

**COMMITTEE OF ADJUSTMENT
AGENDA
TORONTO EAST YORK PANEL****Hearing Date:** February 28, 2017**Time:** 9:30 a.m.**Location:** Committee Room - Toronto City Hall - 100 Queen Street West**1. OPENING REMARKS**

- **Declarations of Interest**
- **Confirmation of Minutes from Previous Hearing**
- **Closed & Deferred Files**

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

File Number	Property	Community (Ward)
1. A0907/16TEY	549 EUCLID AVE	Trinity-Spadina (19)
2. A1065/16TEY	37 DUNLOE RD	St. Paul's (22)
3. A1066/16TEY	14 ORIOLE GDNS	St. Paul's (22)
4. A1082/16TEY	68 DAGMAR AVE	Toronto-Danforth (30)
5. A1083/16TEY	59 ORIOLE GDNS	St. Paul's (22)
6. A1084/16TEY	177 CONCORD AVE	Trinity-Spadina (19)
7. A1085/16TEY	15 DUNBAR RD	Toronto Centre-Rosedale (27)
8. A1086/16TEY	59 BROOKLYN AVE	Toronto-Danforth (30)
9. A1087/16TEY	277 DAVENPORT RD	Trinity-Spadina (20)
10. A1088/16TEY	164 MONARCH PARK AVE	Toronto-Danforth (29)
11. A1089/16TEY	31 MAPLE AVE	Toronto Centre-Rosedale (27)
12. A1090/16TEY	25 HILLSBORO AVE	Toronto Centre-Rosedale (27)
13. A1091/16TEY	185 GLEN CEDAR RD	St. Paul's (21)
14. A1093/16TEY	110 PARKMOUNT RD	Toronto-Danforth (30)
15. A1094/16TEY	49 DUNVEGAN RD	St. Paul's (22)

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

File Number	Property	Community (Ward)
16. A1095/16TEY	35 ANNETTE ST	Parkdale-High Park (14)
17. A1096/16TEY	179 PERTH AVE	Davenport (18)
18. A1097/16TEY	963 AVENUE RD	St. Paul's (22)
19. A1098/16TEY	17 BELMONT ST	Toronto Centre-Rosedale (27)
20. A1099/16TEY	575 JONES AVE	Toronto-Danforth (30)
21. A1102/16TEY	220 BARTON AVE	Trinity-Spadina (19)
22. A1103/16TEY	104 ROSEDALE HEIGHTS DR	Toronto Centre-Rosedale (27)
23. A1104/16TEY	9 NORTHBROOK RD	Toronto-Danforth (29)
24. A1105/16TEY	46 LIPPINCOTT ST	Trinity-Spadina (20)
25. A1106/16TEY	46 MONTROSE AVE	Trinity-Spadina (19)

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

File Number	Property	Community (Ward)
26. A1107/16TEY	1165 OSSINGTON AVE	St. Paul's (21)
27. A1108/16TEY	115 BEACONSFIELD AVE	Davenport (18)
28. A1109/16TEY	2054-2056 QUEEN ST E	Beaches-East York (32)
29. A1110/16TEY	31 BRIGHT ST	Toronto Centre-Rosedale (28)
30. A1111/16TEY	118 ASHDALE AVE	Beaches-East York (32)
31. A1112/16TEY	100 OLD FOREST HILL RD	St. Paul's (21)
32. A1113/16TEY	12 HOWLAND AVE	Trinity-Spadina (20)

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

File Number	Property	Community (Ward)
33A B0084/16TEY	107 VIRGINIA AVE	Beaches-East York (31)
33B A1193/16TEY	107 VIRGINIA AVE – PART 1	Beaches-East York (31)
33C A1194/16TEY	107 VIRGINIA AVE – PART 2	Beaches-East York (31)
34A B0088/16TEY	45 GLENSIDE AVE	Toronto-Danforth (30)
34B A1250/16TEY	45 GLENSIDE AVE (PARTS 2 AND 3)	Toronto-Danforth (30)
34C A1251/16TEY	45 GLENSIDE AVE (PART 1)	Toronto-Danforth (30)
35A B0091/16TEY	1920-1944 YONGE ST	St. Paul's (22)

	File Number	Property	Community (Ward)
35B	A1270/16TEY	1920-1944 YONGE ST (PARTS 1-8) (RESIDENTIAL RETAINED LANDS)	St. Paul's (22)
35C	A1271/16TEY	(PARTS 1-8) (COMMERCIAL CONVEYED LANDS)	St. Paul's (22)

3. OTHER BUSINESS

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

1. 549 EUCLID AVE

File Number:	A0907/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	Trinity-Spadina (19)
Property Address:	549 EUCLID AVE	Heritage:	Not Applicable
Legal Description:	PLAN 574 BLK F PT LOT 301	Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing three-storey semi-detached dwelling by enlargening the existing rear third-storey dormer and constructing an associated rooftop deck.

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

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

The maximum permitted floor space index for additions to the rear of a semi-detached house with one secondary suite erected before October 15, 1953 is 0.69 times the area of the lot (166.29 m²).

The altered dwelling will have a floor space index equal to 0.91 times the area of the lot (220.0 m²).

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

The by-law allows additions to the rear of converted house erected before October 15, 1953, provided the residential gross floor area of the building as enlarged does not exceed 0.69 times the area of the lot (166.29 m²).

The altered dwelling will have a residential gross floor area equal to 0.91 times the area of the lot (220.0 m²).

