveyed- Parts 15 & 16 (LOT 6), Draft R-Plan  
Easement/Right-of-Way Part 15**

**Address to be assigned**

The lot frontage is 4.928 m and the lot area is 180.97 m<sup>2</sup>.

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 A1043/16TEY.

Part 15 will be subject to a vehicular access easement for a driveway in favour of the conveyed lot, Parts 12, 13 and 14. The easement will also provide the conveyed lot, Parts 12, 13 and 14, with access for private vehicular parking.

## 37B. 17 RHODES AVE LOT 1 (PARTS 1 & 2)

|                    |  |            |                          |
|--------------------|--|------------|--------------------------|
| File Number:       | A1038/16TEY                                      | Zoning     | R (d0.6) & R2 Z0.6 (ZZC) |
|                    |  | Ward:      | Beaches-East York (32)   |
|                    |  | Heritage:  | Not Applicable           |
| Property Address:  | <b>17 RHODES AVE LOT 1<br/>(PARTS 1 &amp; 2)</b> | Community: | Toronto                  |
| Legal Description: | PLAN 1301 LOTS 3 & 4                             |            |                          |

### PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached dwelling with an integral garage and a rear second floor deck, as described in Consent Application B0071/16TEY.

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

- 1. Chapter 10.5.40.10.(5), By-law 569-2013**  
A minimum of 10.0 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
In this case, 0.0 m<sup>2</sup> of the first floor will be within 4.0 m of the front main wall.
- 2. Chapter 10.5.100.1.(1)(B), By-law 569-2013**  
The maximum permitted driveway width is 2.6 m.  
In this case, the driveway width will be a maximum of 4.47 m.
- 3. Chapter 10.10.30.20.(1)(B), By-law 569-2013**  
The minimum required lot frontage is 6.0 m.  
The frontage of the conveyed lot will be 4.93 m.
- 4. Chapter 10.10.40.10.(2)(A), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7.5 m.  
The height of the front exterior main walls will be 10.0 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 10.0 m.
- 5. 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 (99.09 m<sup>2</sup>).  
The new semi-detached dwelling will have a floor space index equal to 1.24 times the area of the lot (204.52 m<sup>2</sup>).
- 6. Chapter 10.10.80.40.(1), By-law 569-2013**  
Vehicle entrance through the front main wall of the building are permitted provided the lot frontage at minimum is 7.6 m.  
In this case, the lot frontage is 4.93 m.
- 7. Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% (26.99 m<sup>2</sup>) of the required front yard landscaping shall be in the form of soft landscaping.

In this case, 43.04% (15.49 m<sup>2</sup>) of the required front yard landscaping will be in the form of soft landscaping.

8. **Chapter 10.5.100.1.(1)(A), By-law 569-2013**  
The minimum required driveway width is 2.0 m.  
In this case, the driveway width will be a minimum of 1.52 m.
9. **Chapter 10.10.40.70.(3)(A)(ii), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The new semi-detached dwelling will be located 0.45 m from the north side lot line.
10. **Chapter 10.10.30.10.(1)(B), By-law 569-2013**  
The minimum required lot area is 180.0 m<sup>2</sup>.  
The area of the conveyed lot will be 165.15 m<sup>2</sup>.
11. **Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted depth of a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 18.29 m.
12. **Chapter 10.5.40.60.(1)(A) By-law 569-2013**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 1.5 m if it is no closer to a side lot line than 0.91 m.  
The rear deck will encroach 0.12 m into the required rear yard setback and will be located 0.45 m from the north side lot line.
13. **Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.  
The roof eaves will project 0.3 m and will be located 0.15 m from the north side lot line.
14. **Chapter 10.5.50.10.(1)(A), By-law 569-2013**  
The minimum required front yard landscaping area is 35.98 m<sup>2</sup>.  
In this case, the front yard landscaping area will be 15.49 m<sup>2</sup>.
15. **Chapter 200.5.1.10.(2)(A)(ii), By-law 569-2013**  
The required parking space must have a minimum width of 3.2 m.  
The parking space will measure 2.81 m in width.
1. **Section 4(2)(a), By-law 438-86**  
The maximum permitted building height is 10.0 m.  
The new semi-detached dwelling will have a height of 10.23 m.
2. **Section 4(4)(c)(i), By-law 438-86**  
The minimum required driveway width is 2.6 m.  
In this case, the driveway width will be a minimum of 1.52 m.
3. **Section 4(17), By-law 438-86**  
The required parking space must have a minimum width of 3.2 m.  
The parking space will measure 2.81 m in width.

