

COMMITTEE OF ADJUSTMENT AGENDA TORONTO EAST YORK PANEL

Hearing Date: August 9, 2017

Time: 9:00 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 9:00 a.m. or shortly thereafter:

	File Number	Owner	Property	Community (Ward)
1.	A0351/17TEY	KERI WEST NOAH CHARLES CAPPE	74 GARNET AVE	Trinity-Spadina (19)
2.	A0352/17TEY	PATRICIA LORNA MCMASTER	191 CHAPLIN CRES	St. Paul's (22)
3.	A0353/17TEY	CLEONE HARRIET GRASHAM TIMOTHY JOHN BURNS	120 DELAWARE AVE	Trinity-Spadina (19)
4.	A0356/17TEY	JONATHAN WINBERG	8 RHODES AVE	Beaches-East York (32)
5.	A0362/17TEY	SHAUNA BAYLA GODFREY	165 YARMOUTH RD	Trinity-Spadina (19)
6.	A0364/17TEY	GILLIAN ANDERSON DINO GLIOSCA	192 GRENADIER RD	Parkdale-High Park (14)
7.	A0365/17TEY	STEFANIE CHIN-YICK FRANCIS PATRICK SCHERER	15 GRANT ST	Toronto-Danforth (30)
8.	A0366/17TEY	INGAR HUN HUM	5 BERTMOUNT AVE	Toronto-Danforth (30)
9.	A0371/17TEY	NICOLA POMPONIO	398 MANNING AVE	Trinity-Spadina (19)
10.	A0372/17TEY	ROSS STEVE LONDON	9 PLAINS RD	Toronto-Danforth (29)

11.	A0375/17TEY	ARLENE STRATTON	135 ELMER AVE	Beaches-East York (32)
12.	A0377/17TEY	DAVID MICHAEL BEUTEL KAREN GOLDEN	59 FARNHAM AVE	St. Paul's (22)
13.	A0378/17TEY	STEPHEN JURISIC EVA PREGER	119 DELAWARE AVE	Trinity-Spadina (19)
14.	A0379/17TEY	LEE AARON HOLLANDER EMANUEL MERVIN HOLLANDER	68 FAIRLEIGH CRES	St. Paul's (21)
15.	A0384/17TEY	ERIC LEPIK MELISSA MCKAY	36 HUNTER ST	Toronto-Danforth (30)
16.	A0385/17TEY	PATRICIA ROCKMAN BRYAN MORAN	551 CLINTON ST	Trinity-Spadina (20)
17.	A0392/17TEY	JASON PILLILNG ANGELA MISRI	140 TYRREL AVE	St. Paul's (21)
18.	A0393/17TEY	HIREN KAPADIA FORUM SHAH	657 MANNING AVE	Trinity-Spadina (19)
19.	A0396/17TEY	MATTHEW ORZECH	156 GLEN CEDAR RD	St. Paul's (21)
20.	A0400/17TEY	TERESA ELLIS NICHOLAS SAMURKAS	204 WILLOW AVE	Beaches-East York (32)
21.	A0404/17TEY	BETH ALBANI KETTNER DAVID CARL ROSNER	224 RIVERDALE AVE	Toronto-Danforth (30)
22.	A0407/17TEY	JUSTIN CHARLES MCCLOSKEY DEVIN REBECCA SKURKA	157 TYRREL AVE	St. Paul's (21)
23.	A0411/17TEY	LIANN SHERBIN ANDREW SHERBIN	57 BROOKLYN AVE	Toronto-Danforth (30)
24.	A0417/17TEY	KATHERINE PARK EUGENE PARK	73 GLEN DAVIS CRES	Beaches-East York (32)

3. OTHER BUSINESS

The following applications will be heard at 9:00 a.m. or shortly thereafter:

1. 74 GARNET AVE

File Number:	A0351/17TEY	Zoning	R(d0.6) & R2 Z0.6
Owner(s):	KERI WEST NOAH CHARLES CAPPE	Ward:	Trinity-Spadina (19)
Agent:	NOAH CHARLES CAPPE	Heritage:	Not Applicable
Property Address:	74 GARNET AVE	Community:	Toronto
Legal Description:	PLAN 1088 PT LOT 196		

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted floor space index of a detached dwelling is 0.60 times the area of the lot (128.40 m²).

