

**COMMITTEE OF ADJUSTMENT  
AGENDA  
TORONTO EAST YORK PANEL****Hearing Date:** April 19, 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.	A1236/16TEY	391 MARKHAM ST	Trinity-Spadina (19)
2.	A1237/16TEY	94 CEDARCREST BLVD	Beaches-East York (31)
3.	A1238/16TEY	780 MARKHAM ST	Trinity-Spadina (20)
4.	A1239/16TEY	1313 KING ST W	Parkdale-High Park (14)
5.	A1240/16TEY	144 BANFF RD	St. Paul's (22)
6.	A1241/16TEY	48 EUCLID AVE	Trinity-Spadina (19)
7.	A1242/16TEY	220 KING ST W	Trinity-Spadina (20)
8.	A1243/16TEY	140 GLENWOOD CRES	Beaches-East York (31)
9.	A1244/16TEY	30 GATWICK AVE	Beaches-East York (31)
10.	A1245/16TEY	1884 QUEEN ST E	Beaches-East York (32)
11.	A1246/16TEY	9 LAMPORT AVE	Toronto Centre-Rosedale (27)
12.	A1247/16TEY	574 MANNING AVE	Trinity-Spadina (19)
13.	A1248/16TEY	790 DUNDAS ST W	Trinity-Spadina (19)
14.	A1249/16TEY	891 PAPE AVE	Toronto-Danforth (29)
15.	A1252/16TEY	13 PEPLER AVE	Toronto-Danforth (29)

**RECESS**

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

<b>File Number</b>	<b>Property</b>	<b>Community (Ward)</b>
16. A1253/16TEY	74 KIMBOURNE AVE	Toronto-Danforth (29)
17. A1254/16TEY	85 ELLSWORTH AVE	St. Paul's (21)
18. A1255/16TEY	307 AUGUSTA AVE	Trinity-Spadina (20)
19. A1256/16TEY	12 A KENSINGTON AVE	Trinity-Spadina (20)
20. A1257/16TEY	14 TRENT AVE	Beaches-East York (32)
21. A1258/16TEY	33 EDWIN AVE	Davenport (18)
22. A1259/16TEY	217 SHAW ST	Trinity-Spadina (19)
23. A1260/16TEY	128 ELMER AVE	Beaches-East York (32)
24. A1261/16TEY	82 LANGFORD AVE	Toronto-Danforth (29)
25. A1264/16TEY	54 PAULINE AVE	Davenport (18)

**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. A1265/16TEY	86 GREENSIDES AVE- UNIT A	St. Paul's (21)
27. A1266/16TEY	86 GREENSIDES AVE (UNIT B)	St. Paul's (21)
28. A1267/16TEY	206 BATHURST ST	Trinity-Spadina (19)
29. A1268/16TEY	939 LOGAN AVE	Toronto-Danforth (29)
30. A1269/16TEY	941 LOGAN AVE	Toronto-Danforth (29)
31. A1272/16TEY	50 PAPE AVE	Toronto-Danforth (30)
32. A1273/16TEY	64 BURGESS AVE	Beaches-East York (32)
33. A1274/16TEY	336 CAMPBELL AVE	Davenport (18)
34. A1275/16TEY	94 KINGS PARK BLVD	Toronto-Danforth (29)
35. A1277/16TEY	185 ATLAS AVE	St. Paul's (21)

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

<b>File Number</b>	<b>Property</b>	<b>Community (Ward)</b>
36. A1278/16TEY	2131 YONGE ST	St. Paul's (22)
37. A1279/16TEY	64 EATON AVE	Toronto-Danforth (29)
38. A1280/16TEY	402 WELLESLEY ST E	Toronto Centre-Rosedale (28)
39. A1283/16TEY	68 CRESCENT RD	Toronto Centre-Rosedale (27)

- 40A. B0085/16TEY 630 RHODES AVE Toronto-Danforth (30)
- 40B. B0086/16TEY 1015 CRAVEN RD
- 40C. B0087/16TEY 634 RHODES AVE
- 40D. A1208/16TEY 630 RHODES AVE –  
PART 1
- 40E. A1209/16TEY 630 RHODES AVE –  
PARTS 2 & 3
- 40F. A1210/16TEY 1015 CRAVEN RD –  
PARTS 4 & 5
- 40G. A1211/16TEY 634 RHODES AVE –  
PART 6
41. B0011/17TEY 1100 KING ST W Parkdale-High Park (14)

### **3. OTHER BUSINESS**

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

**1. 391 MARKHAM ST**

File Number:	A1236/16TEY	Zoning	R (d0.6)(x735) & R2 Z0.6 (waiver)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	<b>391 MARKHAM ST</b>	Community:	Toronto
Legal Description:	PLAN 574 BLK A PT LOT 285		

**PURPOSE OF THE APPLICATION:**

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

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

- 1. Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted depth of a semi-detached dwelling is 17 m.  
The altered semi-detached dwelling will have a depth of 22.93 m.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a semi-detached dwelling is 0.6 times the area of the lot (247.48 m<sup>2</sup>).  
The altered semi-detached dwelling will have a floor space index equal to 0.78 times the area of the lot (319.95 m<sup>2</sup>).
- 3. Chapter 10.10.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 10 m.  
The altered semi-detached dwelling will have a height of 11.69 m.
- 1. 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 0.03 m from the south side lot line.
- 2. Section 6(3) Part II 3(I), By-law 438-86**  
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.  
The altered semi-detached dwelling will be located 0.03 m from the side wall of the south adjacent building.
- 3. Section 4(2)(a), By-law 438-86**  
The maximum permitted building height is 10 m.  
The altered semi-detached dwelling will have a height of 11.69 m.

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

The maximum permitted depth of a semi-detached dwelling is 17 m.

The altered semi-detached dwelling will have a depth of 22.93 m.

**5. 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 (247.48 m<sup>2</sup>).

The altered semi-detached dwelling will have a gross floor area equal to 0.78 times the area of the lot (319.95 m<sup>2</sup>).

## 2. 94 CEDARCREST BLVD

File Number:	A1237/16TEY	Zoning	RD & R1B (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	<b>94 CEDARCREST BLVD</b>	Community:	Toronto
Legal Description:	PLAN M573 LOT 69		

### PURPOSE OF THE APPLICATION:

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

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

1. **Chapter 10.20.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7.0 m.  
The height of the front exterior main walls will be 7.13 m.
2. **Chapter 10.20.40.10.(2)(A)(ii), By-law 569-2013**  
The permitted maximum height of all rear exterior main walls is 7.0 m.  
The height of the rear exterior main walls will be 7.13 m.
3. **Chapter 10.20.40.10.(6), By-law 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2 m.  
The height of the first floor above established grade is 1.29 m.
4. **Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (201.91 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.65 times the area of the lot (218.88 m<sup>2</sup>).
1. **Section 7.8, By-law 6752**  
The maximum permitted building length is 16.75 m.  
The building length will be 16.94 m.
2. **Section 7.8, By-law 6752**  
The maximum permitted floor space index is 0.6 times the lot area (201.91 m<sup>2</sup>).  
The floor space index will be 0.65 times the lot area (218.88 m<sup>2</sup>).

### 3. 780 MARKHAM ST

File Number:	A1238/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	780 MARKHAM ST	Community:	Toronto
Legal Description:	PLAN 219 PT LOT 173 RP 63R4167 PART 1		

#### PURPOSE OF THE APPLICATION:

To alter the existing three-storey row/townhouse by constructing a rear ground floor deck, rear second floor addition and rear third floor dormer.

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

- 1. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7.0 m.  
The height of the front exterior main walls will be 9.65 m.
- 2. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**  
The maximum permitted height of all rear exterior main walls is 7.0 m.  
The height of the rear exterior main walls will be 9.65 m.
- 3. Chapter 10.10.40.30.(1)(B), By-law 569-2013**  
The maximum permitted building depth is 14.0 m.  
The altered dwelling will have a building depth equal to 14.49 m.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (94.42 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.94 times the area of the lot (148.17 m<sup>2</sup>).
- 1. Section 6(3) Part I 1(A), By-law 438-86**  
The maximum permitted floor space index is 0.6 times the area of the lot (94.42 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.94 times the area of the lot (148.17 m<sup>2</sup>).
- 2. Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback where the side wall contains no openings is 0.45 m.  
The altered dwelling will be located 0.28 m to the north side lot line.
- 3. Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted building depth is 14.0 m.  
The altered dwelling will have a building depth equal to 14.49 m.
- 4. Section 6(3) Part II 8 D, By-law 438-86**  
The maximum permitted platform projection front the front or rear wall is 2.5 m.  
In this case, the uncovered platform will project 3.97 m from the rear wall.

#### 4. 1313 KING ST W

File Number:	A1239/16TEY	Zoning	R (d1.0)(x821) & R3 Z1.0 (ZZC)
Property Address:	<b>1313 KING ST W</b>	Ward:	Parkdale-High Park (14)
Legal Description:	PLAN 431 PT LOT 20	Heritage:	Not Applicable
		Community:	Toronto

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

To alter the existing three-storey mixed-use building by converting the existing retail use on the ground floor into an eating establishment/restaurant (greater than 30 seats).

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

- 1. Chapter 10.10.20.10.(1), By-law 569-2013**  
An eating establishment is not a permitted use in the Residential Zone.  
In this case, the mixed-use building will contain an eating establishment on the ground floor.
- 2. Chapter 200.5.10.1.(1), By-law 569-2013**  
A minimum of six parking spaces are required to be provided.  
In this case, zero parking spaces will be provided.
- 1. Section 6(1)(A), By-law 438-86**  
A restaurant is not a permitted use within a district zoned R3.  
In this case, the mixed-use building will contain a restaurant on the ground floor.