- 4. 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 (99.09 m<sup>2</sup>).  
The new semi-detached dwelling will have a gross floor area equal to 1.24 times the area of the lot (204.52 m<sup>2</sup>).
- 5. 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 7.59 m.  
The new semi-detached dwelling will be located 6.53 m from the west front lot line.
- 6. Section 6(3) Part II 3.C(II), By-law 438-86**  
The minimum required side lot line setback of a semi-detached dwelling is 0.9 m where the side wall contains openings.  
The new semi-detached dwelling will be located 0.45 m from the north side lot line.
- 7. Section 6(3) Part II 5(i), By-law 438-86**  
The maximum permitted depth of a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 17.76 m.
- 8. Section 6(3) Part II 8 D(I), By-law 438-86**  
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.  
The rear second floor deck will have a height of 2.75 m above grade.
- 9. Section 6(3) Part III 3(d)(i)D, By-law 438-86**  
A minimum of 75% (26.99 m<sup>2</sup>) of the front yard must be maintained as soft landscaping.  
In this case, 43.04% (15.49 m<sup>2</sup>) of the front yard will be maintained as soft landscaping.
- 10. Section 6(3) Part IV 3(i), By-law 438-86**  
An integral garage is not permitted in a building on a lot having a frontage less than 7.62 m if vehicle access to the garage is located in a wall facing the front lot line.  
The lot will have a frontage of 4.93 m and the integral garage will be located in the wall facing the west front lot line.
- 11. Section 6(3) Part VII 1(ii), By-law 438-86**  
The minimum required lot frontage is 6.0 m.  
The frontage of the conveyed lot will be 4.928 m.
- 12. Section 6(3) Part II 8 A, By-law 438-86**  
The maximum permitted projection of the eaves or cornices into the required setbacks is 0.45 m.  
The eaves or cornices will project 0.56 m into the west front yard setback.
- 13. Section 6(3) Part III 3(A), By-law 438-86**  
The portion of the front yard, not covered by a permitted driveway, must be maintained as landscaping.  
In this case, 47.67% (18.94 m<sup>2</sup>) of the front yard will be maintained as landscaping.
- 14. Section 6(3) Part IV 4(i), By-law 438-86**  
The maximum permitted driveway width is 2.6 m.  
In this case, the driveway width will be a maximum of 4.47 m.



### 37C. 17 RHODES AVE LOT 2 (PARTS 3, 4 & 5)

|                    |   |            |                          |
|--------------------|---|------------|--------------------------|
| File Number:       | A1039/16TEY   | Zoning     | R (d0.6) & R2 Z0.6 (ZZC) |
|                    |   | Ward:      | Beaches-East York (32)   |
|                    |   | Heritage:  | Not Applicable           |
| Property Address:  | <b>17 RHODES AVE LOT 2<br/>(PARTS 3, 4 &amp; 5)</b> | Community: | Toronto                  |
| Legal Description: | PLAN 1301 LOTS 3 & 4                                |            |                          |

#### PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached dwelling with an integral garage and a rear second floor deck, as described in Consent Application B0071/16TEY.

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

- 1. Chapter 10.5.40.10.(5), By-law 569-2013**  
A minimum of 10.0 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
In this case, 0.0 m<sup>2</sup> of the first floor will be within 4.0 m of the front main wall.
- 2. Chapter 10.5.100.1.(1)(B), By-law 569-2013**  
The maximum permitted driveway width is 2.6 m.  
In this case, the driveway width will be a maximum of 4.47 m.
- 3. Chapter 10.10.30.20.(1)(B), By-law 569-2013**  
The minimum required lot frontage is 6.0 m.  
The frontage of the conveyed lot will be 4.93 m.
- 4. Chapter 10.10.40.10.(2)(A), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7.5 m.  
The height of the front exterior main walls will be 10.0 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 10.0 m.
- 5. 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 (99.09 m<sup>2</sup>).  
The new semi-detached dwelling will have a floor space index equal to 1.24 times the area of the lot (204.52 m<sup>2</sup>).
- 6. Chapter 10.10.80.40.(1), By-law 569-2013**  
Vehicle entrance through the front main wall of the building are permitted provided the lot frontage at minimum is 7.6 m.  
In this case, the lot frontage is 4.93 m.