2. 37 DUNLOE RD

File Number:	A1065/16TEY	Zoning	RD (f15.0;d0.35)(x1328) & R1 Z0,35 (ZZC)
Property Address:	37 DUNLOE RD	Ward:	St. Paul's (22)
Legal Description:	PLAN 824 PT LOT 31	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached house is 17.0 m.
The altered dwelling will have a building length of 30.44 m.
 - 2. Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth for a detached house is 19.0 m.
The altered detached dwelling will have a building depth of 30.54 m.
 - 3. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.35 times the area of the lot (170.0 m²).
The altered dwelling will have a floor space index equal to 0.89 times the area of the lot (433.0 m²).
 - 4. Chapter 10.20.40.70.(2)(A), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 0.3 m from the rear lot line.
 - 5. 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 1.2 m from the south side lot line and 1.05 m from the north side lot line.
 - 6. Chapter 10.5.100.1(2)(B), By-law 569-2013**
The maximum permitted driveway width is 5.9 m.
The altered detached dwelling will have a driveway measured 6.5 m wide.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.35 times the area of the lot (170.0 m²).
The altered detached dwelling will have a residential gross floor area equal to 0.89 times the area of the lot (433.0 m²).
 - 2. Section 6(3) Part II 3.A(II), By-law 438-86**
A building is required to be setback a minimum of 6.0 m from a flanking street.
The altered dwelling will be located 1.05 m from a flanking street.

- 3. Section 6 (3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for a detached house 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 1.05 m from the north side lot line and 4.9 m from the south side lot line.
- 4. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 0.3 m from the rear lot line.
- 5. Section 6(3) Part IV 4(b), By-law 438-86**
The maximum permitted driveway width is 5.9 m.
The altered detached dwelling will have a driveway measured 6.5 m wide.

3. 14 ORIOLE GDNS

File Number:	A1066/16TEY	Zoning	R(d0.6) (x905) HGT 11.0 M & R2 Z0.6 HGT 11.0 M (PPR)
Property Address:	14 ORIOLE GDNS	Ward:	St. Paul's (22)
Legal Description:	PLAN 553E LOT 3 PT LOT 4	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To construct a three-storey detached dwelling.

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 (265.21 m²).
The floor space index will be 0.86 times the area of the lot (380.92 m²).
- 2. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 8.5 m.
The height of the rear exterior main walls will be 10.0 m.
- 3. Chapter 10.5.40.10.(5), By-law 569-2013**
A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
A total of 5.05 m² of the first floor will be within 4.0 m of the front wall.
- 1. Section 6(3) Part IV 3(II), By-law 438-86**
An integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line is not permitted.
The integral garage will be below grade.
- 2. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.6 times the area of the lot (265.21 m²).
The floor space index will be 0.872 times the area of the lot (385.70 m²).

4. 68 DAGMAR AVE

File Number:	A1082/16TEY	Zoning	R(d.06)(x809) & R3 Z0.6 (BLD)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	68 DAGMAR AVE	Community:	Toronto
Legal Description:	PLAN M15 PT LOT 47		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached house by constructing a rear and side one-storey addition, a second floor rear and side addition with a rear deck and a third floor addition with a rear deck.

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

- Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves are permitted to project 0.9 m provided they are no closer than 0.3 m to a lot line.
In this case, the roof eaves will project 0.2 m and will be located 0.07 m from the east side lot line.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (105.81 m²).
The altered detached dwelling will have a floor space index equal to 0.98 times the area of the lot (173.68 m²).
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (105.81 m²).
The altered detached dwelling will have a floor space index equal to 0.98 times the area of the lot (173.68 m²).
- Section 6(3) Part II 3(II), By-law 438-86**
The minimum required side lot line setback from the side wall of an adjacent building that contains openings is 1.2 m.
The altered dwelling will be located 0.99 m from the side wall of the adjacent building to the east at 70 Dagmar Avenue.
- 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, where the side wall contains openings, is 0.9 m.
The altered dwelling will be located 0.27 m from the east side lot line.

5. 59 ORIOLE GDNS

File Number:	A1083/16TEY	Zoning	R (d0.6) (x905) & R2 Z0.6 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	59 ORIOLE GDNS	Community:	Toronto
Legal Description:	PLAN 501E LOT 7		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling.

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

- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (141.24 m²).
The new detached dwelling will have a floor space index equal to 1.134 times the area of the lot (266.97 m²).
- 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 0.75 m to the west side lot line.
- Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
In this case, the stairs are setback 0.1 m from the front lot line.
- 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 (141.24 m²).
The new detached dwelling will have a gross floor area equal to 1.134 times the area of the lot (266.97 m²).
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the building not exceeding 17.0 m in depth is 0.9 m.
The new detached dwelling will be located 0.75 m to the west side lot line.

6. 177 CONCORD AVE

File Number:	A1084/16TEY	Zoning	R(d0.6 H10.0 M x735) & R2 Z0.6 H10.0 M (PPR)
Property Address:	177 CONCORD AVE	Ward:	Trinity-Spadina (19)
Legal Description:	PLAN 329 BLK P PT LOT 19	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter a single family semi-detached dwelling into a dwelling with two dwelling units. To construct a two-storey rear addition, a rear basement walkout, a partial third floor addition, a rear rear third storey deck and a new set of front porch steps.