The altered detached dwelling will have a floor space index equal to 0.77 times the area of the lot (164.51 m²).

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

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

The altered detached dwelling will have a depth of 17.32 m.

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

A minimum of 50% (43.3 m²) of the rear yard must be maintained as soft landscaping.

In this case, 23% (20.2 m²) of the rear yard will be maintained as soft landscaping.

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

The maximum permitted gross floor area of a detached dwelling is 0.60 times the area of the lot (128.40 m²).

The altered detached dwelling will have a gross floor area equal to 0.77 times the area of the lot (164.51 m²).

2. 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 detached dwelling will be located 0.40 m from the west side lot line.

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

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

The 0.32 m portion of the altered detached dwelling, exceeding the 17.0 m depth, will be located 0.55 m from the east side lot line, and 0.55 m from the west side lot line.

2. 191 CHAPLIN CRES

File Number:	A0352/17TEY	Zoning	R (f9.0; d0.6) (x731) & R2 Z0.6 (ZZC)
Owner(s):	PATRICIA LORNA MCMASTER	Ward:	St. Paul's (22)
Agent:	BRENDAN CHARTERS	Heritage:	Not Applicable
Property Address:	191 CHAPLIN CRES	Community:	Toronto
Legal Description:	PLAN 645E LOT 92		

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a complete second-storey addition, and a rear ground 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 west side lot line.
- Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 9 m.
The altered dwelling will have a height of 10.37 m.
- Section 6(3) Part II 8 C, By-law 438-86**
The maximum permitted projection of a chimney breast into the required setbacks is 0.3 m.
The chimney breast will project 0.35 m into the west side yard setback.

3. 120 DELAWARE AVE

File Number:	A0353/17TEY	Zoning	R(d.0)(x735) & R2 Z0.6 (ZZC)
Owner(s):	CLEONE HARRIET GRASHAM TIMOTHY JOHN BURNS	Ward:	Trinity-Spadina (19)
Agent:	TIMOTHY JOHN BURNS	Heritage:	Not Applicable
Property Address:	120 DELAWARE AVE	Community:	Toronto
Legal Description:	PLAN 329 BLK N PT LOT 30		

PURPOSE OF THE APPLICATION:

To alter a semi-detached dwelling by constructing a one-storey rear addition with a rear deck.

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

- Chapter 10.10.40.40.(1) (A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (177.06 m²).
The floor space index will be 0.71 times the area of the lot (210.4 m²).
- Chapter 10.10.40.70.(3) (A)(ii), By-law 569-2013**
The minimum required side yard setback for a semi-detached house is 0.9 m.
The side yard setback will be 0.83 m.
- Chapter 10.5.40.60. (6), By-law 569-2013**
The bay window is permitted to encroach into the required setback provided the bay window is no closer to the side lot line than 0.6 m.
The bay window will be located 0.34 m to the south side lot line.
- Section 6(3) Part II 3.C(II), By-law 438-86**
The minimum required side lot line setback is 0.90 m where the side wall contains openings.
The bay window will be located 0.34 m from the south side lot line and the side door will be located 0.83 m from the south side lot line.
- Section 6(3) Part II 3(I), By-law 438-86**
A building is required to be located no closer than 1.2 m to the side wall of an adjacent building that contains openings.
The bay window will be located 1.16 m from the adjacent building, 118 Delaware Avenue.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (177.06 m²).
The residential gross floor area of the altered building exceeds the maximum permitted by 33.34 m².

4. 8 RHODES AVE

File Number:	A0356/17TEY	Zoning	R & R2 (BLD)
Owner(s):	JONATHAN WINBERG	Ward:	Beaches-East York (32)
Agent:	ARIEL MERTIRI	Heritage:	Not Applicable
Property Address:	8 RHODES AVE	Community:	Toronto
Legal Description:	PLAN 269E PT LOT 81		

PURPOSE OF THE APPLICATION:

To legalize and maintain the rear third floor addition and deck of the existing 2½-storey detached dwelling.

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 floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (211.46 m²).

The altered detached dwelling will have a floor space index equal to 0.75 times the area of the lot (230.79 m²).