7. **Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% (26.99 m<sup>2</sup>) of the required front yard landscaping shall be in the form of soft landscaping.  
In this case, 43.04% (15.49 m<sup>2</sup>) of the required front yard landscaping will be in the form of soft landscaping.
8. **Chapter 10.5.100.1.(1)(A), By-law 569-2013**  
The minimum required driveway width is 2.0 m.  
In this case, the driveway width will be a minimum of 1.52 m.
9. **Chapter 10.10.40.70.(3)(A)(ii), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The new semi-detached dwelling will be located 0.45 m from the north side lot line.
10. **Chapter 10.10.30.10.(1)(B), By-law 569-2013**  
The minimum required lot area is 180.0 m<sup>2</sup>.  
The area of the conveyed lot will be 165.15 m<sup>2</sup>.
11. **Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted depth of a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 18.29 m.
12. **Chapter 10.5.40.60.(1)(A) By-law 569-2013**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 1.5 m if it is no closer to a side lot line than 0.91 m.  
The rear deck will encroach 0.12 m into the required rear yard setback and will be located 0.45 m from the north side lot line.
13. **Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.  
The roof eaves will project 0.3 m and will be located 0.15 m from the north side lot line.
14. **Chapter 10.5.50.10.(1)(A), By-law 569-2013**  
The minimum required front yard landscaping area is 35.98 m<sup>2</sup>.  
In this case, the front yard landscaping area will be 15.49 m<sup>2</sup>.
15. **Chapter 200.5.1.10.(2)(A)(ii), By-law 569-2013**  
The required parking space must have a minimum width of 3.2 m.  
The parking space will measure 2.81 m in width.
1. **Section 4(2)(a), By-law 438-86**  
The maximum permitted building height is 10.0 m.  
The new semi-detached dwelling will have a height of 10.23 m.
2. **Section 4(4)(c)(i), By-law 438-86**  
The minimum required driveway width is 2.6 m.  
In this case, the driveway width will be a minimum of 1.52 m.

- 3. Section 4(17), By-law 438-86**  
The required parking space must have a minimum width of 3.2 m.  
The parking space will measure 2.81 m in width.
- 4. 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 (99.09 m<sup>2</sup>).  
The new semi-detached dwelling will have a gross floor area equal to 1.24 times the area of the lot (204.52 m<sup>2</sup>).
- 5. 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 7.59 m.  
The new semi-detached dwelling will be located 6.53 m from the west front lot line.
- 6. Section 6(3) Part II 3.C(II), By-law 438-86**  
The minimum required side lot line setback of a semi-detached dwelling is 0.9 m where the side wall contains openings.  
The new semi-detached dwelling will be located 0.45 m from the north side lot line.
- 7. Section 6(3) Part II 5(i), By-law 438-86**  
The maximum permitted depth of a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 17.76 m.
- 8. Section 6(3) Part II 8 D(I), By-law 438-86**  
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.  
The rear second floor deck will have a height of 2.75 m above grade.
- 9. Section 6(3) Part III 3(d)(i)D, By-law 438-86**  
A minimum of 75% (26.99 m<sup>2</sup>) of the front yard must be maintained as soft landscaping.  
In this case, 43.04% (15.49 m<sup>2</sup>) of the front yard will be maintained as soft landscaping.
- 10. Section 6(3) Part IV 3(i), By-law 438-86**  
An integral garage is not permitted in a building on a lot having a frontage less than 7.62 m if vehicle access to the garage is located in a wall facing the front lot line.  
The lot will have a frontage of 4.93 m and the integral garage will be located in the wall facing the west front lot line.
- 11. Section 6(3) Part VII 1(ii), By-law 438-86**  
The minimum required lot frontage is 6.0 m.  
The frontage of the conveyed lot will be 4.928 m.
- 12. Section 6(3) Part II 8 A, By-law 438-86**  
The maximum permitted projection of the eaves or cornices into the required setbacks is 0.45 m.  
The eaves or cornices will project 0.56 m into the west front yard setback.
- 13. Section 6(3) Part III 3(A), By-law 438-86**  
The portion of the front yard, not covered by a permitted driveway, must be maintained as landscaping.  
In this case, 47.67% (18.94 m<sup>2</sup>) of the front yard will be maintained as landscaping.

- 14. Section 6(3) Part IV 4(i), By-law 438-86**  
The maximum permitted driveway width is 2.6 m.  
In this case, the driveway width will be a maximum of 4.47 m.

## 37D. 17 RHODES AVE LOT 3 (PARTS 6, 7 & 8)

|                    |   |            |                          |
|--------------------|---|------------|--------------------------|
| File Number:       | A1040/16TEY   | Zoning     | R (d0.6) & R2 Z0.6 (ZZC) |
|                    |   | Ward:      | Beaches-East York (32)   |
|                    |   | Heritage:  | Not Applicable           |
| Property Address:  | <b>17 RHODES AVE LOT 3<br/>(PARTS 6, 7 &amp; 8)</b> | Community: | Toronto                  |
| Legal Description: | PLAN 1301 LOTS 3 & 4                                |            |                          |

### PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached dwelling with an integral garage and a rear second floor deck, as described in Consent Application B0071/16TEY.