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

- 1. Chapter [10.10.40.40.(2) (A), By-law 569-2013**
The maximum permitted floor space index for additions to the rear of a semi-detached house erected before October 15, 1953 is 0.69 times the area of the lot (146.56 m²).
The floor space index of the altered dwelling will be 1.19 times the area of the lot (251.90 m²).
- 2. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth for a semi-detached house is 17.0 m.
The building depth will be 17.06 m.
- 3. Chapter 10.10.40.10.(1) (A), By-law 569-2013**
The maximum permitted building height is 10.0 m.
The building height will be 10.27 m.
- 4. Chapter 10.10.40.10.(2)(B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing the north side lot line will be 9.80) m.
- 5. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing the south side lot line will be 9.80 m.
- 6. Chapter 200.5.1.10.(2) (A)(i), By-law 569-2013**
A parking space must have a minimum width of 2.9 m.
The proposed two parking spaces will each have a width of 2.53 m.
- 1. Section 6(3) Part VI 1(I), By-law 438-86**
Additions to the rear of a semi-detached house erected before October 15, 1953, are permitted provided the residential gross floor area of the building as enlarged does not exceed 0.69 times the area of the lot (145.56 m²).
The residential gross floor area will be 0.85 times the area of the lot (181.40 m²).
- 2. Section 6(3) Part VI 1(V), By-law 438-86**

Additions to the rear of a semi-detached house erected before October 15, 1953, are permitted provided the depth of the residential building including the addition or additions does not exceed 17.0 m.
The altered building depth will be 17.06 m.

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

The maximum permitted building height is 10.0 m.

The building height will be 10.27 m.

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

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

In this case the proposal significantly changes the appearance of the building.

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

The minimum required parking space width is 2.9 m.

In this case, the width of each of the two proposed parking spaces will be 2.53 m.

*** REVISED FOR AGENDA**

7. 15 DUNBAR RD

File Number:	A1085/16TEY	Zoning	RD (f13.5; d0.6)(x1437) & R1 Z0.6 (ZZC)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Designated
Property Address:	15 DUNBAR RD	Community:	Toronto
Legal Description:	PLAN E191 LOT C PLAN 433 PT LOT 22 RP 64R16319 PART 1		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by constructing a rear three-storey addition, a new front covered porch, and a new rear ground floor deck.

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

- 1. Chapter 10.20.40.10.(2)(A)(i)(ii), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.5 m.
The height of the front and rear exterior main walls will be 10.41 m.
- 2. Chapter 10.20.40.10.(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 10.41 m.
- *3. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached dwelling is **18 17 m**.
The altered detached dwelling will have a building length of 21.95 m.
- 4. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (302.68 m²).
The altered detached dwelling will have a floor space index equal to 0.74 times the area of the lot (372 m²).
- 5. Chapter 10.40.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered detached dwelling will be located 0 m from the north side lot line and 0.9 m from the south side lot line.
- 6. Chapter 10.5.40.60.(1)(E), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required side yard setback a maximum of 1.5 m, if it is no closer to the side lot line than 0.3 m.
The front platform (porch) will be located 0 m from the north side lot line.

- 7. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The front stairs will be located 0.36 m from the west front lot line and 0.29 m from the north side lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (302.68 m²).
The altered detached dwelling will have a gross floor area equal to 0.74 times the area of the lot (372 m²).
- 2. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of a detached dwelling not exceeding a depth of 17 m is 0.9 m.
The portion of the altered detached dwelling, not exceeding a depth of 17 m will be located 0 m from the north side lot line.
- 3. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.
The portion of the detached dwelling, exceeding the 17.0 m depth, will be located 0.3 m from the north side lot line and 0.9 m from the south side lot line.
- 4. Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10 m.
The altered detached dwelling will have a height of 10.41 m.

8. 59 BROOKLYN AVE

File Number:	A1086/16TEY	Zoning	R(d0.6) & R3 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	59 BROOKLYN AVE	Community:	Toronto
Legal Description:	PLAN M8 PT LOT 30 PT LOT 31		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted depth of a semi-detached dwelling is 17 m.
The altered dwelling will have a depth of 19 m.
- 2. Chapter 10.10.40.40.(2), By-law 569-2013**
Additions to the rear of a semi-detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (116.7 m²).
The altered dwelling will have a floor space index equal to 0.86 times the area of the lot (145.09 m²).
- 1. Section 6(3) Part VI 1(I), By-law 438-86**
Additions to the rear of a semi-detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (116.7 m²).
The altered dwelling will have a gross floor area equal to 0.86 times the area of the lot (145.09 m²).
- 2. Section 6(3) Part VI 1(V), By-law 438-86**
Additions to the rear of a semi-detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the depth of the residential building including the addition or additions does not exceed 17 m.
The altered dwelling will have a depth of 19 m.

9. 277 DAVENPORT RD

File Number:	A1087/16TEY	Zoning	CR T2.0 C2.0 R1.5 & Site-Specific By-law 1045-2010 (ZZC)
Property Address:	277 DAVENPORT RD	Ward:	Trinity-Spadina (20)
Legal Description:	PLAN E695 LOTS 14 & 15	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the re-development plan of the currently under construction seven-storey mixed-use building, approved under site-specific by-law 1045-2010 by converting the rooftop storage room to a bathroom to serve the residential use within the mixed-use building.

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

Section 5(a), Site-Specific By-law 1045-2010

The maximum permitted building height is 23.1 m.

The altered building will have a height of 25.4 m as shown on Revised Map 2 (attached).