5. 165 YARMOUTH RD

File Number:	A0362/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	SHAUNA BAYLA GODFREY	Ward:	Trinity-Spadina (19)
Agent:	SUSAN WAYNE	Heritage:	Not Applicable
Property Address:	165 YARMOUTH RD	Community:	Toronto
Legal Description:	PLAN 1088 W PT LOT 211		

PURPOSE OF THE APPLICATION:

To alter the existing 1½-storey detached dwelling by constructing a rear two-storey addition and rear deck.

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

1. **Chapter 5.10.50.10.(3), By-law 569-2013**
A minimum of 50% of the rear yard shall be in the form of soft landscaping (47.32 m²).
In this case, 40% of the rear yard will be soft landscaping (38.1 m²).
2. **Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (128.38 m²).
The altered dwelling will have a floor space index equal to 0.8 times the area of the lot (172.74 m²).
3. **Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side lot line is 0.9 m.
The altered dwelling will be located 0.0 m to the west side lot line and 0.29 m to the east side lot line.
4. **Chapter 10.5.40.70.(2), By-law 569-2013**
A building or structure may be no closer than 2.5 m from the original centerline of a lane.
In this case, the building or structure will be located 2.0 m from the original centerline of a lane.
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (128.38 m²).
The altered dwelling will have a gross floor area equal to 0.8 times the area of the lot (172.74 m²).
2. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the building not exceeding 17.0 m in depth is 0.9 m.
The altered dwelling will be located 0.0 m to the west side lot line and 0.29 m to the east side lot line.
3. **Section 6(3) Part III 1(A), By-law 438-86**
A minimum of 30% of the lot area shall be maintained as landscaped open space (64.26 m²).
In this case, 27.6% of the lot will be maintained as landscaped open space (59.14 m²).
4. **Section 4(14), By-law 438-86**
The minimum required building distance from the centre line of a public lane is 2.5 m.
In this case, the building will be located 2.0 m from the centre line of the public lane.

6. 192 GRENADIER RD

File Number:	A0364/17TEY	Zoning	R (d0.6)(x575) & R2 Z0.6 (Waiver)
Owner(s):	GILLIAN ANDERSON DINO GLIOSCA	Ward:	Parkdale-High Park (14)
Agent:	LOGAN AMOS	Heritage:	Not Applicable
Property Address:	192 GRENADIER RD	Community:	Toronto
Legal Description:	PLAN 1286 PT LOTS 37 AND 38		

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (232.1 m²).
The altered detached dwelling will have a floor space index equal to 0.63 times the area of the lot (243.6 m²).

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 (232.1 m²).
The altered detached dwelling will have a gross floor area equal to 0.63 times the area of the lot (243.6 m²).

7. 15 GRANT ST

File Number:	A0365/17TEY	Zoning	R(d1.0)(x808) & R3 Z1.0 (ZZC)
Owner(s):	STEFANIE CHIN-YICK FRANCIS PATRICK SCHERER	Ward:	Toronto-Danforth (30)
Agent:	MICHAEL SHIRZADFAR	Heritage:	Not Applicable
Property Address:	15 GRANT ST	Community:	Toronto
Legal Description:	PLAN 304 PT LOT 13		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by reconstructing the front second-storey addition and the roof.

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

- 1. Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front lot line setback is 5.39 m.
The altered dwelling will be located 1.14 m from the west front lot line.
- 2. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.
The roof eaves will project 0.19 m and will be located 0.0 m from the north side lot line.
- 1. Section 6(3) Part II 2(II), By-law 438-86**
A building on an inside lot is required a minimum front lot line setback is 5.39 m.
The altered dwelling will be located 1.14 m from the west front lot line.
- 2. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for the portion of a dwelling not exceeding a building depth of 17.0 m is 0.45 m, where the side wall contains no openings.
The altered dwelling will be located 0.19 m from the north side lot line, where the side wall contains no openings.

8. 5 BERTMOUNT AVE

File Number:	A0366/17TEY	Zoning	R(d0.6)(x809) & R3 Z0.6
Owner(s):	INGAR HUN HUM	Ward:	Toronto-Danforth (30)
Agent:	DAVID CHUI	Heritage:	Not Applicable
Property Address:	5 BERTMOUNT AVE	Community:	Toronto
Legal Description:	PLAN 462E PT LOT 27		

PURPOSE OF THE APPLICATION:

To alter the existing 1½-storey detached dwelling by constructing a rear two-storey addition.