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

- 1. Chapter 10.5.40.10.(5), By-law 569-2013**  
A minimum of 10.0 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
In this case, 0.0 m<sup>2</sup> of the first floor will be within 4.0 m of the front main wall.
- 2. Chapter 10.5.100.1.(1)(B), By-law 569-2013**  
The maximum permitted driveway width is 2.6 m.  
In this case, the driveway width will be a maximum of 4.47 m.
- 3. Chapter 10.10.30.20.(1)(B), By-law 569-2013**  
The minimum required lot frontage is 6.0 m.  
The frontage of the conveyed lot will be 4.93 m.
- 4. Chapter 10.10.40.10.(2)(A), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7.5 m.  
The height of the front exterior main walls will be 10.0 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 10.0 m.
- 5. 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 (99.07 m<sup>2</sup>).  
The new semi-detached dwelling will have a floor space index equal to 1.24 times the area of the lot (205.01 m<sup>2</sup>).
- 6. Chapter 10.10.80.40.(1), By-law 569-2013**  
Vehicle entrance through the front main wall of the building are permitted provided the lot frontage at minimum is 7.6 m.  
In this case, the lot frontage is 4.93 m.
- 7. Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% (24.25 m<sup>2</sup>) of the required front yard landscaping shall be in the form of soft landscaping.  
In this case, 39.4% (12.74 m<sup>2</sup>) of the required front yard landscaping will be in the form of soft landscaping.

8. **Chapter 10.5.100.1.(1)(A), By-law 569-2013**  
The minimum required driveway width is 2.0 m.  
In this case, the driveway width will be a minimum of 1.52 m.
9. **Chapter 10.10.40.70.(3)(A)(ii), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The new semi-detached dwelling will be located 0.45 m from the south side lot line.
10. **Chapter 10.10.30.10.(1)(B), By-law 569-2013**  
The minimum required lot area is 180.0 m<sup>2</sup>.  
The area of the conveyed lot will be 165.12 m<sup>2</sup>.
11. **Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted depth of a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 17.57 m.
12. **Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.  
The roof eaves will project 0.3 m and will be located 0.15 m from the south side lot line.
13. **Chapter 10.5.50.10.(1)(A), By-law 569-2013**  
The minimum required front yard landscaping area is 32.33 m<sup>2</sup>.  
In this case, the front yard landscaping area will be 12.74 m<sup>2</sup>.
14. **Chapter 10.10.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 6.0 m.  
The new semi-detached dwelling will be located 5.81 m from the west front lot line.
15. **Chapter 200.5.1.10.(2)(A)(ii), By-law 569-2013**  
The required parking space must have a minimum width of 3.2 m.  
The parking space will measure 2.81 m in width.
1. **Section 4(2)(a), By-law 438-86**  
The maximum permitted building height is 10.0 m.  
The new semi-detached dwelling will have a height of 10.23 m.
2. **Section 4(4)(c)(i), By-law 438-86**  
The minimum required driveway width is 2.6 m.  
In this case, the driveway width will be a minimum of 1.52 m.
3. **Section 4(17), By-law 438-86**  
The required parking space must have a minimum width of 3.2 m.  
The parking space will measure 2.81 m in width.
4. **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 (99.07 m<sup>2</sup>).  
The new semi-detached dwelling will have a gross floor area equal to 1.24 times the area of the lot (205.01 m<sup>2</sup>).
5. **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 7.59 m.  
The new semi-detached dwelling will be located 5.81 m from the west front lot line.

- 6. Section 6(3) Part II 3.C(II), By-law 438-86**  
The minimum required side lot line setback of a semi-detached dwelling is 0.9 m where the side wall contains openings.  
The new semi-detached dwelling will be located 0.45 m from the south side lot line.
- 7. Section 6(3) Part II 5(i), By-law 438-86**  
The maximum permitted depth of a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 17.76 m.
- 8. Section 6(3) Part II 8 D(I), By-law 438-86**  
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.  
The rear second floor deck will have a height of 2.75 m above grade.
- 9. Section 6(3) Part III 3(d)(i)D, By-law 438-86**  
A minimum of 75% (24.25 m<sup>2</sup>) of the front yard must be maintained as soft landscaping.  
In this case, 39.4% (12.74 m<sup>2</sup>) of the front yard will be maintained as soft landscaping.
- 10. Section 6(3) Part IV 3(i), By-law 438-86**  
An integral garage is not permitted in a building on a lot having a frontage less than 7.62 m if vehicle access to the garage is located in a wall facing the front lot line.  
The lot will have a frontage of 4.93 m and the integral garage will be located in the wall facing the west front lot line.
- 11. Section 6(3) Part VII 1(ii), By-law 438-86**  
The minimum required lot frontage is 6.0 m.  
The frontage of the retained lot will be 4.928 m.
- 12. Section 6(3) Part III 3(A), By-law 438-86**  
The portion of the front yard, not covered by a permitted driveway, must be maintained as landscaping.  
In this case, 39.4% (12.74 m<sup>2</sup>) of the front yard will be maintained as landscaping.
- 13. Section 6(3) Part IV 4(i), By-law 438-86**  
The maximum permitted driveway width is 2.6 m.  
In this case, the driveway width will be a maximum of 4.47 m.