## 5. 144 BANFF RD

File Number:	A1240/16TEY	Zoning	R (f9.0; u2; d0.6) & R1S Z0.6 (ZZC)
Property Address:	<b>144 BANFF RD</b>	Ward:	St. Paul's (22)
Legal Description:	PLAN 1544 LOT 42	Heritage:	Not Applicable
		Community:	Toronto

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached house 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 is 0.6 times the area of the lot (139.36 m<sup>2</sup>).  
The altered detached dwelling will have a floor space index of 0.79 times the area of the lot (184.35 m<sup>2</sup>).
- 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 (139.36 m<sup>2</sup>).  
The altered dwelling will have a residential gross floor area equal to 0.79 times the area of the lot (184.35 m<sup>2</sup>).
- 2. Section 6(3) Part II 3(i), By-law 438-86**  
The minimum required side lot line setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.  
The altered dwelling will be setback 0.82 m from the side wall of the adjacent building to the north at 148 Banff Road.
- 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 not exceeding a depth of 17 m is 0.9 m.  
The portion of the altered dwelling will be located 0.37 m from the north side lot line and 0.88 m from the south side lot line.

## 6. 48 EUCLID AVE

File Number:	A1241/16TEY	Zoning	R(d1.0)(x806) & R4 Z1.0 (ZZC)
Property Address:	<b>48 EUCLID AVE</b>	Ward:	Trinity-Spadina (19)
Legal Description:	PLAN 74 PT LOT 7	Heritage:	Not Applicable
		Community:	Toronto

### PURPOSE OF THE APPLICATION:

To alter the existing three-storey detached dwelling by constructing a two-storey south side addition, a front second floor balcony, a rear basement walkout, a rear attached garage with green roof, and a rear attached carport.

### 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 dwelling will be located 0 m from the west rear lot line, measured from the attached garage and carport.
- 2. Chapter 10.10.40.70.(4)(A), By-law 569-2013**  
The minimum required side yard setback is 0.45 m.  
The altered dwelling will be located 0.32 m from the north side lot line measured to the rear attached garage, and 0 m from the south side lot line measured to the rear attached carport.
- 3. Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted depth of a detached dwelling is 17.00 m.  
The altered dwelling will have a depth of 25.80 m, measured to the rear wall of the attached garage and carport.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a detached dwelling is 1.0 times the area of the lot (216.38 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 1.37 times the area of the lot (295.67 m<sup>2</sup>).
- 5. Chapter 10.5.60.20.(4), By-law 569-2013**  
The minimum required setback of an ancillary building or structure from the original centreline of a lane is 2.5 m.  
The rear attached garage and carport will be located 1.64 m from the original centreline of the lane abutting the west rear lot line.
- 1. 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 0 m from the west rear lot line, measured from the attached garage and carport.

- 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 portion of the altered dwelling, exceeding the 17.0 m depth, will be located 0.32 m from the north side lot line measured to the rear attached garage, and 0 m from the south side lot line measured to the rear attached carport.
- 3. Section 6(3) Part II 5(II), By-law 438-86**  
The maximum permitted depth of a detached dwelling is 17.00 m.  
The altered dwelling will have a depth of 25.80 m, measured to the rear wall of the attached garage and carport.
- 4. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area of a detached dwelling is 1.0 times the area of the lot (216.38 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 1.37 times the area of the lot (295.67 m<sup>2</sup>).
- 5. Section 6(3) Part III 1(A), By-law 438-86**  
A minimum of 30% of the lot area (64.91 m<sup>2</sup>) shall be landscaped open space.  
In this case, 24% of the lot area (52.19 m<sup>2</sup>) will be landscaped open space.
- 6. Section 4(14)(A), By-law 438-86**  
The minimum required setback from the original centre line of a public lane is 2.5 m.  
The altered dwelling will be located 1.64 m from the original centre line of the west rear abutting public lane.

## 7. 220 KING ST W

File Number:	A1242/16TEY	Zoning	CRE (X74) PA1 & RA (ZZC)
		Ward:	Trinity-Spadina (20)
		Heritage:	Designated
Property Address:	220 KING ST W	Community:	Toronto
Legal Description:	PLAN 223E PT BLK D RP 63R973 PARTS 1 4 TO 6		

### PURPOSE OF THE APPLICATION:

To construct an accessory structure in the rear patio area in lieu of an existing loading space.

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

- Chapter 220.5.10.11(1), By-law 569-2013**  
The minimum required number of loading spaces is one.  
In this case, the existing loading space will not be maintained.
- Chapter 50.10.40.80.(1), By-law 569-2013**  
The minimum required distance between main walls which face each other or face the main walls of another building on the same lot is 11.0 m.  
In this case, the above ground distance between the main walls of the building and the rear ancillary structure will be 2.04 m.
- Section 4(9)(A)(v), By-law 438-86**  
The minimum required number of loading spaces is one.  
In this case, the existing loading space will not be maintained.

## 8. 140 GLENWOOD CRES

File Number:	A1243/16TEY	Zoning	RD (f12.0; a370; d0.6) & R1B (BLD)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	<b>140 GLENWOOD CRES</b>	Community:	East York
Legal Description:	PLAN 3054 LOT 39		

### PURPOSE OF THE APPLICATION:

To alter the approved building permit plans for a detached dwelling for a second storey addition, a rear two-storey addition and a rear deck by expanding the second floor addition on the north side and rear.

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

- Chapter 10.20.40.10.(6), By-law 569-2013**  
The maximum permitted height of the first floor of a dwelling above established grade is 1.2 m.  
In this case, the first floor of the altered dwelling will be located 1.44 m above established grade.
- Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (223.70 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.63 times the area of the lot (233.85 m<sup>2</sup>).
- Section 7.3.3, By-law 6752**  
The maximum permitted floor space index of a dwelling is 0.6 times the area of the lot (223.70 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.63 times the area of the lot (233.85 m<sup>2</sup>).

## 9. 30 GATWICK AVE

File Number:	A1244/16TEY	Zoning	RD (f6.0;a185;d0.75) & R1C (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	<b>30 GATWICK AVE</b>	Community:	East York
Legal Description:	PLAN 1770 PT LOT 68		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.60.(2)(A), By-law 569-2013**  
A canopy, awning, or similar structure above a platform is permitted to encroach into a required building setback to the same extent as the platform it is covering.  
The front porch canopy will encroach 0.41 m beyond the porch it is covering.
- 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 m from the south front lot line.
- 3. Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.  
The roof eaves will be located 0 m from the west side lot line.
- 4. Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% (5.09 m<sup>2</sup>) of the required front yard landscaped open space shall be in the form of soft landscaping.  
In this case, 53.5% (3.63 m<sup>2</sup>) of the required front yard landscaped open space will be in the form of soft landscaping.
- 5. Chapter 10.20.30.40.(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 35% of the lot area (81.31 m<sup>2</sup>).  
The lot coverage will be equal to 38.3% of the lot area (89.15 m<sup>2</sup>).
- 6. Chapter 10.20.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 8.5 m.  
The altered detached dwelling will have a height of 8.8 m.
- 7. Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a detached dwelling is 0.75 times the area of the lot (174.23 m<sup>2</sup>).  
The altered detached dwelling will have a floor space index equal to 1.02 times the area of the lot (235.84 m<sup>2</sup>).

- 1. Section 7.4.3, By-law 6752**  
The maximum permitted lot coverage is 35% of the lot area (81.31 m<sup>2</sup>).  
The lot coverage will be equal to 38.3% of the lot area (89.15 m<sup>2</sup>).
- 2. Section 7.4.3, By-law 6752**  
The minimum required side yard setback is 0.6 m.  
The altered detached dwelling will be located 0.14 m from the west side lot line.
- 3. Section 7.5.3, By-law 6752**  
The maximum permitted building height is 8.5 m.  
The altered detached dwelling will have a height of 8.8 m.
- 4. 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 set back a minimum of 1.5 m from any lot line adjacent to a street, and do not contain a landing.  
In this case, the front porch stairs will be located 0 m from the south front lot line and contain a landing.
- 5. Section 7.5.3, By-law 6752**  
The maximum permitted floor space index of a detached dwelling is 0.75 times the area of the lot (174.23 m<sup>2</sup>).  
The altered detached dwelling will have a floor space index equal to 1.02 times the area of the lot (235.84 m<sup>2</sup>).
- 6. Section 7.1.6, By-law 6752**  
A minimum of 75% (5.09 m<sup>2</sup>) of the required front yard landscaped open space shall be in the form of soft landscaping.  
In this case, 53.5% (3.63 m<sup>2</sup>) of the required front yard landscaped open space will be in the form of soft landscaping.

## 10. 1884 QUEEN ST E

File Number:	A1245/16TEY	Zoning	MCR T2.0 C1.0 R2.0 (Site Specific By-law 1077-2014)(WAIVER)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	<b>1884 QUEEN ST E</b>	Community:	Toronto
Legal Description:	PLAN 747 PT LOT 3 LOTS 1 & 2		

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

To alter the redevelopment plan approved under Site Specific By-law 1077-2014 (OMB) for a six-storey mixed-use building by increasing the height of the eastern elevation between the second and third levels.

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

#### **Section 1(e), Site Specific By-law 1077-2014 (OMB)**

The maximum permitted height of any building or structure shall not exceed the height in metres specified by the numbers following the symbol H on Map 2.

The building height, including mechanical penthouses, mechanical equipment and enclosures, and elevator overrun, but not including those structural elements described in Section 1(f), will be in accordance with the attached Revised Map 2.



## 11. 9 LAMPORT AVE

File Number:	A1246/16TEY	Zoning	RD (f15.0;d.6)(x1438) & R1 Z0.6 (ZZC)
Property Address:	9 LAMPORT AVE	Ward:	Toronto Centre-Rosedale (27)
Legal Description:	PLAN 668 PT LOT 2	Heritage:	Designated
		Community:	Toronto

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear two-storey addition and to convert the attic into habitable space.