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

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

Additions to the rear of a detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (94.39 m²).

The altered detached dwelling will have a floor space index equal to 0.85 times the area of the lot (115.73 m²).
- 1. Section 6(3) Part VI 1(I), By-law 438-86**

Additions to the rear of a detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (94.39 m²).

The altered detached dwelling will have a gross floor area equal to 0.85 times the area of the lot (115.73 m²).
- 2. Section 6(3) Part II 3.C(I), By-law 438-86**

The minimum required side lot line setback of a detached dwelling is 0.45 m where the side wall contains no openings.

The altered detached dwelling will be located 0.0 m from the north side lot line.
- 3. Section 6(3) Part III 1(A), By-law 438-86**

A minimum of 30% of the lot area (41.04 m²) shall be landscaped open space.

In this case, 13.8% of the lot area (18.86 m²) will be landscaped open space.

9. 398 MANNING AVE

File Number:	A0371/17TEY	Zoning	R(d0.6)(x735) (ZZC)
Owner(s):	NICOLA POMPONIO	Ward:	Trinity-Spadina (19)
Agent:	IAN CUNHA	Heritage:	Not Applicable
Property Address:	398 MANNING AVE	Community:	Toronto
Legal Description:	PLAN 348 LOT 26 PT LOT 27		

PURPOSE OF THE APPLICATION:

To construct a garage in the rear yard,

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

- 1. Chapter 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted total floor area of all ancillary buildings or structures on a lot is 40.00 m².
The total floor area of the fully attached rear yard garage is 55.28 m².
- 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 (80.34 m²).
In this case, 43% (69.47 m²) of the rear yard will be soft landscaping.

10. 9 PLAINS RD

File Number:	A0372/17TEY	Zoning	RS (f10.5; a325; d0.75) (x312) & R2A (BLD)
Owner(s):	ROSS STEVE LONDON	Ward:	Toronto-Danforth (29)
Agent:	ROSS STEVE LONDON	Heritage:	Not Applicable
Property Address:	9 PLAINS RD	Community:	East York
Legal Description:	PLAN 2377 PT LOT 64		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear deck and re-constructing a rear detached garage which was built without a permit.

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

- 1. Chapter 10.5.60.20.(6), By-law 569-2013**
The minimum side yard setback for an ancillary building or structure containing a parking space where it is on a corner lot, and vehicle access is from the street abutting the side lot line, is 6.0 m.
In this case, the side yard setback for the ancillary building will be 0.7 m.
- 2. Chapter 10.40.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (81.29 m²).
In this case, the lot coverage will be equal to 52% of the lot area (121.47 m²).
- 1. Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (81.29 m²).
In this case, the lot coverage will be equal to 49% of the lot area (113.81 m²).

11. 135 ELMER AVE

File Number:	A0375/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	ARLENE STRATTON	Ward:	Beaches-East York (32)
Agent:	EDWARD LEE	Heritage:	Not Applicable
Property Address:	135 ELMER AVE	Community:	Toronto
Legal Description:	PLAN 563E PT LOT 59		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.100.1.(1)(a), By-law 569-2013**
The minimum required driveway width is 2 m.
In this case, the driveway will have a width of 1.5 m.
- 2. Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one parking space is required to be provided.
In this case, zero parking spaces will be provided.
- 1. Section 4(4)(b), By-law 438-86**
A minimum of one parking space is required to be provided for on-site.
In this case, there will be zero parking spaces provided for on-site.
- 2. Section 4(4)(c)(i), By-law 438-86**
The minimum required driveway width is 2.6 m.
In this case, the driveway will have a width of 1.5 m.

12. 59 FARNHAM AVE

File Number:	A0377/17TEY	Zoning	R (d0.6)(x762) & R2 Z0.6 (ZZC)
Owner(s):	DAVID MICHAEL BEUTEL KAREN GOLDEN	Ward:	St. Paul's (22)
Agent:	TREVOR KEIR	Heritage:	Not Applicable
Property Address:	59 FARNHAM AVE	Community:	Toronto
Legal Description:	PLAN 1317Y PT LOT 12		

PURPOSE OF THE APPLICATION:

To alter the existing 2 1/2-storey detached dwelling by constructing a rear one-storey addition.