## 37E. 17 RHODES AVE LOT 4 (PARTS 9, 10 & 11)

|                    |   |            |                          |
|--------------------|---|------------|--------------------------|
| File Number:       | A1041/16TEY   | Zoning     | R (d0.6) & R2 Z0.6 (ZZC) |
|                    |   | Ward:      | Beaches-East York (32)   |
|                    |   | Heritage:  | Not Applicable           |
| Property Address:  | <b>17 RHODES AVE LOT 4<br/>(PARTS 9, 10 &amp; 11)</b> | Community: | Toronto                  |
| Legal Description: | PLAN 1301 LOTS 3 & 4                                  |            |                          |

### PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached dwelling with an integral garage and a rear second floor deck, as described in Consent Application B0071/16TEY.

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

- 1. Chapter 10.5.40.10.(5), By-law 569-2013**  
A minimum of 10.0 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
In this case, 0.0 m<sup>2</sup> of the first floor will be within 4.0 m of the front main wall.
- 2. Chapter 10.5.100.1.(1)(B), By-law 569-2013**  
The maximum permitted driveway width is 2.6 m.  
In this case, the driveway width will be a maximum of 4.47 m.
- 3. Chapter 10.10.30.20.(1)(B), By-law 569-2013**  
The minimum required lot frontage is 6.0 m.  
The frontage of the conveyed lot will be 4.93 m.
- 4. Chapter 10.10.40.10.(2)(A), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7.5 m.  
The height of the front exterior main walls will be 10.0 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 10.0 m.
- 5. 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 (99.04 m<sup>2</sup>).  
The new semi-detached dwelling will have a floor space index equal to 1.24 times the area of the lot (205.01 m<sup>2</sup>).
- 6. Chapter 10.10.80.40.(1), By-law 569-2013**  
Vehicle entrance through the front main wall of the building are permitted provided the lot frontage at minimum is 7.6 m.  
In this case, the lot frontage is 4.93 m.
- 7. Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% (24.14 m<sup>2</sup>) of the required front yard landscaping shall be in the form of soft landscaping.  
In this case, 39.06% (12.57 m<sup>2</sup>) of the required front yard landscaping will be in the form of soft landscaping.



8. **Chapter 10.5.100.1.(1)(A), By-law 569-2013**  
The minimum required driveway width is 2.0 m.  
In this case, the driveway width will be a minimum of 1.52 m.
9. **Chapter 10.10.40.70.(3)(A)(ii), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The new semi-detached dwelling will be located 0.45 m from the north side lot line.
10. **Chapter 10.10.40.70.(3)(A)(ii), By-law 569-2013**  
The minimum required front yard setback is 6.0 m.  
The new semi-detached dwelling will be located 5.76 m from the west front lot line.
11. **Chapter 10.10.30.10.(1)(B), By-law 569-2013**  
The minimum required lot area is 180.0 m<sup>2</sup>.  
The area of the conveyed lot will be 165.07 m<sup>2</sup>.
12. **Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted depth of a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 17.52 m.
13. **Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.  
The roof eaves will project 0.3 m and will be located 0.15 m from the north side lot line.
14. **Chapter 10.5.50.10.(1)(A), By-law 569-2013**  
The minimum required front yard landscaping area is 32.18 m<sup>2</sup>.  
In this case, the front yard landscaping area will be 12.57 m<sup>2</sup>.
15. **Chapter 200.5.1.10.(2)(A)(ii), By-law 569-2013**  
The required parking space must have a minimum width of 3.2 m.  
The parking space will measure 2.81 m in width.
1. **Section 4(2)(a), By-law 438-86**  
The maximum permitted building height is 10.0 m.  
The new semi-detached dwelling will have a height of 10.23 m.
2. **Section 4(4)(c)(i), By-law 438-86**  
The minimum required driveway width is 2.6 m.  
In this case, the driveway width will be a minimum of 1.52 m.
3. **Section 4(17), By-law 438-86**  
The required parking space must have a minimum width of 3.2 m.  
The parking space will measure 2.81 m in width.
4. **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 (99.04 m<sup>2</sup>).  
The new semi-detached dwelling will have a gross floor area equal to 1.24 times the area of the lot (205.01 m<sup>2</sup>).
5. **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 7.59 m.  
The new semi-detached dwelling will be located 5.76 m from the west front lot line.