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

- 1. Chapter 900.3.10.(1438)(f), By-law 438-86**  
In the front or rear yard, a platform with a floor higher than the first floor higher than the first floor of the building above established grade may not encroach into the required setback.  
The rear decks will encroach into the required side and rear setback.
- 2. Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (231.11 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.868 times the area of the lot (334.15 m<sup>2</sup>).
- 3. Chapter 10.20.40.70.(2)(B), By-law 569-2013**  
The minimum required rear yard setback is 7.57 m.  
The altered dwelling will be located 3.75 m from the south rear lot line.
- 4. Chapter 10.20.40.70.(3)(D), By-law 569-2013**  
The minimum required side yard setback is 1.5 m.  
The altered dwelling will be located 1.00 m from the east side yard lot line
- 5. Chapter 10.5.40.60.(1)(D), By-law 569-2013**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach into the required rear yard setback 1.5 m if it is no closer to a side lot line than the required setback. The required side lot line setback for the upper deck is 2.66 m and the required side lot line setback for the lower deck is 1.5 m.  
The upper rear platform will encroach 3.7 m into the required south rear yard setback and will be located 1.0 m from the east side lot line.  
The lower rear platform will encroach 7.27 m into the required south rear yard setback and will be located 0.61 m from the east side lot line.
- 6. 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 0.3m to a lot line.  
The eaves will project 1.27 m into the required side yard setback and will be located 0.23 m from the west side lot line.

- 7. Chapter 10.20.40.50.(1)(A) & (B), By-law 569-2013**  
The maximum permitted number of platforms at or above the second-storey located on the rear wall of a detached house is one.  
In this case, the number of platforms located on the rear wall will be two.

The maximum permitted area of each platform at or above the second-storey of a detached house is 4.0 m<sup>2</sup>.  
The area of the lower platform will be 14.62 m<sup>2</sup> and the area of the upper platform will be 5.13 m<sup>2</sup>.
- 8. Chapter 200.5.1.10.(2)(A)(i) & (A)(ii), By-law 569-2013**  
An obstructed parking space is required to have a minimum length of 5.6 m.  
The parking space will have a length of 4.44 m.

An obstructed space is required to have a minimum width of 2.9 m.  
The parking space will have a width of 2.53 m.
- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted residential gross floor area is 0.6 times the area of the lot (231.11 m<sup>2</sup>).  
The altered dwelling will have a residential gross floor area equal to 0.861 times the area of the lot (331.79 m<sup>2</sup>).
- 2. Section 6(3) Part II 3.B(II) 2, 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 portion of the dwelling exceeding a building depth of 17.0 m will be located 5.98 m from the east side lot line and 3.19 m from the west side lot line.
- 3. Section 6(3) Part II 4, By-law 438-86**  
The minimum required rear yard setback is 7.5 m.  
The altered dwelling will be located 3.75 m from the south rear lot line.
- 4. Section 6(3) Part II 8 A, By-law 438-86**  
Roof eaves or cornices are permitted to project into the required setback to a maximum of 0.45 m.  
The eaves will project 0.61 m from the west side lot line.
- 5. Section 4(17)(a), By-law 438-86**  
Parking spaces obstructed on two sides, which are accessed by a drive aisle with a width of 6.0 m or more are required to have a minimum width of 3.2 m and a length of 5.6 m.  
The parking space inside the garage will have a width of 2.53 m and a length of 4.44 m.

## 12. 574 MANNING AVE

File Number:	A1247/16TEY	Zoning	R(d0.6)(x375) & R2 Z0.6 (ZZC)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	574 MANNING AVE	Community:	Toronto
Legal Description:	PLAN 75 PT LOT 17		

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by extending the enclosed front porch, and constructing a rear two-storey addition.

### 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 south side lot line.
- Chapter 10.5.40.60.(3)(C), 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 exterior stairs will be located 0.35 m from the south side lot line.
- 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 18.48 m.
- 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 (131.38 m<sup>2</sup>).  
The altered detached dwelling will have a floor space index equal to 0.85 times the area of the lot (163.68 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 (131.38 m<sup>2</sup>).  
The altered detached dwelling will have a gross floor area equal to 0.81 times the area of the lot (154.85 m<sup>2</sup>).
- Section 6(3) Part VI 1(V), By-law 438-86**  
Additions to the rear of a detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the depth of the residential building including the addition or additions does not exceed 17.0 m.  
The altered detached dwelling will have a depth of 19.7 m.
- Section 6(3) Part VI(II), By-law 438-86**

An extension to the enclosure of the whole of a verandah lawfully erected before October 1953 is not permitted.  
In this case, the front porch will be extended.

### 13. 790 DUNDAS ST W

File Number:	A1248/16TEY	Zoning	CR2.5 (c1.0; r2.0) & MCR T2.5 C1.0 R2.0 (ZZC)
Property Address:	<b>790 DUNDAS ST W</b>	Ward:	Trinity-Spadina (19)
Legal Description:	PLAN 74 PT LOT 93	Heritage:	Not Applicable
		Community:	Toronto

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

To alter the existing two-storey mixed use building by converting the residential use on the second floor into a restaurant use.

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

##### **Chapter 40.10.40.40.(1)(B), By-law 569-2013**

The maximum permitted non-residential floor space index is 1.0 times the area of the lot (179.86 m<sup>2</sup>).

The non-residential building will have a floor space index equal to 1.51 times the area of the lot (271.29 m<sup>2</sup>).

##### **Section 8(3) Part I 2, By-law 438-86**

The maximum permitted non-residential gross floor area is 1.0 times the area of the lot (179.86 m<sup>2</sup>).

The non-residential building will have a non-residential gross floor area equal to 1.51 times the area of the lot (271.29 m<sup>2</sup>).

## 14. 891 PAPE AVE

File Number:	A1249/16TEY	Zoning	CR2.5 (c2.5; r1.0)SS2(x1163) & C (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	<b>891 PAPE AVE</b>	Community:	Toronto
Legal Description:	PLAN 825 LOTS 11 AND 12		

### PURPOSE OF THE APPLICATION:

To alter the existing one-storey commercial building containing a restaurant by constructing a front and south side addition.

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

- 1. Chapter 40.10.40.70.(2)(A), By-law 569-2013**  
A minimum of 75% of the main wall of the building facing a front lot line must be located at or between the front lot line and a maximum of 3.0 m from the front lot line.  
In this case, 0% of the main wall is located at or between the front lot line and a maximum of 3.0 m from the lot line.
- 2. Chapter 40.10.80.10.(1), By-law 569-2013**  
A surface parking space may not be located in the front yard.  
In this case, 4 revised surface parking spaces will be located in the front yard.

## 15. 13 PEPLER AVE

File Number:	A1252/16TEY	Zoning	RD(f6.0; a185; d0.75) & R1C (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	<b>13 PEPLER AVE</b>	Community:	East York
Legal Description:	PLAN M513 PT LOT 50		

### PURPOSE OF THE APPLICATION:

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

### 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 0.02 m from the north side lot line.
- Chapter 10.20.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 8.5 m.  
The altered detached dwelling will have a height of 8.77 m.
- Chapter 10.20.30.40.(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 35% of the lot area (86.87 m<sup>2</sup>).  
The lot coverage will be equal to 37.26% of the lot area (92.49 m<sup>2</sup>).
- Section 7.4.3, By-law 6752**  
The maximum permitted building height is 8.5 m.  
The altered detached dwelling will have a height of 8.77 m.
- Section 7.4.3, By-law 6752**  
The minimum required front yard setback is 6.0 m.  
The altered detached dwelling will be located 3.63 m from the front lot line.
- Section 7.4.3, By-law 6752**  
The maximum permitted lot coverage is 35% of the lot area (86.87 m<sup>2</sup>).  
The lot coverage will be equal to 37.41% of the lot area (92.85 m<sup>2</sup>).
- Section 7.4.3, By-law 6752**  
The minimum required side yard setback is 0.6 m.  
The altered detached dwelling will be located 0.20 m from the north side lot line.

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

**16. 74 KIMBOURNE AVE**

File Number:	A1253/16TEY	Zoning	RS & R2A (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	<b>74 KIMBOURNE AVE</b>	Community:	Toronto
Legal Description:	PLAN 3800 LOT 38		

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition.

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

- 1. Chapter 10.5.40.70.(1) (B), By-law 569-2013**  
The minimum required front yard setback is 4.80 m.  
The front yard setback will be 3.89 m.
- 2. Chapter 10.5.40.60.(5) (A), By-law 569-2013**  
An architectural feature on a building may encroach into a required building setback a maximum of 0.6 m if it is no closer to a lot line than 0.3 m.  
In this case, the proposed architectural feature encroaches 1.30 m into the required front yard setback and it will be 3.5m from the front lot line.
- 1. Section 7.8, By-law 6752**  
The minimum required front yard setback is 6.0 m.  
The front yard setback will be 3.89 m.
- 2. Section 5.6, By-law 6752**  
The minimum required front yard setback is 6.0 m. The proposed architectural feature adjacent to the front porch is not permitted to encroach into the front yard setback.  
It encroaches 1.30m into the existing front yard setback.



## 17. 85 ELLSWORTH AVE

File Number:	A1254/16TEY	Zoning	R (d0.6) & R2 Z0.6 (BLD)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	<b>85 ELLSWORTH AVE</b>	Community:	Toronto
Legal Description:	PLAN 1306 W PT LOT 39		

### PURPOSE OF THE APPLICATION:

To construct a rear ground floor deck and rear garage.

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

- 1. Chapter 10.5.50.10.(3)(A), By-law 569-2013**  
The minimum required rear yard soft landscaping area is 50% (36.80 m<sup>2</sup>).  
The rear yard soft landscaping area will be equal to 44% (32.41 m<sup>2</sup>).
- 2. Chapter 10.5.60.40.(2)(B), By-law 569-2013**  
The maximum permitted height of an ancillary building or structure is 4.0 m.  
The ancillary structure will have a height of 4.6 m.
- 3. Chapter 10.10.60.20.(1)(A), By-law 569-2013**  
The minimum required rear lot line setback is 1.0 m.  
In this case, the rear lot line setback will be 0.1 m.
- 1. Section 4(2)D, By-law 438-86**  
The maximum permitted height of an accessory building or structure is 4.0 m.  
The accessory structure will have a height of 4.6 m.