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

- 1. Chapter 10.10.40.(2)(A), By-law 569-2013**
Additions to the rear of a detached house erected before October 15, 1953, are permitted provided the floor space index as enlarged does not exceed 0.69 times the area of the lot (267.73 m²).
The altered dwelling will have a floor space index equal to 0.74 times the area of the lot (287.31 m²).
- 2. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth is 17.0 m.
The altered dwelling will have a building depth of 17.70 m.
- 1. Section 6(3) Part VI 1(V), By-law 438-86**
Additions to the rear of a detached house erected before October 15, 1953, or to a converted house are permitted provided the depth of the residential building including the addition does not exceed 17.0 m.
The altered dwelling will have a building depth of 20.13 m, measured from the front yard setback to the end of the rear deck and stairs.
- 2. Section 6(3) Part VI 1(I), By-law 438-86**
Additions to the rear of a detached house erected before October 15, 1953, or to a converted house are permitted provided the residential gross floor area as enlarged does not exceed 0.69 times the area of the lot (267.73 m²).
The altered dwelling will have a residential gross floor area equal to 0.74 times the area of the lot (287.31 m²).
- 3. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the dwelling exceeding a building depth of 17.0 m is 7.5 m.
The portion of the dwelling exceeding a building depth of 17.0 m will be located 0.0 m from the west side lot line and 0.98 m from the east side lot line.

13. 119 DELAWARE AVE

File Number:	A0378/17TEY	Zoning	R(d0.6)(x735) & R2 Z0.6 (WAIVER)
Owner(s):	STEPHEN JURISIC EVA PREGER	Ward:	Trinity-Spadina (19)
Agent:	ROBERT KASTILEC	Heritage:	Not Applicable
Property Address:	119 DELAWARE AVE	Community:	Toronto
Legal Description:	PLAN 329 BLK O PT LOT 20		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by constructing a rear two-storey addition, a third storey addition, and a new front porch.

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

- 1. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 10.0 m.
The altered detached dwelling will have a height of 11.0 m.
 - 2. Chapter 10.10.40.10.(2)(A)(i) & (ii), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.5 m.
The height of the front and rear exterior main walls will be 10.3 m.
 - 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (185.0 m²).
The altered detached dwelling will have a floor space index equal to 0.85 times the area of the lot (261.0 m²).
 - 4. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (78.0 m²) of the rear yard must be maintained as soft landscaping.
In this case, 30% (47.0 m²) of the rear yard will be maintained as soft landscaping.
- 1. Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10.0 m.
The altered detached dwelling will have a height of 11.0 m.
 - 2. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (185 m²).
The altered detached dwelling will have a gross floor area equal to 0.85 times the area of the lot (261.2 m²).

14. 68 FAIRLEIGH CRES

File Number:	A0379/17TEY	Zoning	RD (f9.0; d0.6) (x1335) & R1 Z0.6 (ZZC)
Owner(s):	LEE AARON HOLLANDER EMANUEL MERVIN HOLLANDER	Ward:	St. Paul's (21)
Agent:	JOSEPH MAZZITELL	Heritage:	Not Applicable
Property Address:	68 FAIRLEIGH CRES	Community:	Toronto
Legal Description:	PLAN 2884 LOT 7		

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (198.79 m²).

The altered dwelling will have a floor space index equal to 0.73 times the area of the lot (241.18 m²).

2. Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013

The minimum required side yard setback is 0.9 m.

The altered dwelling will be located 0.84 m from the west side lot line.

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

The maximum permitted floor space of an addition to a converted house is 0.15 times the area of the lot and only one addition may be erected either at the time of conversion or thereafter.

The addition will have an area equal to 0.46 times the area of the lot (150.95 m²) and a secondary suite will be constructed at the time of conversion.

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

The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (198.79 m²).

The altered dwelling will have a gross floor area equal to 0.73 times the area of the lot (241.18 m²).

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

The minimum required side lot line setback for the portion of 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 0.84 m from the west side lot line.