- 6. Section 6(3) Part II 3.C(II), By-law 438-86**  
The minimum required side lot line setback of a semi-detached dwelling is 0.9 m where the side wall contains openings.  
The new semi-detached dwelling will be located 0.45 m from the north side lot line.
- 7. Section 6(3) Part II 5(i), By-law 438-86**  
The maximum permitted depth of a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 17.76 m.
- 8. Section 6(3) Part II 8 D(I), By-law 438-86**  
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.  
The rear second floor deck will have a height of 2.75 m above grade.
- 9. Section 6(3) Part III 3(d)(i)D, By-law 438-86**  
A minimum of 75% (24.14 m<sup>2</sup>) of the front yard must be maintained as soft landscaping.  
In this case, 39.06% (12.57 m<sup>2</sup>) of the front yard will be maintained as soft landscaping.
- 10. Section 6(3) Part IV 3(i), By-law 438-86**  
An integral garage is not permitted in a building on a lot having a frontage less than 7.62 m if vehicle access to the garage is located in a wall facing the front lot line.  
The lot will have a frontage of 4.93 m and the integral garage will be located in the wall facing the west front lot line.
- 11. Section 6(3) Part VII 1(ii), By-law 438-86**  
The minimum required lot frontage is 6.0 m.  
The frontage of the retained lot will be 4.928 m.
- 12. Section 6(3) Part III 3(A), By-law 438-86**  
The portion of the front yard, not covered by a permitted driveway, must be maintained as landscaping.  
In this case, 39.06% (12.57 m<sup>2</sup>) of the front yard will be maintained as landscaping.
- 13. Section 6(3) Part IV 4(i), By-law 438-86**  
The maximum permitted driveway width is 2.6 m.  
In this case, the driveway width will be a maximum of 4.47 m.

## 37F. 17 RHODES AVE LOT 5 (PARTS 12, 13 & 14)

|                    |  |            |                          |
|--------------------|--|------------|--------------------------|
| File Number:       | A1042/16TEY  | Zoning     | R (d0.6) & R2 Z0.6 (ZZC) |
|                    |  | Ward:      | Beaches-East York (32)   |
|                    |  | Heritage:  | Not Applicable           |
| Property Address:  | <b>17 RHODES AVE LOT 5<br/>(PARTS 12, 13 &amp; 14)</b> | Community: | Toronto                  |
| Legal Description: | PLAN 1301 LOTS 3 & 4                                   |            |                          |

### PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached dwelling with an integral garage and a rear second floor deck, as described in Consent Application B0071/16TEY.

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

- 1. Chapter 10.5.40.10.(5), By-law 569-2013**  
A minimum of 10.0 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
In this case, 0.0 m<sup>2</sup> of the first floor will be within 4.0 m of the front main wall.
- 2. Chapter 10.5.100.1.(1)(B), By-law 569-2013**  
The maximum permitted driveway width is 2.6 m.  
In this case, the driveway width will be a maximum of 4.47 m.
- 3. Chapter 10.10.30.20.(1)(B), By-law 569-2013**  
The minimum required lot frontage is 6.0 m.  
The frontage of the conveyed lot will be 4.93 m.
- 4. Chapter 10.10.40.10.(2)(A), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7.5 m.  
The height of the front exterior main walls will be 10.0 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 10.0 m.
- 5. 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 (99.02 m<sup>2</sup>).  
The new semi-detached dwelling will have a floor space index equal to 1.24 times the area of the lot (204.52 m<sup>2</sup>).
- 6. Chapter 10.10.80.40.(1), By-law 569-2013**  
Vehicle entrance through the front main wall of the building are permitted provided the lot frontage at minimum is 7.6 m.  
In this case, the lot frontage is 4.93 m.
- 7. Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% (26.99 m<sup>2</sup>) of the required front yard landscaping shall be in the form of soft landscaping.  
In this case, 35.3% (10.07 m<sup>2</sup>) of the required front yard landscaping will be in the form of soft landscaping.

8. **Chapter 10.5.100.1.(1)(A), By-law 569-2013**  
The minimum required driveway width is 2.0 m.  
In this case, the driveway width will be a minimum of 1.52 m.
9. **Chapter 10.10.40.70.(3)(A)(ii), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The new semi-detached dwelling will be located 0.45 m from the south side lot line.
10. **Chapter 10.10.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 6.0 m.  
The new semi-detached dwelling will be located 5.04 m from the west front lot line.
11. **Chapter 10.10.30.10.(1)(B), By-law 569-2013**  
The minimum required lot area is 180.0 m<sup>2</sup>.  
The area of the conveyed lot will be 165.03 m<sup>2</sup>.
12. **Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.  
The roof eaves will project 0.3 m and will be located 0.15 m from the south side lot line.
13. **Chapter 10.5.50.10.(1)(A), By-law 569-2013**  
The minimum required front yard landscaping area is 28.53 m<sup>2</sup>.  
In this case, the front yard landscaping area will be 10.07 m<sup>2</sup>.
14. **Chapter 200.5.1.10.(2)(A)(ii), By-law 569-2013**  
The required parking space must have a minimum width of 3.2 m.  
The parking space will measure 2.81 m in width.
1. **Section 4(2)(a), By-law 438-86**  
The maximum permitted building height is 10.0 m.  
The new semi-detached dwelling will have a height of 10.23 m.
2. **Section 4(4)(c)(i), By-law 438-86**  
The minimum required driveway width is 2.6 m.  
In this case, the driveway width will be a minimum of 1.52 m.
3. **Section 4(17), By-law 438-86**  
The required parking space must have a minimum width of 3.2 m.  
The parking space will measure 2.81 m in width.
4. **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 (99.02 m<sup>2</sup>).  
The new semi-detached dwelling will have a gross floor area equal to 1.24 times the area of the lot (204.52 m<sup>2</sup>).
5. **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 7.59 m.  
The new semi-detached dwelling will be located 5.04 m from the west front lot line.