## 18. 307 AUGUSTA AVE

File Number:	A1255/16TEY	Zoning	CR (c2.0; r1.5) & CR T2.0 C2.0 R1.5 (ZZC)
Property Address:	307 AUGUSTA AVE	Ward:	Trinity-Spadina (20)
Legal Description:	PLAN D71 PT LOT 6	Heritage:	Not Applicable
		Community:	Toronto

### PURPOSE OF THE APPLICATION:

To permit an outdoor patio in the rear yard of the existing eating establishment.

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

- 1. Chapter 40.10.20.100.(21)(B), By-law 569-2013**  
An outdoor patio is a permitted use provided that it is not greater than 30 m<sup>2</sup>.  
In this case, the rear outdoor patio will have an area of 61.04 m<sup>2</sup>.
- 2. Chapter 40.10.20.100.(21)(D), By-law 569-2013**  
An outdoor patio is a permitted use provided that it is set back at least 30 m from a lot in the Residential Zone category.  
In this case, the rear outdoor patio will be located 0 m from a lot in the Residential Zone category.
- 3. Chapter 40.10.20.100.(21)(F), By-law 569-2013**  
An outdoor patio is a permitted use provided that if it is in the rear yard of a lot which abuts a lot in the Residential Zone category or Residential Apartment Zone category it must have a fence installed along the portion of the outdoor patio parallel to the rear lot line.  
In this case, the rear outdoor patio abuts a lot in the Residential Zone category and a fence will not be installed parallel to the rear lot line.
- 1. Section 8(2) 7 (a)(i), By-law 438-86**  
A patio located in the rear yard of a building must be separated from a lot in a residential district by not less than 10 m.  
In this case, the rear outdoor patio will be located 0 m from a lot in a residential district.

## 19. 12 A KENSINGTON AVE

File Number:	A1256/16TEY	Zoning	R(f4.5; d1.0) & R3 Z1.0 (Waiver)
Property Address:	12 A KENSINGTON AVE	Ward:	Trinity-Spadina (20)
Legal Description:	PLAN D10 N PT LOT 4	Heritage:	Not Applicable
		Community:	Toronto

### PURPOSE OF THE APPLICATION:

To construct a three-storey residential triplex.

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

- 1. Chapter 10.5.30.21.(3)(A), By-law 569-2013**  
Only a detached house may be constructed on a lawfully existing vacant lot provided the minimum lot frontage is 6.0 m.  
In this case, a triplex building type will be permitted on a lot that does not face a street, has no front line or lot frontage.
- 2. Chapter 10.5.30.11.(3), By-law 569-2013**  
On vacant lot, only a detached house building type may be constructed.  
In this case, a triplex building type will be constructed.
- 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 (274.5 m<sup>2</sup>).  
The triplex will have a floor space index equal to 1.43 times the area of the lot (393.56 m<sup>2</sup>).
- 4. Chapter 10.10.40.70.(3)(B)(iii), By-law 569-2013**  
A minimum required side yard setback for a triplex is 1.2 m.  
In this case, the triplex will be located 0.0 m from the south side lot line and 0.45 m from the north side lot line.
- 5. Chapter 200.5.10.1.(1), By-law 569-2013**  
A minimum of three parking spaces are required to be provided.  
In this case, no parking space will be provided.
- 6. Chapter 5.10.30.1.(1)(A), By-law 569-2013**  
No land may be used and no building or structure may be erected or used on the land unless the land abuts an existing street, or is connected to an existing street by a street or streets, constructed to the minimum base curb and base asphalt or concrete.  
In this case, the residential use will be on land that does not abut a street and is not connected to a street by a street.
- 7. Chapter 5.10.30.1.(2), By-law 569-2013**  
A building or structure may not be erected or used on any lot that does not abut a street.  
In this case, the triplex is on land that will not abut a street.
- 1. Section 4(11)(A), By-law 438-86**

The minimum required lot frontage where a residential lot fronts onto or abuts a highway assumed for public highway purposes is 3.5 m.  
In this case, the residential building will be on a lot which does not front on or abut a highway assumed for public highway purposes and does not have a front lot line.

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

A minimum of three parking spaces are required to be provided.  
In this case, no parking space will be provided.

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

The maximum permitted gross floor area is 1.0 times the area of the lot (274.5 m<sup>2</sup>).  
The triplex will have a residential gross floor area equal to 1.43 times the area of the lot (393.56 m<sup>2</sup>).

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

The minimum required side lot line setback of a triplex is 0.45 m and where the side walls contain no openings.  
The triplex will be located 0.0 m from the south side lot line.

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

The minimum required lot frontage is 6.0 m.  
In this case, the lot will have not front a street or have a lot frontage.

## 20. 14 TRENT AVE

File Number:	A1257/16TEY	Zoning	R2 Z2.0 & Site-specific By-law 123-2016 (Waiver)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	<b>14 TRENT AVE</b>	Community:	Toronto
Legal Description:	PLAN 674 LOTS 82 TO 85 PLAN 578E PT BLK A		

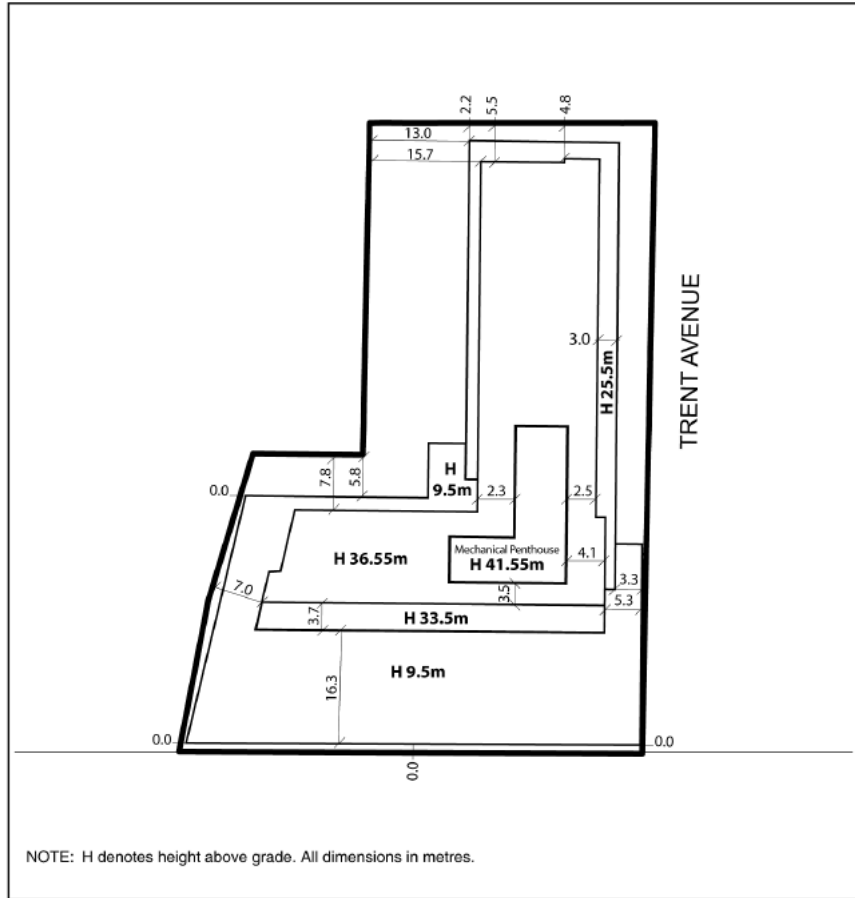
### **PURPOSE OF THE APPLICATION:**

To modify the redevelopment plan approved under Site-specific By-law 123-2016 to construct a new 12-storey residential apartment building with 276 dwelling units and 222 parking spaces. A concurrent site plan application under file number 2013 262621 STE 32 SA is also being processed.

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

#### **Section 2(d)(ii), Site-specific By-law 123-2016**

Stair enclosures are not listed as elements permitted to be located above the height limits shown on Map 2. The new residential building will include stair enclosures on the roof of the building that will have a height of 3.7 m above the height limit of 36.55 m as shown on Map 2.



## 21. 33 EDWIN AVE

File Number:	A1258/16TEY	Zoning	R (d0.6)(x751) & R2 Z0.6 (BLD)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	<b>33 EDWIN AVE</b>	Community:	Toronto
Legal Description:	PLAN M1 PT LOT 87		

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by converting the attic to habitable space with a side addition and constructing a rear two-storey addition, rear second and third storey decks, a new front porch, a front basement walkout, a secondary suite and a rear two-car detached garage.

### 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 40.0 m<sup>2</sup>.  
The rear detached garage will have a floor area of 48 m<sup>2</sup>.
- 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 (228 m<sup>2</sup>).  
The altered detached dwelling will have a floor space index equal to 0.73 times the area of the lot (277.4 m<sup>2</sup>).
- 3. Chapter 150.10.40.1.(3)(A), By-law 569-2013**  
A secondary suite is a permitted use provided that an exterior alteration to a building to accommodate a secondary suite does not alter a main wall or roof that faces a street.  
The addition to the building will alter a main wall and roof that faces the street.
- 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 (228 m<sup>2</sup>).  
The altered detached dwelling will have a gross floor area equal to 0.73 times the area of the lot (277.4 m<sup>2</sup>).
- \*2. Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side lot line setback for the portion of a detached dwelling exceeding a depth of 17 m is 7.5 m.  
The portion of the altered detached dwelling exceeding a depth of 17 m will be located 0.33 m from the north side lot line and 1.28 m from the south side lot line.
- 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 (57 m<sup>2</sup>).  
The additions to the existing detached dwelling will have an area equal to 0.16 times the area of the lot (59.9 m<sup>2</sup>).

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

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

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



## 22. 217 SHAW ST

File Number:	A1259/16TEY	Zoning	R(d1.0)(x806) & R4 Z1.0 (ZZC)
Property Address:	217 SHAW ST	Ward:	Trinity-Spadina (19)
Legal Description:	PLAN 399 BLK D PT LOT 7	Heritage:	Not Applicable
		Community:	Toronto

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse/rowhouse by constructing a third storey addition and a rear third floor deck.