10. 164 MONARCH PARK AVE

File Number:	A1088/16TEY	Zoning	R(d0.6)(x322) & R2 Z0.6
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	164 MONARCH PARK AVE	Community:	Toronto
Legal Description:	PLAN 517 PT LOT 77		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (154.72 m²).
The altered detached dwelling will have a floor space index equal to 0.74 times the area of the lot (189.8 m²).
- Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 3.62 m.
The altered detached dwelling will be located 2.71 m from the front lot line.
- Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (53.35 m²) of the rear yard must be maintained as soft landscaping.
In this case, 30.23% (32.25 m²) of the rear yard will be maintained as soft landscaping.
- 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 (154.72 m²).
The altered detached dwelling will have a gross floor area equal to 0.74 times the area of the lot (189.8 m²).
- Section 6(3) Part II 2(I), By-law 438-86**
The minimum required front yard setback is 3.62 m.
The altered detached dwelling will be located 2.71 m from the front lot line.
- Section 6(3) Part II 3.A(I), By-law 438-86**
The minimum required setback from a flanking street is 4.04 m.
The altered detached dwelling will be located 0.43 m from the north flanking street, Wolverleigh Boulevard.

Revised for Agenda

11. 31 MAPLE AVE

File Number:	A1089/16TEY	Zoning	RD(f15.0; d0.6)(x1438) & R1 Z0.6 (BLD)
		Ward:	Toronto Centre-Rosedale (27)
Property Address:	31 MAPLE AVE	Heritage:	Designated
Legal Description:	PLAN 524 PT LOTS 11 & 12	Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing three-storey detached dwelling by constructing a west side three-storey addition, a rear second storey balcony, and a pool.

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

- 1. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached dwelling is 17.0 m.
The altered detached dwelling will have a building length of 25.28 m.
- 2. Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 19.0 m.
The altered detached dwelling will have a depth of 26.05 m.
- 3. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (793.63 m²).
The altered detached dwelling will have a floor space index equal to 0.683 times the area of the lot (903.77 m²).
- 4. Chapter 10.5.100.1.(1)(C)(iv), By-law 569-2013**
The maximum permitted driveway width for a driveway that is located in or passes through the front yard is 2.6 m.
In this case, the driveway width will be 4.07 m.
- 5. Chapter 10.5.100.1.(2)(B), By-law 569-2013**
The maximum permitted driveway width for a driveway that is not located in or does not pass through the front yard is 6.0 m.
In this case, the driveway width will be 9.29 m.

6. **Chapter 10.20.40.50.(1)(A), By-law 569-2013**
A maximum of one platform is permitted to be located on the rear wall at or above the second storey of a detached dwelling.
There will be two platforms located on the rear wall at or above the second storey of the altered detached dwelling.
7. **Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform located at or above the second storey of a dwelling is 4.0 m².
The area of the rear second storey deck will be 6.95 m².
8. **Chapter 10.5.50.10.(3), By-law 569-2013**
A minimum of 50% (274.38 m²) of the rear yard must be maintained as soft landscaping.
In this case, 28.61% (157.02 m²) of the rear yard will be maintained as soft landscaping.
9. **Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (256.69 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 70.83% (242.43 m²) of the required front yard landscaped open space will be in the form of soft landscaping.
10. **Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 10.0 m.
The altered detached dwelling will have a height of 11.76 m.
11. **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 10.54 m.
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (793.63 m²).
The altered detached dwelling will have a gross floor area equal to 0.69 times the area of the lot (912.08 m²).
2. **Section 6(3) Part II 3.B(II) 2, By-law 438-86**
The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.
The 9.05 m portion of the altered detached dwelling, exceeding the 17.0 m depth, will be located 3.60 m from the west side lot line.
3. **Section 6(3) Part IV 4(a)(ii)C, By-law 438-86**
The maximum permitted width of a driveway is 2.6 m.
In this case, the driveway width will be 9.29 m.
4. **Section 6(3) Part II 7(I), By-law 438-86**
The minimum required setback of an accessory structure to all lot lines is 3.0 m.
The pool will be located 1.85 m from the west side lot line.

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

The maximum permitted building height is 10.0 m.

The altered detached dwelling will have a height of 11.24 m.

12. 25 HILLSBORO AVE

File Number:	A1090/16TEY	Zoning	R (f5.0; d1.0)(x485) & R3 Z1.0 (ZZC)
		Ward:	Toronto Centre-Rosedale (27)
Property Address:	25 HILLSBORO AVE	Heritage:	Not Applicable
Legal Description:	PLAN 130 PT LOT 5	Community:	Toronto

PURPOSE OF THE APPLICATION:

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

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

- 1. 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 9.39 m.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a semi-detached dwelling is 1.0 times the area of the lot (185 m²).
The altered semi-detached dwelling will have a floor space index equal to 1.3 times the area of the lot (240.67 m²).
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a semi-detached dwelling is 1.0 times the area of the lot (185 m²).
The altered semi-detached dwelling will have a gross floor area equal to 1.3 times the area of the lot (240.67 m²).
- 2. Section 6(3) Part II 3.E(I), By-law 438-86**
The minimum required side yard setback where the side wall contains no openings is 0.45 m.
The altered semi-detached dwelling will be located 0 m from the east side lot line.

13. 185 GLEN CEDAR RD

File Number:	A1091/16TEY	Zoning	RD (f12.0;a370;d0.4)(x1199) & R1 (BLD)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	185 GLEN CEDAR RD	Community:	York
Legal Description:	PLAN 2599 PT BLK E PLAN M511 PT BLK D		

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted floor space index is 0.4 times the area of the lot (117.0 m²).

The altered detached dwelling will have a floor space index equal to 0.4745 times the area of the lot (138.85 m²).

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

The maximum permitted floor space index is 0.4 times the area of the lot (117.0 m²).

The altered detached dwelling will have a floor space index equal to 0.4745 times the area of the lot (138.85 m²).

Section 7, R1 3(b), By-law 3623-97

The maximum permitted floor space index is 0.6 times the area of the lot (175.0 m²).

The altered detached dwelling will have a floor space index equal to 0.4745 times the area of the lot (138.85 m²).