- 6. Section 6(3) Part II 3.C(II), By-law 438-86**  
The minimum required side lot line setback of a semi-detached dwelling is 0.9 m where the side wall contains openings.  
The new semi-detached dwelling will be located 0.45 m from the south side lot line.
- 7. Section 6(3) Part II 8 D(I), By-law 438-86**  
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.  
The rear second floor deck will have a height of 2.75 m above grade.
- 8. Section 6(3) Part III 3(d)(i)D, By-law 438-86**  
A minimum of 75% (26.99 m<sup>2</sup>) of the front yard must be maintained as soft landscaping.  
In this case, 35.3% (10.07 m<sup>2</sup>) of the front yard will be maintained as soft landscaping.
- 9. Section 6(3) Part IV 3(i), By-law 438-86**  
An integral garage is not permitted in a building on a lot having a frontage less than 7.62 m if vehicle access to the garage is located in a wall facing the front lot line.  
The lot will have a frontage of 4.93 m and the integral garage will be located in the wall facing the west front lot line.
- 10. Section 6(3) Part VII 1(ii), By-law 438-86**  
The minimum required lot frontage is 6.0 m.  
The frontage of the retained lot will be 4.928 m.
- 11. Section 6(3) Part II 5(i), By-law 438-86**  
The maximum permitted depth of a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 17.76 m.
- 12. Section 6(3) Part II 8 A, By-law 438-86**  
The maximum permitted projection of the eaves or cornices into the required setbacks is 0.45 m.  
The eaves or cornices will project 0.56 m into the west front yard setback.
- 13. Section 6(3) Part III 3(A), By-law 438-86**  
The portion of the front yard, not covered by a permitted driveway, must be maintained as landscaping.  
In this case, 35.3% (10.07 m<sup>2</sup>) of the front yard will be maintained as landscaping.
- 14. Section 6(3) Part IV 4(i), By-law 438-86**  
The maximum permitted driveway width is 2.6 m.  
In this case, the driveway width will be a maximum of 4.47 m.

## 37G. 17 RHODES AVE LOT 6 (PARTS 15 & 16)

|                    |  |            |                          |
|--------------------|--|------------|--------------------------|
| File Number:       | A1043/16TEY  | Zoning     | R (d0.6) & R2 Z0.6 (ZZC) |
|                    |  | Ward:      | Beaches-East York (32)   |
|                    |  | Heritage:  | Not Applicable           |
| Property Address:  | <b>17 RHODES AVE LOT 6<br/>(PARTS 15 &amp; 16)</b> | Community: | Toronto                  |
| Legal Description: | PLAN 1301 LOTS 3 & 4                               |            |                          |

### PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached dwelling with an integral garage and a rear second floor deck, as described in Consent Application B0071/16TEY.

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

- 1. Chapter 10.5.40.10.(5), By-law 569-2013**  
A minimum of 10.0 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
In this case, 0.0 m<sup>2</sup> of the first floor will be within 4.0 m of the front main wall.
- 2. Chapter 10.5.100.1.(1)(B), By-law 569-2013**  
The maximum permitted driveway width is 2.6 m.  
In this case, the driveway width will be a maximum of 4.47 m.
- 3. Chapter 10.10.30.20.(1)(B), By-law 569-2013**  
The minimum required lot frontage is 6.0 m.  
The frontage of the conveyed lot will be 5.402 m.
- 4. Chapter 10.10.40.10.(2)(A), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7.5 m.  
The height of the front exterior main walls will be 10.0 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 10.0 m.
- 5. 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 (108.59 m<sup>2</sup>).  
The new semi-detached dwelling will have a floor space index equal to 1.13 times the area of the lot (204.52 m<sup>2</sup>).
- 6. Chapter 10.10.80.40.(1), By-law 569-2013**  
Vehicle entrance through the front main wall of the building are permitted provided the lot frontage at minimum is 7.6 m.  
In this case, the lot frontage is 5.402 m.