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

- Chapter 10.10.40.80.(1)(A), By-law 569-2013**  
The minimum required distance between main walls for a townhouse is 2.00 m where there are no openings to dwelling units in those main walls.  
The distance between main walls will be 0.00 m.
- Chapter 10.10.40.10.(2)(B), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The height of the side exterior main walls facing a side lot line will be 9.68 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 (170.40 m<sup>2</sup>).  
The altered townhouse will have a floor space index equal to 1.09 times the area of the lot (185.40 m<sup>2</sup>).
- Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback of a rowhouse is 0.45 m where the side wall contains no openings.  
The altered rowhouse will be located 0.0 m from the north side lot line and 0.22 m from the south side lot line.
- 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 rowhouse will be located 0.0 m from the side wall of the north adjacent building and 0.88 m from the side wall of the south adjacent building.
- Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area of a rowhouse is 1.0 times the area of the lot (170.40 m<sup>2</sup>).  
The altered rowhouse will have a gross floor area equal to 1.09 times the area of the lot (185.40 m<sup>2</sup>).

## 23. 128 ELMER AVE

File Number:	A1260/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	<b>128 ELMER AVE</b>	Community:	Toronto
Legal Description:	PLAN E563 PT LOTS 46 & 47		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.40.10.(2)(B)(i), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The height of the side exterior main walls facing both side lot lines is 9.53 m.
- 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 depth of 21.24 m (including the basement extension below deck).
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (167.23 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.88 times the area of the lot (244.74 m<sup>2</sup>).
- 4. Chapter 10.10.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 4.74 m.  
The altered dwelling will be located 2.25 m from the front lot line.
- 5. Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.  
In this case, the eaves will be located 0.0 m to the north lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area is 0.6 times the area of the lot (167.23 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 0.88 times the area of the lot (244.74 m<sup>2</sup>).
- 2. Section 6(3) Part II 2(II), By-law 438-86**  
The minimum required front yard setback is 4.74 m.  
The altered dwelling will be located 2.25 m from the front 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 17.0 m in depth is 7.5 m.  
In this case, the 4.24 m portion of the building exceeding 17.0 m in depth will be located 0.46 m to the north side lot line and 2.04 m to the south side lot line.
- 4. Section 6(3) Part II 3(II), By-law 438-86**

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

The altered dwelling will be located 0.89 m to the adjacent building on the north side.

## 24. 82 LANGFORD AVE

File Number:	A1261/16TEY	Zoning	R(d0.6)(x322) & R1 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	<b>82 LANGFORD AVE</b>	Community:	Toronto
Legal Description:	PLAN 948 PT LOT 24		

### PURPOSE OF THE APPLICATION:

To alter a two-storey semi-detached dwelling by constructing a third floor and enclosing the front porch.

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

- Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7.5 m.  
The height of the front exterior main walls will be 8.87 m.
- Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**  
The maximum permitted height of all rear exterior main walls is 7.5 m.  
The height of the rear exterior main walls will be 8.87 m.
- Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.  
The proposed eaves are 0.05 m from the south lot line, and 0.0 m from the north lot line, and appear to be encroaching onto the adjacent property to the north.
- 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 (100.33 m<sup>2</sup>).  
The floor space index will be 0.94 times the area of the lot (156.65 m<sup>2</sup>).
- Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% of the required front yard landscaping must be soft landscaping (13.04 m<sup>2</sup>).  
The front yard soft landscaping area will be 29.7% (5.17 m<sup>2</sup>).
- Chapter 10.10.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 5.16 m.  
The front yard setback will be 3.47 m.
- Section 6(3) Part II 3.C(II), By-law 438-86**  
A semi-detached house is required to have a minimum side lot line setback of 0.90 m where the side wall contains openings.  
The south side lot line setback will be 0.158 m.

- 2. Section 6(3) Part III 3(d)(i)(D), By-law 569-2013**  
A minimum of 75% of the front yard not covered by a permitted driveway must be soft landscaping (13.04 m<sup>2</sup>).  
The soft landscaping of the front yard not covered by a permitted driveway will be 29.7% (5.17 m<sup>2</sup>).
- 3. Section 6(3) Part I 1, By-law 569-2013**  
The maximum permitted residential gross floor area is 0.6 times the area of the lot (100.33 m<sup>2</sup>).  
The residential gross floor area of the building will be 0.94 times the area of the lot (156.65 m<sup>2</sup>).
- 4. Section 6(3) Part II 3.C(I), By-law 438-86**  
The by-law requires a semi-detached house to have a side lot line setback of 0.45 m where the side wall contains no openings.  
The proposed side lot line setback is 0 m on the north side.
- 5. Section 6(3) Part II 3(I), By-law 438-86**  
The by-law requires a building to be located no closer than 0.90 m to the side wall of an adjacent building that contains no openings.  
The proposed building is located 0.0 m from the adjacent building to the north.
- 6. Section 6(3) Part II 2(II), By-law 438-86**  
The by-law requires a building on an inside lot to have a minimum front lot line setback of 5.16 m.  
The proposed front lot line setback is 3.47 m.

## 25. 54 PAULINE AVE

File Number:	A1264/16TEY	Zoning	R (d0.6)(x740) & R2 Z0.6 (ZZC)
Property Address:	<b>54 PAULINE AVE</b>	Ward:	Davenport (18)
Legal Description:	PLAN D1330 PT LOT 13	Heritage:	Not Applicable
		Community:	Toronto

### PURPOSE OF THE APPLICATION:

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

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

- 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 will be 9.87 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (125.66 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 (239.53 m<sup>2</sup>).
- 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 (125.66 m<sup>2</sup>).  
The altered semi-detached dwelling will have a residential gross floor area equal to 1.14 times the area of the lot (239.53 m<sup>2</sup>).

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

**26. 86 GREENSIDES AVE- UNIT A**

File Number:	A1265/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	<b>86 GREENSIDES AVE- UNIT A</b>	Community:	Toronto
Legal Description:	PLAN 1346 S PT LOT 40		

**PURPOSE OF THE APPLICATION:**

To convert the existing 2 1/2- storey building into a semi-detached dwelling and to a construct a third-storey addition, a rear two-storey addition, a rear deck and rooftop terrace. The consent to sever the property was approved under Committee of Adjustment Decision B0052/16TEY.

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

- 1. Chapter 10.10.30.10.(1)(A), By-law 569-2013**  
The minimum required lot area is 180.0 m<sup>2</sup>.  
By virtue of Committee of Adjustment Decision A0560/15TEY the minimum permitted lot area is 165.55 m<sup>2</sup>.  
The lot will have an area of 165.48 m<sup>2</sup>.
- 2. Chapter 10.10.40.10.(A)(1), By-law 569-2013**  
The maximum permitted height of a building or structure is 10.0 m.  
The converted dwelling will have a building height of 10.41 m.
- 3. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7.5 m.  
The height of the front exterior main wall will be 8.97 m.

**Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**  
The maximum permitted height of all rear exterior main walls is 7.5 m.  
The height of the rear exterior main walls is 10.41 m.

**Chapter 10.10.40.10.(2)(B)(i), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The height of the side exterior main walls facing a side lot line will be 10.41 m.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (99.29 m<sup>2</sup>).  
The converted dwelling will have a floor space index equal to 1.03 times the area of the lot (170.7 m<sup>2</sup>).
- 5. Chapter 10.10.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 4.27 m.  
The converted dwelling will be located 3.66 m from the front lot line.

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

The maximum permitted residential gross floor area is 0.6 times the area of the lot (99.29 m<sup>2</sup>).

The converted dwelling will have a residential gross floor area equal to 1.03 times the area of the lot (170.7 m<sup>2</sup>).

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

The minimum required front yard setback for a building on an inside lot is 4.27 m.

The converted dwelling on an inside lot will be located 3.66 m from the front lot line.

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

The maximum permitted building height is 10.0 m.

The converted dwelling will have a building height of 12.12 m.



## 27. 86 GREENSIDES AVE (UNIT B)

File Number:	A1266/16TEY	Zoning	R(d0.6) 7 R2 Z0.6 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	<b>86 GREENSIDES AVE (UNIT B)</b>	Community:	Toronto
Legal Description:	PLAN 1346 S PT LOT 40		

### PURPOSE OF THE APPLICATION:

To convert the existing 2 1/2- storey building into a semi-detached dwelling and to a construct a third-storey addition, a rear two-storey addition, a rear deck and rooftop terrace. The consent to sever the property was approved under Committee of Adjustment Decision B0052/16TEY.

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

- 1. Chapter 10.10.30.10.(1)(A), By-law 569-2013**  
The minimum required lot area is 180.0 m<sup>2</sup>.  
By virtue of Committee of Adjustment Decision A0561/15TEY the minimum permitted lot area is 165.55 m<sup>2</sup>.  
The lot will have an area of 165.48 m<sup>2</sup>.
- 2. Chapter 10.10.40.10.(A)(1), By-law 569-2013**  
The maximum permitted height of a building or structure is 10.0 m.  
The converted dwelling will have a building height of 10.41 m.
- 3. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7.5 m.  
The height of the front exterior main wall will be 8.97 m.  
  
**Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**  
The maximum permitted height of all rear exterior main walls is 7.5 m.  
The height of the rear exterior main walls is 10.41 m.  
  
**Chapter 10.10.40.10.(2)(B)(i), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The height of the side exterior main walls facing a side lot line will be 10.41 m.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (99.29 m<sup>2</sup>).  
The converted dwelling will have a floor space index equal to 1.03 times the area of the lot (170.7 m<sup>2</sup>).
- 5. Chapter 10.10.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 4.27 m.  
The converted dwelling will be located 3.66 m from the front lot line.

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

The maximum permitted residential gross floor area is 0.6 times the area of the lot (99.29 m<sup>2</sup>).

The converted dwelling will have a residential gross floor area equal to 1.03 times the area of the lot (170.7 m<sup>2</sup>).

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

The minimum required front yard setback for a building on an inside lot is 4.27 m.

The converted dwelling on an inside lot will be located 3.66 m from the front lot line.

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

The maximum permitted building height is 10.0 m.

The converted dwelling will have a building height of 12.12 m.