15. 36 HUNTER ST

File Number:	A0384/17TEY	Zoning	R9d0.6)(x736) & R2 Z0.6 (ZZC)
Owner(s):	ERIC LEPIK MELISSA MCKAY	Ward:	Toronto-Danforth (30)
Agent:	C A R DESIGN STUDIO INC	Heritage:	Not Applicable
Property Address:	36 HUNTER ST	Community:	Toronto
Legal Description:	CON 1 FB PT LOT 11		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.40.40.(2) (A), By-law 569-2013**
The maximum permitted floor space index for additions to the rear of a semi-detached house erected before October 15, 1953 is 0.69 times the area of the lot (136.93 m²).
The floor space index will be 0.83 times the area of the lot (164.49 m²).
- 2. Chapter 10.10.40.40.(2) (A), By-law 569-2013**
Additions to the rear of 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 (136.93 m²).
The residential gross floor area will be 164.49 m² which exceeds the maximum permitted by approximately 27.56 m².

16. 551 CLINTON ST

File Number:	A0385/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	PATRICIA ROCKMAN BRYAN MORAN	Ward:	Trinity-Spadina (20)
Agent:	NELSON ESPINOLA	Heritage:	Not Applicable
Property Address:	551 CLINTON ST	Community:	Toronto
Legal Description:	PLAN 680 PT LOT 39 PT LOT 40		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.40.40.(2)(A), By-law 569-2013**
Additions to the rear of a semi-detached dwelling erected before October 15, 1953, are permitted provided the floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (137.79 m²).
The altered semi-detached dwelling will have a floor space index equal to 0.74 times the area of the lot (148.54 m²).
- 2. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 2.9 m.
The altered semi-detached dwelling will be located 2.03 m from the front lot line.
- 3. Chapter 10.10.40.70.(3)(A)(ii), By-law 569-2013**
The minimum required side yard setback for a semi-detached dwelling is 0.9 m
The front addition of the altered semi-detached dwelling will be located 0.70 m from the south side lot line.
- 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 (137.79 m²).
The altered semi-detached dwelling will have a gross floor area equal to 0.74 times the area of the lot (148.54 m²).
- 2. Section 6(3) Part II 3.C(II), By-law 438-86**
The minimum required side lot line setback of a semi-detached is 0.9 m where the side wall contains openings.
The altered semi-detached dwelling will be located 0.70 m from the south side lot line.
- 3. Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted depth of a semi-detached dwelling is 17.0 m.
The altered semi-detached dwelling will have a depth of 17.56 m.

17. 140 TYRREL AVE

File Number:	A0392/17TEY	Zoning	R (d0.6)(x730) & R2 Z0.6 (ZZC)
Owner(s):	JASON PILLILNG ANGELA MISRI	Ward:	St. Paul's (21)
Agent:	LUKE PRYSHLAK	Heritage:	Not Applicable
Property Address:	140 TYRREL AVE	Community:	Toronto
Legal Description:	PLAN 1390 PT LOT 5		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by reconstructing the front porch to accommodate a front second-storey addition.

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

- 1. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (87.20 m²).
The altered dwelling will have a floor space index equal to 0.96 times the area of the lot (139.93 m²).
- 2. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 1.2 m.
The altered dwelling will be located 0.34 m to the front lot line from the second storey addition.
- 3. 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 0.6 m (50% of the required front yard setback) if it is no closer to a side lot line than the required side yard setback.
In this case, the platform will encroach 1.15 m into the required front yard setback.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (87.20 m²).
The altered dwelling will have a gross floor area equal to 0.96 times the area of the lot (139.93 m²).
- 2. Section 6(3) Part II 3(II), By-law 438-86**
The minimum required building setback from the portion of the side wall of an adjacent building that contains openings is 1.2 m.
The second storey addition will be located 0.81 m from the adjacent building at 138 Tyrrel Avenue.
- 3. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for a depth not exceeding 17.0 m where the side wall contains no openings is 0.45 m.
The altered dwelling will be located 0.2 m to the east side lot line at the front addition.
- 4. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front lot line setback is 1.19 m.
The altered dwelling will be located 0.34 m to the front lot line from the second storey addition.

18. 657 MANNING AVE

File Number:	A0393/17TEY	Zoning	CR 2.5(c1.0;r2.0) SS2 & MCR T2.5 C1.0 R2.0 (ZPR)
Owner(s):	HIREN KAPADIA FORUM SHAH	Ward:	Trinity-Spadina (19)
Agent:	DEEPAK KHULLAR	Heritage:	Not Applicable
Property Address:	657 MANNING AVE	Community:	Toronto
Legal Description:	PLAN 632 PT LOTS 195 & 196		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling containing two dwelling units by constructing a third dwelling unit.