7. **Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% (31.11 m<sup>2</sup>) of the required front yard landscaping shall be in the form of soft landscaping.  
In this case, 40.88% (12.72 m<sup>2</sup>) of the required front yard landscaping will be in the form of soft landscaping.
8. **Chapter 10.5.100.1.(1)(A), By-law 569-2013**  
The minimum required driveway width is 2.0 m.  
In this case, the driveway width will be a minimum of 1.52 m.
9. **Chapter 10.10.40.70.(3)(A)(ii), By-law 569-2013**  
The minimum required front yard setback is 7.59 m.  
The new semi-detached dwelling will be located 4.99 m from the west front lot line.
10. **Chapter 10.5.50.10.(1)(A), By-law 569-2013**  
The minimum required front yard landscaping area is 31.11 m<sup>2</sup>.  
In this case, the front yard landscaping area will be 12.72 m<sup>2</sup>.
11. **Chapter 200.5.1.10.(2)(A)(ii), By-law 569-2013**  
The required parking space must have a minimum width of 3.2 m.  
The parking space will measure 2.81 m in width.
1. **Section 4(2)(a), By-law 438-86**  
The maximum permitted building height is 10.0 m.  
The new semi-detached dwelling will have a height of 10.23 m.
2. **Section 4(4)(c)(i), By-law 438-86**  
The minimum required driveway width is 2.6 m.  
In this case, the driveway width will be a minimum of 1.52 m.
3. **Section 4(17), By-law 438-86**  
The required parking space must have a minimum width of 3.2 m.  
The parking space will measure 2.81 m in width.
4. **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 (108.59 m<sup>2</sup>).  
The new semi-detached dwelling will have a gross floor area equal to 1.13 times the area of the lot (204.52 m<sup>2</sup>).
5. **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 7.59 m.  
The new semi-detached dwelling will be located 4.99 m from the west front lot line.
6. **Section 6(3) Part II 8 D(I), By-law 438-86**  
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.  
The rear second floor deck will have a height of 2.75 m above grade.

- 7. Section 6(3) Part III 3(d)(i)D, By-law 438-86**  
A minimum of 75% (31.11 m<sup>2</sup>) of the front yard must be maintained as soft landscaping.  
In this case, 40.88% (12.72 m<sup>2</sup>) of the front yard will be maintained as soft landscaping.
- 8. Section 6(3) Part IV 3(i), By-law 438-86**  
An integral garage is not permitted in a building on a lot having a frontage less than 7.62 m if vehicle access to the garage is located in a wall facing the front lot line.  
The lot will have a frontage of 5.402 m and the integral garage will be located in the wall facing the west front lot line.
- 9. Section 6(3) Part VII 1(ii), By-law 438-86**  
The minimum required lot frontage is 6.0 m.  
The frontage of the conveyed lot will be 5.402 m.
- 10. Section 6(3) Part II 5(i), By-law 438-86**  
The maximum permitted depth of a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 17.76 m.
- 11. Section 6(3) Part II 8 A, By-law 438-86**  
The maximum permitted projection of the eaves or cornices into the required setbacks is 0.45 m.  
The eaves or cornices will project 0.56 m into the west front yard setback.
- 12. Section 6(3) Part III 3(A), By-law 438-86**  
The portion of the front yard, not covered by a permitted driveway, must be maintained as landscaping.  
In this case, 40.88% (12.72 m<sup>2</sup>) of the front yard will be maintained as landscaping.
- 13. Section 6(3) Part IV 4(i), By-law 438-86**  
The maximum permitted driveway width is 2.6 m.  
In this case, the driveway width will be a maximum of 4.47 m.



### 38. 131 FARNHAM AVE & 45 OAKLANDS AVE

|                    |   |            |                                     |
|--------------------|---|------------|-------------------------------------|
| File Number:       | B0072/16TEY   | Zoning     | R(d0.6)(x762) & R2 Z0.6<br>(WAIVER) |
|                    |   | Ward:      | St. Paul's (22)                     |
|                    |   | Heritage:  | Designated                          |
| Property Address:  | <b>131 FARNHAM AVE &amp; 45<br/>OAKLANDS AVE</b>            | Community: | Toronto                             |
| Legal Description: | PLAN 289Y PT LOTS 7 TO 9 PLAN 1287 LOT 32 PLAN 820 PT LOT A |            |                                     |

#### **THE CONSENT REQUESTED:**

To obtain consent to sever the property into two lots.

#### **CONVEYED - PART 1, Draft R-Plan**

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

Part 1 has a frontage of 77.37 m along Avenue Road, 122.80 m along Oaklands Avenue and an area of 4,614 m<sup>2</sup>. A new residential development consisting of 19 townhouses is proposed, and the existing Gatekeeper's Cottage will be maintained.

#### **RETAINED - PART 2, Draft R-Plan**

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

Part 2 has a frontage of 195.0 m along Avenue Road and an area of 47282 m<sup>2</sup>. The existing De La Salle College will be maintained.

### **3. OTHER BUSINESS**