## 28. 206 BATHURST ST

File Number:	A1267/16TEY	Zoning	CR 2.0 (c0.5; r2.0) SS2 (x2242) (ZZC)
Property Address:	206 BATHURST ST	Ward:	Trinity-Spadina (19)
Legal Description:	CON 1 FB PARK PT LOT 19	Heritage:	Not Applicable
		Community:	Toronto

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse building containing one live/work unit by constructing a third storey addition with a mezzanine and a secondary suite.

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

- Chapter 40.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted combined floor space index is 2.0 times the area of the lot (275.18 m<sup>2</sup>).  
The altered building will have a combined floor space index equal to 2.15 times the area of the lot (295.95 m<sup>2</sup>).
- Chapter 40.10.40.40.(1)(C), By-law 569-2013**  
The maximum permitted residential floor space index is 2.0 times the area of the lot (275.18 m<sup>2</sup>).  
The altered building will have a residential floor space index equal to 2.15 times the area of the lot (295.95 m<sup>2</sup>).
- 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.
- Chapter 40.10.40.60.(3)(A), By-law 569-2013**  
Exterior stairs providing access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.3 m.  
The exterior stair tower will be located 0.0 m from the north side lot line.
- Chapter 40.10.40.70.(2), By-law 569-2013**  
The minimum required rear yard setback is 7.5 m.  
The altered building will be located 4.95 m from the rear lot line.
- Chapter 150.10.20.1.(1), By-law 569-2013**  
A secondary suite is a permitted use provided that it is located only in a detached house, a semi-detached house and a townhouse if it is in the R zone.  
The secondary suite will be located in a townhouse in a CR zone.
- Section 8(3) Part I 1, By-law 438-86**  
The maximum permitted combined gross floor area is 2.0 times the area of the lot (275.18 m<sup>2</sup>).  
The altered building will have a combined gross floor area equal to 2.15 times the area of the lot (295.95 m<sup>2</sup>).

**2. Section 8(3) Part I 3(A), By-law 438-86**

The maximum permitted residential gross floor area is 2.0 times the area of the lot (275.18 m<sup>2</sup>).  
The altered building will have a residential gross floor area equal to 2.15 times the area of the lot (295.95 m<sup>2</sup>).

## 29. 939 LOGAN AVE

File Number:	A1268/16TEY	Zoning	R(d0.6)(x312) & R2 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	939 LOGAN AVE	Community:	Toronto
Legal Description:	PLAN 709 PT LOT 29		

### PURPOSE OF THE APPLICATION:

To construct a new two-storey detached triplex with rear first and second floor balconies.

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

- 1. Section 5.10.20.1(2), By-law 569-2013**  
Uses that are ancillary to a permitted use on the same lot, are permitted if they comply with the regulations in which the lot is located.  
In this case, the private garden in the north side yard is ancillary to a use on the adjacent lot at 941 Logan Avenue.
- 2. Chapter 10.10.40.30.(1)(B), By-law 569-2013**  
The maximum permitted depth of a triplex is 14.0 m.  
The new triplex will have a depth of 17.2 m.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a triplex is 0.6 times the area of the lot (163.82 m<sup>2</sup>).  
The new triplex will have a floor space index equal to 0.69 times the area of the lot (187.82 m<sup>2</sup>).
- 4. Chapter 10.10.40.70.(3)(B)(ii), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The new triplex will be located 0.45 m from the north side lot line.
- 5. Chapter 200.5.1.10.(2), By-law 569-2013**  
The required parking space must have a minimum width of 2.6 m.  
The parking space will measure 2.27 m in width.
- 1. Section 4(17)(a), By-law 438-86**  
Required parking spaces must have a minimum width of 2.6 m.  
One parking space will measure 2.27 m in width.
- 2. Section 6(1)(e), By-law 438-86**  
Accessory uses to a permitted use are permitted on the same lot.  
In this case, the private garden in the north side yard is accessory to a use on the adjacent lot at 941 Logan Avenue.
- 3. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area of a triplex is 0.6 times the area of the lot (163.82 m<sup>2</sup>).  
The new triplex will have a gross floor area equal to 1.03 times the area of the lot (281.73 m<sup>2</sup>).

4. **Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted depth of a triplex is 14.0 m.  
The new triplex will have a depth of 18.72 m.

### 30. 941 LOGAN AVE

File Number:	A1269/16TEY	Zoning	R(d0.6)(x312) & R2 Z0.6 (ZZC)
Property Address:	941 LOGAN AVE	Ward:	Toronto-Danforth (29)
Legal Description:	PLAN 709 N PT LOT 29	Heritage:	Not Applicable
		Community:	Toronto

#### PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling and a rear detached garage.

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

- 1. Section 5.10.20.1(2), By-law 569-2013**  
Uses that are ancillary to a permitted use on the same lot, are permitted if they comply with the regulations in which the lot is located.  
In this case, a private garden is an ancillary use located in the north side yard of the adjacent lot at 939 Logan Avenue.
- 2. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The height of the side exterior main walls facing a side lot line will be 10 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 (167.24 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.95 times the area of the lot (265.44 m<sup>2</sup>).
- 4. Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The new detached dwelling will be located 0.45 m from the south side lot line.
- 1. Section 6(1)(e), By-law 438-86**  
Accessory uses to a permitted use are permitted on the same lot.  
In this case, a private garden is an accessory use located in the north side yard of the adjacent lot at 939 Logan Avenue.
- 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 (167.24 m<sup>2</sup>).  
The new detached dwelling will have a gross floor area equal to 0.95 times the area of the lot (265.44 m<sup>2</sup>).

**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 1.15 m from the side wall of the north adjacent building at 943 Logan Avenue.



### 31. 50 PAPE AVE

File Number:	A1272/16TEY	Zoning	R &R3 (BLD)
		Ward:	Toronto-Danforth (30)
Property Address:	<b>50 PAPE AVE</b>	Heritage:	Not Applicable
Legal Description:	PLAN D209 PT LOTS 14 & 15	Community:	Toronto

#### PURPOSE OF THE APPLICATION:

To alter the existing two-storey duplex by converting it into a triplex. No construction is proposed.

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

**1. Chapter 150.10.40.40.(3), By-law 569-2013**

A secondary suite is a permitted use provided that if there is more than one secondary suite, the average interior floor area for the dwelling unit and every secondary suite is at least 65.0 m<sup>2</sup>.

In this case, the average interior floor area will be 58.71 m<sup>2</sup>.

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

A converted house is a permitted use provided the whole of the building or structure as it stands before conversion is at least five years old.

In this case, portions of the building are less than five years old.

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

A converted house is a permitted use provided the average interior floor area of the dwelling units in a building being altered, converted or used as a converted house containing more than two dwelling units is not less than 65 m<sup>2</sup>.

In this case, the average interior floor area of the dwelling units will be 58.71 m<sup>2</sup>.

## 32. 64 BURGESS AVE

File Number:	A1273/16TEY	Zoning	R(f7.5; d0.6)(x750) & R2 Z0.6 (BLD)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	<b>64 BURGESS AVE</b>	Community:	Toronto
Legal Description:	PLAN 686 PT LOT 28 RP 63R2183 PART 10		

### PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.40.60.(7)(A), By-law 569-2013**  
The minimum required side yard setback for a dormer projection is 0.26 m.  
The west side dormer will be located 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 encroach 0.08 m, and be located 0.22 m from the west side lot line, and 0.25 m from the east side lot line.  
The roof eaves above the bay window addition will be located 0 m from the west side lot line.
- 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 dwelling will have a depth of 17.53 m.
- Chapter 10.5.40.60.(2)(B)(ii), By-law 569-2013**  
A bay window may encroach provided it is no closer to a side lot line than 0.6 m.  
The west side bay window addition will be located 0.02 m from the west side lot line.
- Section 6(3) Part VI 1(V), By-law 438-86**  
Additions to the rear of a detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the depth of the residential building including the addition or additions does not exceed 17.0 m.  
The altered dwelling will have a depth of 17.53 m.
- Section 6(3) Part II 8 A, By-law 438-86**  
The maximum permitted projection of the bay window into the required setbacks is 0.75 m.  
The west side bay window addition will project into the west side yard setback.

### 33. 336 CAMPBELL AVE

File Number:	A1274/16TEY	Zoning	R (d0.6)(x751) & R2 Z0.6 (BLD)
Property Address:	<b>336 CAMPBELL AVE</b>	Ward:	Davenport (18)
Legal Description:	PLAN M13 PT LOT 58	Heritage:	Not Applicable
		Community:	Toronto

#### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 150.10.40.40.(3), By-law 569-2013**  
The average floor area of the dwelling units in a building containing more than two dwelling units shall not be less than 65 m<sup>2</sup>.  
In this case, the average floor area of the three dwelling units in the building will be 48 m<sup>2</sup>.
- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area of a semi-detached dwelling is 0.6 times the area of the lot (151.92 m<sup>2</sup>).  
The altered semi-detached dwelling will have a gross floor area equal to 0.68 times the area of the lot (171.3 m<sup>2</sup>).
- 2. Section 6(2) 1(vi), By-law 438-86**  
A converted house is a permitted use provided the average of the floor areas of the dwelling units, if more than two, is not less than 65 m<sup>2</sup>.  
In this case, the average floor area of the three dwelling units in the building will be 48 m<sup>2</sup>.

### 34. 94 KINGS PARK BLVD

File Number:	A1275/16TEY	Zoning	RS (f10.5; a325; d0.75) & R2A (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	<b>94 KINGS PARK BLVD</b>	Community:	East York
Legal Description:	PLAN M484 PT LOT 794 PT LOT 795		

#### PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a second and third floor addition above the existing dwelling, a rear two-storey addition, and a rear detached garage.