14. 110 PARKMOUNT RD

File Number:	A1093/16TEY	Zoning	R(d0.6) & R2 Z0.6 10 M (PPR)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	110 PARKMOUNT RD	Community:	Toronto
Legal Description:	PLAN 463E PT LOTS 305 TO 308 SUBJECT TO ROW		

PURPOSE OF THE APPLICATION:

To construct a second storey addition and rear deck, to open up the front porch and to legalize the secondary suite in the basement.

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

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

A converted house is a permitted use if there is no addition or alteration to the front of the house nor can the addition exceed 39.94 m².

In this case, the second storey addition alters the front of the house and the addition will be 67.14 m².

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

The minimum required north side setback is 1.2 m.

In this case the north side setback will be 1.13 m.

1. Chapter 150.10.40.1.(3) (A), By-law 569-2013

A secondary suite is a permitted use provided that an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof that faces a street.

In this case the addition will alter a main wall that faces a street.

15. 49 DUNVEGAN RD

File Number:	A1094/16TEY	Zoning	RD (f18.0, d0.35) & R1 Z0.35 (ZZC)
Property Address:	49 DUNVEGAN RD	Ward:	St. Paul's (22)
Legal Description:	PLAN 1315 PT LOT 25	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage and two cabanas in the rear yard.

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

- 1. Chapter 10.5.40.60.(1)(A)(i), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach 2.5 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback.
In this case, the platform will encroach 4.44 m into the required front yard setback.
- 2. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length of a detached dwelling is 17.0 m.
The new dwelling will have a building length of 27.0 m.
- 3. Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth for a detached dwelling is 19.0 m.
The new dwelling will have a depth of 27.0 m.
- 4. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.35 times the area of the lot (340.52 m²).
The new detached dwelling will have a floor space index equal to 0.78 times the area of the lot (757.48 m²).
- 5. Chapter 10.20.40.50.(1)(A), By-law 569-2013**
A maximum of one platform is permitted to be located on the rear wall at or above the second storey of a detached dwelling.
In this case, there will be two platforms located on the rear wall at or above the second storey of the new dwelling.
- 6. Chapter 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 14.56 m.
The new detached dwelling will be located 12.96 m from the front lot line.
- 7. Chapter 10.20.40.70.(3)(E), By-law 569-2013**
The minimum required side yard setback, where the minimum required lot frontage is 18.0 m to less than 24.0 m, is 1.8 m.
The new detached dwelling will be located 1.45 m from the north side lot line and 1.5 m from the south side lot line.

- 1. Section 6(3) Part II 8 D, By-law 438-86**
The maximum projection of an uncovered platform into the required setbacks is 2.5 m from the front wall.
In this case, the uncovered platform will project 4.44 m from the front wall.
- 2. Section 6(3) Part II 8 F, By-law 438-86**
A roof over a first floor platform or terrace may project into the required setback a maximum of 2.5 m from the front wall.
In this case, the uncovered platform will project 4.44 m from the front wall.
- 3. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.35 times the area of the lot (340.52 m²).
The new detached dwelling will have a floor space index equal to 0.78 times the area of the lot (761.75 m²).
- 4. Section 6(3) Part II 8 D (I), By-law 438-86**
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.
In this case, the height of the rear second floor platform will be 4.89 m above grade and the height of the rear third floor platform will be 8.19 m above grade.
- 5. Section 6(3) Part II 2 (II), By-law 438-86**
The minimum required front yard setback of a building on an inside lot is 14.56 m.
The new dwelling will be located 12.96 m from the front lot line.
- 6. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the dwelling exceeding a depth of 17 m is 7.5 m.
The new dwelling will be located 1.45 m from the north side lot line and 1.15 m from the south side lot line.
- 7. Section 6(3) Part II 7(I), By-law 438-86**
The minimum required setback of an accessory structure to all lot lines is 3.0 m.
In this case, the cabanas will be setback 1.7 m and 1.71 m from the rear lot line and 0.92 m from the south side lot line.
- 8. Section 6(3) Part IV 3(II), By-law 438-86**
An integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line is not permitted.
The new dwelling will have an integral below grade garage.

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

16. 35 ANNETTE ST

File Number:	A1095/16TEY	Zoning	R (d0.6)(x737) & R2 Z0.6 (ZZC)
		Ward:	Parkdale-High Park (14)
		Heritage:	Not Applicable
Property Address:	35 ANNETTE ST	Community:	Toronto
Legal Description:	PLAN M48 PT LOT 1		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear two-storey addition with rooftop stair enclosure to rooftop deck.

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

- 1. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (67.14 m²).
The altered dwelling will have a floor space index equal to 1.51 times the area of the lot (168.5 m²).
- 2. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6.0 m.
The altered dwelling will be located 0.3 m from the north front lot line.
- 3. 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 2.74 m from the south rear lot line.
- 4. Chapter 10.5.40.70.(2), By-law 569-2013**
The minimum required setback of a building or structure from the original centreline of a lane is 2.5 m.
The altered dwelling will be located 1.52 m from the original centreline of the lane abutting the east side lot line.
- 5. Chapter 10.10.40.10.(2)(A), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.5 m.
The height of the front exterior main walls will be 9.2 m, measured to the top of the underside of the stair enclosure roof. The height of the rear exterior main walls will be 9.81 m.
- 6. 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 exterior stairs will be located 0 m from the north front lot line.