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

- 1. Chapter 150.10.20.1.(2), By-law 569-2013**
A secondary suite is a permitted use provided that if it is within a detached house or semi-detached house, each dwelling unit may have a maximum of one secondary suite.
The altered semi-detached dwelling will have two secondary suites.
- 2. Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of two parking spaces are required to be provided for the two secondary suites.
In this case, zero parking spaces will be provided on the lot.
- 1. Section 4(4)(b), By-law 438-86**
A minimum of one additional parking space is required to be provided for the third dwelling unit.
In this case, zero parking spaces will be provided on the lot.

19. 156 GLEN CEDAR RD

File Number:	A0396/17TEY	Zoning	RD (f12.0;a370;d0.4) & R1 (ZZC)
Owner(s):	MATTHEW ORZECH	Ward:	St. Paul's (21)
Agent:	SHAWNA ORZECH	Heritage:	Not Applicable
Property Address:	156 GLEN CEDAR RD	Community:	York
Legal Description:	PLAN 2679 PT LOT 34		

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted floor space index is 0.4 times the area of the lot (209.53 m²).
The altered detached dwelling will have a floor space index equal to 0.45 times the area of the lot (233.45 m²).

2. Chapter 10.5.40.70.(1)(A), By-law 569-2013

The minimum required front yard setback is 4.92 m.
The altered dwelling will be located 2.21 m from the east front lot line.

1. Section 7.(3)(i), By-law 1-83

The maximum permitted floor space index is 0.4 times the area of the lot (209.53 m²).
The altered detached dwelling will have a floor space index equal to 0.45 times the area of the lot (233.45 m²).

2. Section 7.(3)(f), By-law 1-83

The minimum required front yard setback is 4.92 m.
The altered dwelling will be located 2.21 m from the east front lot line.

3. Section 3.4.7.(a)(5), By-law 1-83

An unenclosed platform is permitted to be constructed in the rear yard of a property provided that the sum of the floor area of all platforms excluding the floor area within 2.4 m of the main walls of the house, shall not exceed a maximum floor space index of 0.4 times the area of the lot (209.53 m²).
The altered dwelling will have a floor space index including the rear platform 0.47 times the area of the lot (248.70 m²).

1. Section 7.3.(c), By-law 3623-97

The minimum required front yard setback is 3.92 m.
The altered dwelling will be located 2.21 m from the east front lot line.

20. 204 WILLOW AVE

File Number:	A0400/17TEY	Zoning	R (d0.6) & R2 Z0.6 (BLD)
Owner(s):	TERESA ELLIS NICHOLAS SAMURKAS	Ward:	Beaches-East York (32)
Agent:	EUSEBIO MORAIS	Heritage:	Not Applicable
Property Address:	204 WILLOW AVE	Community:	Toronto
Legal Description:	PLAN 733 PT LOTS 35 TO 37		

PURPOSE OF THE APPLICATION:

To construct a new rear two-car detached garage in place of the existing parking pad and storage shed.

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

- 1. 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 m².
The new rear detached garage will have a floor area of 55 m².
- 2. Chapter 10.10.60.20.(1)(A), By-law 569-2013**
The minimum required rear yard setback for an ancillary building or structure is 1 m.
The new rear detached garage will be located 0.46 m from the west rear lot line.
- 3. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (72.3 m²) of the rear yard must be maintained as soft landscaping.
In this case, 42.6% (61.5 m²) of the rear yard has been maintained as soft landscaping.

21. 224 RIVERDALE AVE

File Number:	A0404/17TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (BLD)
Owner(s):	BETH ALBANI KETTNER DAVID CARL ROSNER	Ward:	Toronto-Danforth (30)
Agent:	YELENA DJURIC	Heritage:	Not Applicable
Property Address:	224 RIVERDALE AVE	Community:	Toronto
Legal Description:	PLAN 707 PT LOT 17		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by converting an existing attic to livable space, constructing 3 dormers, a new deck and a new second floor bay window.

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

- 1. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (170.0 m²).
The altered detached dwelling will have a floor space index equal to 0.74 times the area of the lot (205.0 m²).
- 2. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 10.0 m.
The altered detached dwelling will have a height of 10.4 m.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (170.0 m²).
The altered detached dwelling will have a gross floor area equal to 0.74 times the area of the lot (204.6 m²).
- 2. Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10.0 m.
The altered detached dwelling will have a height of 10.4 m.