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

- Chapter 10.5.100.1.(1), By-law 569-2013**  
The minimum required driveway width adjacent to the rear addition is 2.6 m.  
In this case, the driveway width adjacent to the rear addition will be 2.1 m.
- Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The altered detached dwelling will be located 0.3 m from the west side lot line for the first storey and 0.29 m from the west side lot line for the second and third storeys.
- Section 7.1.4, By-law 6752**  
The minimum required driveway width for a driveway that passes through the front lot line and has a parking space at the rear of the dwelling is 2.60 m.  
In this case, the driveway width will be 2.1 m.
- Section 7.5.3, By-law 6752**  
The minimum required side yard setback is 0.45 m.  
The altered detached dwelling will be located 0.29 m from the west side lot line.

### 35. 185 ATLAS AVE

File Number:	A1277/16TEY	Zoning	RM & R2 (ZZC)
		Ward:	St. Paul's (21)
Property Address:	<b>185 ATLAS AVE</b>	Heritage:	Not Applicable
Legal Description:	PLAN 2169 N PT LOT 68	Community:	Toronto

#### PURPOSE OF THE APPLICATION:

To construct a third floor addition, a rear three storey addition and a rear deck at ground level.

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

- 1. Chapter 10.80.40.10. (2), By-Law 569-2013**  
The maximum permitted height of specified pairs of main walls is 8.5m  
In this case, the addition will have main walls with a height of 10.25m
- 2. Chapter 10.80.40.40. (1), By-Law 569-2013**  
The maximum permitted floor space index is 0.8 times the lot area (127.57 m<sup>2</sup>).  
In this case, the proposed addition will have a floor space index of 1.01 times the lot area (161.4 m<sup>2</sup>).
- 3. Chapter 10.5.40.71(1), By-law 569-2013**  
The minimum required front yard setback is 4.05 m  
The front yard setback will be 3.22 m
- 4. Chapter 10.80.40.70(3) By-Law 569-2013**  
The required side yard setback is 1.20 m  
The proposed addition will have a side yard setback of 0.12 m on the north side & 0.47 m on the south side.
- 1. Section 3. (a) By-Law 3623-97**  
The minimum required side yard setback is 0.5 m on one side and 1.20 m on the other side.  
The north side yard setback will be 0.12 m and the south side setback will be 0.47 m.
- 2. Section 3. (a) , By-Law 3623-97**  
The maximum permitted floor space index is 0.8 times the lot area (127.57 m<sup>2</sup>)  
The addition will have a floor space index of 1.15 times the lot area (182.71 m<sup>2</sup>)

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

**36. 2131 YONGE ST**

File Number:	A1278/16TEY	Zoning	MCR T3.0 C2.0 R2.5 (Waiver)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	<b>2131 YONGE ST</b>	Community:	Toronto
Legal Description:	PLAN 800 LOTS 1 TO 4 PT LOT 5 AND PLAN 866 LOTS 6 TO 10 AND 12 PT LOTS 14 AND 16		

**PURPOSE OF THE APPLICATION:**

To modify the redevelopment plan approved under site-specific by-law 891-2016 (OMB) for a 29-storey mixed-use tower with a 13-storey podium containing 624 dwelling units and two levels of retail and commercial use by increasing the permitted combined gross floor area and to increase the maximum permitted number of storeys on the revised map 2.

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

- 1. Section 2(e) of By-law No. 891-2016(OMB)**  
No portion of the mixed-use building, above finished ground level may be located otherwise than wholly within the heavy lines on Map 2 attached hereto and forming part of this By-law.  
The Revised Map 2 adjusts the heavy lines of the 14.50 m height cell to include a new Notch area at the southwest corner (See attached Revised Map 2).
- 2. Section 2(f) of By-law No. 891-2016(OMB)**  
No portion of the mixed-use building shall have a greater height in metres than the height limits specified by the numbers following the symbol "H" on Map 2 attached to and forming part of this By-law.  
The Revised Map 2 amends the storey heights of several cells of Map 2 to account for the mezzanine level being counted as a storey, with no associated changes to the heights in metres (See attached Revised Map 2).
- 3. Section 2(b) of By-law No. 891-2016(OMB)**  
The total combined residential gross floor area and non-residential gross floor area of the building may not exceed 51,075 m<sup>2</sup>.  
The building will have a total combined residential gross floor area and non-residential gross floor area of 51,640 m<sup>2</sup>.

## 37. 64 EATON AVE

File Number:	A1279/16TEY	Zoning	R(d0.6)(x322) & R2 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (29)
Property Address:	<b>64 EATON AVE</b>	Heritage:	Not Applicable
Legal Description:	PLAN 1457 LOT 41	Community:	Toronto

### PURPOSE OF THE APPLICATION:

To alter the existing three-storey detached dwelling by reconstructing the third-storey and roof.

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

- Chapter 10.10.40.10.(2)(B)(i) & B(ii), By-law 569-2013**

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The height of the side exterior main walls facing the north side lot line will be 9.70 m.

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The height of the side exterior main walls facing the south side lot line will be 9.70 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**

The maximum permitted floor space index is 0.6 times the area of the lot (138.80 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.73 times the area of the lot (168.3 m<sup>2</sup>).
- 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 (138.80 m<sup>2</sup>).  
The altered dwelling will have a residential gross floor area equal to 0.73 times the area of the lot (168.3 m<sup>2</sup>).
- Section 6(3) Part II 3.B (I), By-law 438-86**

The minimum required side lot line setback for a building depth not exceeding 17.0 m and where the side wall contains no openings is 0.45 m.  
The altered dwelling will be located 0.18 m from the south side lot line, where the side wall contains no openings.

### **38. 402 WELLESLEY ST E**

File Number:	A1280/16TEY	Zoning	R(d1.0)(x851) & R3 1.0 (ZZC)
		Ward:	Toronto Centre-Rosedale (28)
		Heritage:	Designated
Property Address:	<b>402 WELLESLEY ST E</b>	Community:	Toronto
Legal Description:	CON 1 FB PT PARK LOT 1 SUBJECT TO ROW		

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

To alter the existing two-storey rowhouse/townhouse by constructing a basement secondary suite, a rear basement walkout, a rear third-storey addition, a rear third floor deck and a rear ground floor deck.

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

##### **Section 6(3) Part II 3 F(I)(1)(a), By-law 438-86**

The minimum required side lot line setback for a converted house is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.

The converted house will be located 0 m from the west side lot line.



### **39. 68 CRESCENT RD**

File Number:	A1283/16TEY	Zoning	RD (f13.5; d0.6)(x1436) & R1 Z0.6 (BLD)
		Ward:	Toronto Centre-Rosedale (27)
Property Address:	<b>68 CRESCENT RD</b>	Heritage:	Designated
Legal Description:	PLAN 84E PT LOT 57	Community:	Toronto

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

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

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

##### **Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**

The maximum permitted height of all rear exterior main walls is 7.5 m.

The height of the rear exterior main walls will be 9.31 m.

## 40A. 630 RHODES AVE

File Number:	B0085/16TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (WAIVER)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	<b>630 RHODES AVE</b>	Community:	Toronto
Legal Description:	PLAN 1301 PT LOT 177 CON 1 PART 8		

### THE CONSENT REQUESTED:

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

#### CONVEYED - PART 2, Draft R-Plan

##### Address to be assigned

Part 2 has a frontage of 4.53 m and an area of 124.3 m<sup>2</sup>. A new three storey semi-detached dwelling will be constructed requiring variances described in Minor Variance Application A1209/16TEY.

The dwelling will be constructed on the lot comprised of Parts 2 & 3 as described in Consent Application B0086/16TEY. Parts 2 & 3 have a frontage of 4.76 m and an area of 130.7 m<sup>2</sup>.

#### RETAINED - PART 1, Draft R-Plan

##### 630 Rhodes Avenue

Part 1 has a frontage of 4.59 m and an area of 128.9 m<sup>2</sup>. The existing two-storey semi-detached dwelling will be maintained, requiring variances described in Minor Variance Application A1208/16TEY.

**Applications B0085/16TEY, B0086/16TEY, B0087/16TEY, A1208/16TEY, A1209/16TEY, A1210/16TEY & A1211/16TEY are considered jointly.**

## **40B. 1015 CRAVEN RD**

File Number: B0086/16TEY

Zoning R(d0.6)(x736) & R2 Z0.6  
(WAIVER)

Ward: Toronto-Danforth (30)

Heritage: Not Applicable

Community: Toronto

Property Address: **1015 CRAVEN RD**

Legal Description: C1 FB L8PT

### **THE CONSENT REQUESTED:**

To obtain consent for the purpose of a lot addition.

#### **Conveyed-Part 3, Draft R-Plan**

##### **To be added to Part 2**

Part 3 has an area of 6.4 m<sup>2</sup> and will be added to Part 2.

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

##### **1015 Craven Road**

The reduced parcel of land, shown as Part 4, has a frontage of 4.84 m and an area of 107.6 m<sup>2</sup>.

## 40C. 634 RHODES AVE

File Number:	B0087/16TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (WAIVER)
Property Address:	<b>634 RHODES AVE</b>	Ward:	Toronto-Danforth (30)
Legal Description:	P1301 L177PT	Heritage:	Not Applicable
		Community:	Toronto

### THE CONSENT REQUESTED:

To obtain consent for the purpose of a lot addition.

#### **Conveyed-Part 5, Draft R-Plan**

##### **To be added to Part 4**

Part 5 has an area of 25.6 m<sup>2</sup> and will be added to the west abutting property, Part 4, known municipally as 1015 Craven Road.

#### **Retained-Part 6, Draft R-Plan**

##### **634 Rhodes Avenue**

The reduced parcel of land, shown as Part 6, has a frontage of 5.04 m and an area of 142.9 m<sup>2</sup>.

## **40D. 630 RHODES AVE – PART 1**

File Number:	A1208/16TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (WAIVER)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	<b>630 RHODES AVE – PART 1</b>	Community:	Toronto
Legal Description:	PLAN 1301 PT LOT 177 CON 1 PART 8		

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

To maintain the existing two-storey semi-detached dwelling on the retained lot described in Consent Application B0085/16TEY.

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

#### **Chapter 10.10.30.10.(1), By-law 569-2013**

The minimum required lot area is 180 m<sup>2</sup>.

The area of the retained lot will be 128.9 m<sup>2</sup>.