- 7. Section 6(3) Part II 2(iii), By-law 438-86**
The minimum required side yard setback is 0.45 m.
The altered dwelling will be located 0 m from the east side lot line, measured to the stair top roof enclosure.
- 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 (67.14 m²).
The altered dwelling will have a gross floor area equal to 1.51 times the area of the lot (168.5 m²).
- 2. Section 6(3) Part II 2(iii), By-law 438-86**
The minimum required front yard setback is 6.0 m.
The altered dwelling will be located 0.3 m from the north front lot line.
- 3. Section 6(3) Part II 3.A(II), By-law 438-86**
The minimum required setback from a flanking street is 6.0 m.
The altered dwelling will be located 0 m from the east flanking street.
- 4. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 2.74 m from the south rear lot line.
- 5. 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 1.52 m from the original centre line of the east side abutting public lane.
- 6. Section 6(3) Part III 1(A), By-law 438-86**
A minimum of 30% of the lot area (33.57 m²) shall be landscaped open space.
In this case, 15% of the lot area (16.5 m²) will be landscaped open space.
- 7. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for a detached dwelling is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.
The altered dwelling will be located 0 m from the west side lot line.

17. 179 PERTH AVE

File Number:	A1096/16TEY	Zoning	R (d0.6)(x751) & R2 Z0.6 (ZPR)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	179 PERTH AVE	Community:	Toronto
Legal Description:	PLAN M23 PT LOT 40		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing two new bay windows along the north elevation, a rear ground floor deck, and by reconstructing the existing rear basement walkout.

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

- 1. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The rear basement walkout stairs will be located 0.37 m from the north side lot line.
 - 2. Chapter 10.5.40.60.(6)(B)(i), By-law 569-2013**
A bay window, or other window projection from a main wall of a building, which increases floor area or enclosed space and does not touch the ground, may encroach into a required side yard setback a maximum of 0.6 m, if the window projections in total do not occupy more than 30% of the width of the side main wall at each storey (3.48 m).
In this case, the ground floor bay window projection occupies 32% of the north main wall width (3.66 m).
 - 3. Chapter 10.5.40.60.(6)(B)(ii), By-law 569-2013**
A bay window, or other window projection from a main wall of a building, which increases floor area or enclosed space and does not touch the ground, may encroach provided that they are no closer to the side lot line than 0.6 m.
In this case, the ground and second storey bay windows will be located 0 m from the north side lot line.
- 1. Section 6(3) Part II 3.A(I), By-law 438-86**
The minimum required setback from a flanking street is 2.01 m.
In this case, the ground and second storey bay windows will be located 0 m from the north flanking street, Ernest Avenue.

18. 963 AVENUE RD

File Number:	A1097/16TEY	Zoning	R (f9.0; d0.6)(x731) & R2 Z0.6 (ZZC)
Property Address:	963 AVENUE RD	Ward:	St. Paul's (22)
Legal Description:	PLAN 968 PT LOT 12	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing six unit apartment building by constructing a third-storey addition which will contain two new units for a total of eight units.

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 (320 m²).
The altered building will have a floor space index equal to 1.54 times the area of the lot (819.3 m²).
- 2. Chapter 10.10.40.70.(3)(C)(ii), By-law 569-2013**
The minimum required side yard setback is 7.5 m.
The altered building will be located 3.43 m from the north side lot line and 3.35 m from the south side lot line.
- 3. Chapter 200.5.10.1.(1), By-law 569-2013**
The minimum required number of parking spaces is eight.
In this case, five parking spaces will be provided.
- 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 (320 m²).
The altered building will have a residential gross floor area equal to 1.54 times the area of the lot (819.3 m²).
- 2. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The altered building will have a building depth of 18.9 m.
- 3. Section 4(4)(b), By-law 438-86**
The minimum required number of parking spaces is eight.
In this case, five parking spaces will be provided.

19. 17 BELMONT ST

File Number:	A1098/16TEY	Zoning	R (d1.0)(x711) & R23 Z1.0 (WAIVER)
		Ward:	Toronto Centre-Rosedale (27)
Property Address:	17 BELMONT ST	Heritage:	Not Applicable
Legal Description:	PLAN 383 PT LOT 3	Community:	Toronto

PURPOSE OF THE APPLICATION:

To legalize and maintain two minor infill additions to the side and rear of the second floor of the existing semi-detached dwelling, totalling an additional area of 17 m².

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

Chapter 10.10.40.(1)(A), By-law 569-2013

The maximum permitted floor space index is 1.35 times the area of the lot (355.73 m²). *As permitted by Minor Variance Application A-651-1998.

The altered dwelling will have a floor space index equal to 1.42 times the area of the lot (372.73 m²).

Section 6.3.1, By-law 438-86

The maximum permitted gross floor area is 1.35 times the area of the lot (355.73 m²). *As permitted by Minor Variance Application A-651-1998.

The altered dwelling will have a gross floor area equal to 1.42 times the area of the lot (372.73 m²).

20. 575 JONES AVE

File Number:	A1099/16TEY	Zoning	R(d0.6) & R2 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	575 JONES AVE	Community:	Toronto
Legal Description:	PLAN 443 PT LOTS 77 & 78		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the two-storey semi-detached dwelling which was altered without a building permit by constructing a two-storey front porch, north side ground floor deck, north side second storey deck and fire escape, rear two-storey addition and two additional dwelling units for a total of three residential dwelling units.