22. 157 TYRREL AVE

File Number:	A0407/17TEY	Zoning	RD(fl2.0, d0.35)(x1389) & R1 Z0.35 (ZZC)
Owner(s):	JUSTIN CHARLES MCCLOSKEY DEVIN REBECCA SKURKA	Ward:	St. Paul's (21)
Agent:	MIKE MASTROIANNI	Heritage:	Not Applicable
Property Address:	157 TYRREL AVE	Community:	Toronto
Legal Description:	PLAN 1390 PT LOT 22		

PURPOSE OF THE APPLICATION:

To alter a semi-detached dwelling by constructing a two-storey rear addition and round level deck.

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

- 1. Chapter 10.20.20.40.(1), By-law 569-2013**
The expansion or extension of an existing legal non-conforming building is not permitted.
The two-storey rear addition will extend the existing legal non-conforming building.
- 2. Chapter 10.20.20.40.(1), By-law 569-2013**
A dwelling unit is only permitted in a detached house.
The proposed dwelling unit will be located in a semi-detached dwelling.
- 3. Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.90 m.
The west side yard setback will be 0.11 m.
- 4. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.35 times the area of the lot (71.54 m²).
The floor space index will be 0.75 times the area of the lot (152.98 m²).
- 1. Section 6(1)(a)(i), By-law 438-86**
The expansion or extension of an existing legal non-conforming use is not permitted.
The proposed two storey rear addition will extend the existing legal non-conforming building.
A semi-detached house is not permitted in a district zoned R1.
- 2. Section 6(3) Part II 3.C(II), By-law 438-86**
The minimum required side lot line setback is 0.90 m.
The west side yard setback will be 0.11 m.
- 3. Section 6(3) Part II 3(I), By-law 438-86**
A building is required to be located no closer than 0.90 m to the side wall of an adjacent building that contains no openings.
The new two storey rear addition will be located 0.25 m from the adjacent building on the west side.

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

The maximum permitted residential gross floor area is 0.35 times the area of the lot (71.54 m²).
The residential gross floor area will be 0.75 times the area of the lot (152.98 m²) which exceeds the maximum permitted by approximately 81.44 m².

23. 57 BROOKLYN AVE

File Number:	A0411/17TEY	Zoning	R (d0.6) (x809) & R3 Z0.6 (ZZC)
Owner(s):	LIANN SHERBIN ANDREW SHERBIN	Ward:	Toronto-Danforth (30)
Agent:	DONALD PECKOVER	Heritage:	Not Applicable
Property Address:	57 BROOKLYN AVE	Community:	Toronto
Legal Description:	PLAN M8 PT LOT 29&30		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling by constructing a rear two-storey addition.

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

- Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a semi-detached dwelling is 17.0 m.
The altered dwelling will have a depth of 19.08 m.
- Chapter 10.10.40.40.(2)(A), By-law 569-2013**
Additions to the rear of a semi-detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (126.69 m²).
The altered dwelling will have a floor space index equal to 0.89 times the area of the lot (163.48 m²).
- Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted depth of a semi-detached dwelling is 17.0 m.
The altered dwelling will have a depth of 18.97 m.
- 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 (126.69 m²).
The altered dwelling will have a gross floor area equal to 0.89 times the area of the lot (163.48 m²).

24. 73 GLEN DAVIS CRES

File Number:	A0417/17TEY	Zoning	R (f7.5; d0.6) (x750) & R2 Z0.6 (ZZC)
Owner(s):	KATHERINE PARK EUGENE PARK	Ward:	Beaches-East York (32)
Agent:	EUGENE PARK	Heritage:	Not Applicable
Property Address:	73 GLEN DAVIS CRES	Community:	Toronto
Legal Description:	PLAN 750 E PT LOT 4 CON 1 F B		

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

The maximum permitted floor space index is 0.6 times the area of the lot (235.7 m²).

The altered dwelling will have a floor space index equal to 0.68 times the area of the lot (266.39 m²).

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

The maximum permitted gross floor area is 0.6 times the area of the lot (235.7 m²).

The altered dwelling will have a gross floor area equal to 0.68 times the area of the lot (266.39 m²).