## 40E. 630 RHODES AVE – PARTS 2 & 3

File Number:	A1209/16TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (WAIVER)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	<b>630 RHODES AVE – PARTS 2 &amp; 3</b>	Community:	Toronto
Legal Description:	PLAN 1301 PT LOT 177 CON 1 PART 8		

### PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached on the new lot as described in Consent Applications B0085/17TEY and B0086/17TEY.

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

- 1. Chapter 10.10.30.10.(1), By-law 569-2013**  
The minimum required lot area is 180 m<sup>2</sup>.  
The area of the lot will be 130.7 m<sup>2</sup>.
- 2. Chapter 10.10.30.20.(1), By-law 569-2013**  
The minimum required lot frontage is 6.0 m.  
The frontage of the lot will be 4.76 m.
- 3. Chapter 10.10.40.10.(2)(B), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The height of the side exterior main walls facing a side lot line will be 9.60 m.
- 4. Chapter 10.10.40.30.(1), 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 17.62 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 (78.42 m<sup>2</sup>).  
The new semi-detached dwelling will have a floor space index equal to 1.22 times the area of the lot (160.0 m<sup>2</sup>).
- 6. Chapter 10.10.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 6.04 m.  
The new semi-detached dwelling will be located 4.35 m from the front lot line.
- 7. Chapter 10.10.80.40.(1), By-law 569-2013**  
A vehicle entrance through the front main wall of a building is permitted, provided the lot has a minimum frontage of 7.6 m.  
In this case, the lot has a frontage of 4.76 m, and the new semi-detached dwelling will have a vehicle entrance through the front main wall.

- 8. Chapter 10.10.40.70.(2), By-law 569-2013**  
The minimum required rear yard setback is 7.5 m.  
The new semi-detached dwelling will be located 5.5 m from the rear lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area of a semi-detached dwelling is 0.6 times the area of the lot (78.42 m<sup>2</sup>).  
The new semi-detached dwelling will have a gross floor area equal to 1.22 times the area of the lot (160.0 m<sup>2</sup>).
- 2. Section 6(3) Part II 2 (II), By-law 438-86**  
The minimum required front yard setback of a building on an inside lot is 6.04 m.  
The new semi-detached dwelling will be located 4.35 m from the front 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 new semi-detached dwelling will have a depth of 17.62 m.
- 4. 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 has a frontage of 4.76 m and the integral garage will be located in the wall facing the front lot line.
- 5. Section 6(3) Part VII 1(II), By-law 438-86**  
The minimum required frontage of a lot is 6.0 m.  
In this case, the lot will have frontage of 4.76 m.
- 6. Section 6(3) Part II 4, By-law 438-86**  
The minimum required rear yard setback is 7.5 m.  
The new semi-detached dwelling will be located 5.5 m from the rear lot line.

## 40F. 1015 CRAVEN RD – PARTS 4 & 5

File Number:	A1210/16TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (WAIVER)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	<b>1015 CRAVEN RD – PARTS 4 &amp; 5</b>	Community:	Toronto
Legal Description:	PLAN 1301 PT LOT 177 CON 1 PART 8		

### PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling on the lot described in Consent Applications B0086/16TEY and B0087/16TEY.

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

- 1. Chapter 10.10.30.10.(1)(B), By-law 569-2013**  
The minimum required lot area is 180 m<sup>2</sup>.  
The area of the lot will be 133.2 m<sup>2</sup>.
- 2. Chapter 10.10.30.20.(1)(A), By-law 569-2013**  
The minimum required lot frontage is 6.0 m.  
The frontage of the lot will be 4.84 m.
- 3. Chapter 10.10.40.10.(2)(B), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The height of the side exterior main walls facing a side lot line will be 9.60 m.
- 4. Chapter 10.10.40.30.(1), 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 17.62 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 (79.9 m<sup>2</sup>).  
The new semi-detached dwelling will have a floor space index equal to 1.20 times the area of the lot (160.0 m<sup>2</sup>).
- 6. Chapter 10.10.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 6.04 m.  
The new semi-detached dwelling will be located 4.35 m from the front lot line.
- 7. Chapter 10.10.80.40.(1), By-law 569-2013**  
A vehicle entrance through the front main wall of a building is permitted, provided the lot has a minimum frontage of 7.6 m.  
In this case, the lot has a frontage of 4.84 m, and the new semi-detached dwelling will have a vehicle entrance through the front main wall.



- 8. Chapter 10.10.40.70.(2), By-law 569-2013**  
The minimum required rear yard setback is 7.5 m.  
The new semi-detached dwelling will be located 5.5 m from the rear lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area of a semi-detached dwelling is 0.6 times the area of the lot (79.9 m<sup>2</sup>).  
The new semi-detached dwelling will have a gross floor area equal to 1.20 times the area of the lot (160.0 m<sup>2</sup>).
- 2. Section 6(3) Part II 2 (II), By-law 438-86**  
The minimum required front yard setback of a building on an inside lot is 6.04 m.  
The new semi-detached dwelling will be located 4.35 m from the front 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 new semi-detached dwelling will have a depth of 17.62 m.
- 4. 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 has a frontage of 4.84 m and the integral garage will be located in the wall facing the front lot line.
- 5. Section 6(3) Part VII 1(II), By-law 438-86**  
The minimum required frontage of a lot is 6.0 m.  
In this case, the lot will have frontage of 4.84 m.
- 6. Section 6(3) Part II 4, By-law 438-86**  
The minimum required rear yard setback is 7.5 m.  
The new semi-detached dwelling will be located 5.5 m from the rear lot line.

## **40G. 634 RHODES AVE – PART 6**

File Number:	A1211/16TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (WAIVER)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	<b>634 RHODES AVE – PART 6</b>	Community:	Toronto
Legal Description:	PLAN 1301 PT LOT 177 CON 1 PART 8		

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

To maintain the existing two-storey semi-detached dwelling on the reduced lot described in Consent Application B0087/16TEY.

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

#### **Chapter 10.10.30.10.(1)(B), By-law 569-2013**

The minimum required lot area is 180 m<sup>2</sup>.

The area of the lot will be 142.9 m<sup>2</sup>.

## 41. 1100 KING ST W

File Number:	B0011/17TEY	Zoning	Site-Specific By-law 225-2014 (OMB)
		Ward:	Parkdale-High Park (14)
		Heritage:	Not Applicable
Property Address:	<b>1100 KING ST W</b>	Community:	Toronto
Legal Description:	PT ORDNANCE RESERVE PT BLK 6 RP 66R21448 PARTS 1 TO 3		

### THE CONSENT REQUESTED:

To obtain consent to sever the lot into commercial and residential components and to create various easements/right-of-ways.

#### Retained (Commercial Lands)

PARTS 4, 5, 6, 7, 8, 10, 12, 13, 14, 15, 16, 17, 18, 19, 22, 24, 25, 26, 27, 28, 30, 31, 32, 34, 36, 37, 39, 40, 41, 42, 43, 44, 45, 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 62, 63, 65, 66, 67, 69, 70, 71, 72, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 89, 92, 93, 95, 96, 97, 99, 100, 101, 102, 103, 104, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 117, 118, 120, 121, 122, 123, 127, 129, 130, 131, 132, 134, 135 and 136, DRAFT R-PLAN.

The lot frontage is 211.9 m on King Street West and the lot area is 9,340.7 m<sup>2</sup> (at grade). The lot will be located primarily on the podium floors, P1 and P2 floors of the development. The lot will contain proposed commercial retail, offices and below-grade parking spaces at the P1 and P2 levels.

#### Easements/Rights-Of-Way

PARTS 4, 5, 6, 7, 8, 10, 12, 13, 14, 15, 16, 17, 18, 19, 22, 24, 25, 26, 27, 28, 30, 31, 32, 34, 36, 37, 39, 40, 41, 42, 43, 44, 45, 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 62, 63, 65, 66, 67, 69, 70, 71, 72, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 89, 92, 93, 95, 96, 97, 99, 100, 101, 102, 103, 104, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 117, 118, 120, 121, 122, 123, 127, 129, 130, 131, 132, 134, 135 and 136 will be subject to general rights-of-way or rights in the nature of easements over all of the proposed retained lands for the maintenance and repair of any utilities and services, the maintenance and repair of any part of the building, rights of support, emergency egress, rights to air flow and temporary construction access.

PARTS 5, 7, 10, 18, 22, 49, 72, 76, 96, 97, 102, 103, 107, 109, 110 and 113 will be subject to pedestrian and vehicular access in favour of the proposed Residential Condominium Lands. PARTS 6, 13, 30, 32, 42, 43, 44, 59, 69, 93, 100, 106, 117, 120 and 127 will be subject to pedestrian access in favour of the proposed Residential Condominium Lands.

#### Conveyed (Residential Condominium Lands)

PARTS 1, 2, 3, 9, 11, 20, 21, 23, 29, 33, 35, 38, 47, 60, 61, 64, 68, 73, 74, 86, 87, 88, 90, 94, 98, 105, 116, 119, 124, 125, 126, 128, 133 and 137, DRAFT R-PLAN.

The lot frontage is 8.4 m on King Street West (at grade) and the lot area is 567.6 m<sup>2</sup> (at grade). The lot will contain three buildings sitting atop a podium and the lower 2 floors (P3, P4) of a 4 level underground garage (proposed residential condominiums).

**Easements/Rights-Of-Way**

PARTS 1, 2, 3, 9, 11, 20, 21, 23, 29, 33, 35, 38, 47, 60, 61, 64, 68, 73, 74, 86, 87, 88, 90, 94, 98, 105, 116, 119, 124, 125, 126, 128, 133 and 137 will be subject to general rights-of-way or rights in the nature of easements over all of the proposed conveyed lands for the maintenance and repair of any utilities and services, the maintenance and repair of any part of the buildings, rights of support, emergency egress, rights to air flow and temporary construction access. PARTS 11, 60 and 116 will be subject to pedestrian and vehicular access in favour of the Commercial Lands. PARTS 74, 119, 124, 126 and 137 will be subject to pedestrian access in favour of the Commercial Lands.