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

- 1. Chapter 150.10.80.1.(1), By-law 569-2013**
A minimum of two parking spaces are required to be provided.
In this case, zero parking spaces have been provided.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (74.63 m²).
The building has a floor space index equal to 1.5 times the area of the lot (182.37 m²).
- 3. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The building is located 3.23 m from the rear lot line.
- 4. Chapter 10.10.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The building is located 0.76 m from the north side lot line measured to the rear two-storey addition, and 0.0 m measured to the fire escape.
- 5. Chapter 10.5.40.60.(1)(B) By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 1.5 m if it is no closer to a side lot line than the required side yard setback.
The front porch encroaches 2.41 m into the required front yard setback.
- 6. Chapter 10.5.40.60.(1)(E), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required side yard setback 1.5 m if it is no closer to a side lot line than 0.3 m.
The north side deck is located 0.0 m from the north side lot line.

7. **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 north side stairs are located 0.0 m from the north side lot line.
8. **Chapter 10.5.50.10.(2)(B), By-law 569-2013**
 A minimum of 60% (12.1 m²) of the side yard must be maintained as landscaping.
 In this case, 0% (0.0 m²) of the lot area has been maintained as landscaping.
9. **Chapter 10.5.50.10.(2)(B), By-law 569-2013**
 A corner lot with a detached house must have a minimum of 75% (9.08 m²) of the required side yard landscaping must be soft landscaping.
 In this case, 0% (0.0 m²) of the required side yard landscaping has been soft landscaping.
10. **Chapter 10.5.50.10.(3)(B), By-law 569-2013**
 A minimum of 25% (5.34 m²) of the rear yard must be maintained as soft landscaping.
 In this case, 0% (0.0 m²) of the rear yard has been maintained as soft landscaping.
11. **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 additions to the building have altered a main wall that faces the street.
12. **Chapter 150.10.40.40.(1), By-law 569-2013**
 A secondary suite is a permitted use provided that the interior floor area of a secondary suite is less than the interior floor area of the dwelling unit.
 In this case, the interior floor area of the secondary suite on the second floor is greater than the interior floor area of the dwelling unit on the ground floor.
13. **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 65.0 m².
 In this case, the average floor area of the three dwelling units in the building is 49.92 m².
1. **Section 4(4)(b), By-law 438-86**
 A minimum of two parking spaces are required to be provided.
 In this case, there are zero parking spaces provided.
2. **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 (18.66 m²).
 The additions have an area equal to 0.18 times the area of the lot (22.28 m²).
3. **Section 6(2) 1(iii)(A), By-law 438-86**
 A converted dwelling is permitted, provided there is no exterior alteration or addition to the side of the house facing the flanking street.
 In this case, the ground and second storey north side decks have altered the side of the house facing the flanking street.

- 4. Section 6(2) 1(iv), By-law 438-86**
The minimum required average floor area of the dwelling units in a building used as a converted house is 65.0 m².
In this case, the average floor area of the three dwelling units in the converted building is 49.92 m².
- 5. Section 6(2) 1(v), By-law 438-86**
A converted dwelling is permitted provided that there is no substantial change in the appearance of the dwelling as the result of the conversion.
In this case, substantial change has occurred in the appearance of the dwelling.
- 6. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback is 1.2 m for the addition with openings and 0.45 m for the north side deck.
The addition is located 0.76 m from the north side lot line and the north side deck is located 0.0 m from the north side lot line.
- 7. Section 6(3) Part II 8 F(IV), By-law 438-86**
The top of a roof over a first floor platform or terrace at the front or rear of a building is not permitted to be designed or used as a deck or terrace.
The north side second storey deck will be constructed on the roof of the north side ground floor deck.
- 8. 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 (74.63 m²).
The altered building has a gross floor area equal to 1.5 times the area of the lot (182.37 m²).
- 9. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered building is located 3.23 m from the rear lot line.
- 10. Section 6(3) Part III 1(A), By-law 438-86**
A minimum of 30% of the lot area (37.32 m²) shall be landscaped open space.
In this case, 0 % of the lot area (0.0 m²) is landscaped open space.
- 11. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth is 14.0 m.
The altered building has a depth of 14.66 m.

21. 220 BARTON AVE

File Number:	A1102/16TEY	Zoning	R(d0.6) & R2 Z0.6 (PPR)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	220 BARTON AVE	Community:	Toronto
Legal Description:	PLAN D1452 PT LOT 5 PT LOT 6		

PURPOSE OF THE APPLICATION:

To construct a new three-storey duplex with rear yard ground floor deck, rear yard basement walkout and detached private garage.

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

- 1. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50 m.
The height of the side exterior main walls facing a side lot line will be 10.06 m.
 - 2. Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 7.02 m.
The front yard setback will be 6.51 m.
 - 3. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building or structure is 10.00 m.
The height of the three-storey duplex will be of 10.36 m.
 - 4. Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted building depth for a duplex is 14.00 m.
The building depth will be 15.65 m.
 - 5. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.60 times the area of the lot (258.86 m²).
The floor space index will be 0.73 times the area of the lot (316.05 m²).
 - 6. Chapter 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted total floor area of all ancillary buildings or structures on a lot is 40.00 m².
The total floor area of all ancillary buildings will be 56.96 m².
- 1. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front lot line set back for a building on an inside lot is 7.02 m.
The front lot line setback will be 6.51 m.
 - 2. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.60 times the area of the lot (258.86 m).
The residential gross floor area will be 0.73 times the area of the lot (316.05 m²).

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

No person shall erect or use a building or structure on a lot having a greater height than 10.00 m.
The height of the three-storey duplex will be 10.36 m.

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

The maximum permitted building depth is 14.0 m.
The building depth will be 16.13 m.

22. 104 ROSEDALE HEIGHTS DR

File Number:	A1103/16TEY	Zoning	RD(f12.0; d0.6)(x1430) & R1 Z0.6 (ZZC)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Not Applicable
Property Address:	104 ROSEDALE HEIGHTS DR	Community:	Toronto
Legal Description:	PLAN 1474 PT LOT 68		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform located at or above the second storey of a dwelling is 4.0 m².
The area of the rear second floor deck will be 26.0 m².
- 2. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 10.47 m.
The altered dwelling will be located 4.84 m from the north rear lot line.
- 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 (359.82 m²).
The altered dwelling will have a floor space index equal to 0.97 times the area of the lot (584.0 m²).
- 1. 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 0.9 m from the west side lot line, and 7.03 m from the east side lot line.
- 2. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 4.84 m from the north rear lot line.

23. 9 NORTHBROOK RD

File Number:	A1104/16TEY	Zoning	RD (f9.0; a280; d0.45(ZPR)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	9 NORTHBROOK RD	Community:	East York
Legal Description:	PLAN 3094 PT LOT 29		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

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

- 1. Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (104.54 m²).
The lot coverage will be equal to 37% of the lot area (111.6 m²).
- 2. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.45 times the area of the lot (134.41 m²).
The new detached dwelling will have a floor space index equal to 0.75 times the area of the lot (225.22 m²).
- 3. Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.51 m from the south side lot line and the fence posts will be located 0.11 m from the south side lot line.
- 4. Chapter 10.5.40.60.(1)(C) By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback if it is no closer to a side lot line than 0.9 m.
The rear deck will be located 0.71 m from the south side lot line.
- 5. Chapter 10.5.40.60.(3)(A)(ii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 m.
The rear stairs will be 4.88 m wide.
- 1. Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (104.54 m²).
The lot coverage will be equal to 42% of the lot area (125.92 m²).

2. Section 7.2.3, By-law 6752

The maximum permitted floor space index of a detached dwelling is 0.45 times the area of the lot (134.41 m²).

The new detached dwelling will have a floor space index equal to 0.75 times the area of the lot (225.22 m²).

3. Section 7.2.3, By-law 6752

The minimum required front yard setback is 6.0 m.

The new detached dwelling will be located 4.565 m from the front lot line.

4. Section 7.2.3, By-law 6752

The minimum required side yard setback is 0.9 m.

The new detached dwelling will be located 0.51 m from the south side lot line and the fence posts will be located 0.11 m from the south side lot line.

24. 46 LIPPINCOTT ST

File Number:	A1105/16TEY	Zoning	R(f4.5; d1.0)(x847) & R3 Z1.0 (ZZC)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	46 LIPPINCOTT ST	Community:	Toronto
Legal Description:	PLAN 314 PT LOT 18		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.40.10.(2)(A), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 9.5 m.
The height of the front and rear exterior main walls will be 9.88 m.
- 2. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a semi-detached dwelling is 17.0 m.
The altered dwelling will have a depth of 19.99 m.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a semi-detached dwelling is 1.0 times the area of the lot (157.22 m²).
The altered dwelling will have a floor space index equal to 1.34 times the area of the lot (210.99 m²).
- 4. Chapter 10.10.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The altered dwelling will be located 0.0 m from the north side lot line, and 0.0 m from the south side lot line.
- 5. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 1.0 m.
The rear detached garage will be located 0.0 m from the west 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 1.0 times the area of the lot (157.22 m²).
The altered dwelling will have a gross floor area equal to 1.34 times the area of the lot (210.99 m²).
- 2. Section 6(3) Part II 3(I), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
The altered dwelling will be located 0.0 m from the side wall of the north adjacent building, 48 Lippincott Street, and 0.0 m from the side wall of the south adjacent building, 44 Lippincott Street.
- 3. Section 6(3) Part II 3.C(I), By-law 438-86**

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

The altered dwelling will be located 0.0 m from the north side lot line, and 0.0 m from the south side lot line.

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

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

The altered dwelling will have a depth of 19.99 m.

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

A minimum of 30% of the lot area (47.17 m²) shall be landscaped open space.

In this case, 29.2 % of the lot area (46.29 m²) will be landscaped open space.

25. 46 MONTROSE AVE

File Number:	A1106/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZPR)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	46 MONTROSE AVE	Community:	Toronto
Legal Description:	PLAN 399 BLK J PT LOT 50		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.40.60(7), By-law 569-2013**
Roof eaves may encroach into a required minimum building setback a maximum of 0.9 m, if they are no closer to a lot line than 0.3 metres.
In this case, the roof edge (soffit) will be located 0.38 m from the lot line.
- Chapter 10.5.40.60.(8), By-law 569-2013**
Vents, pipes or utility equipment may encroach a maximum of 0.6 m into a required minimum building setback if it is located no closer than 0.3 m from a lot line.
In this case, the electrical meter will be located 0.31 m from the lot line and will protrude 0.24 m from the house wall.
- 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 (110.1 m²).
The altered dwelling will have a floor space index equal to 1.09 times the area of the lot (200.41 m²).
- 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 8.8 m.
- Chapter 10.10.40.70.(2)(A)(ii), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered dwelling will have a side yard setback equal to 0.73 m.
- 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 (110.1 m²).
The altered dwelling will have a gross floor area equal to 1.09 times the area of the lot (200.41 m²).
- Section 6(3) Part II 3(I), By-law 438-86**
The minimum required setback to the side wall of an adjacent building that contains no openings is 0.9 m.
The altered dwelling will be located 0.0 m to the adjacent building at 48 Montrose Avenue and 0.55 m to 44 Montrose Avenue.

3. 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 and 0.9m where the side wall contains openings.

The altered dwelling will be located 0.0 m to the north side lot line and 0.73 m to the south side lot line.

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

26. 1165 OSSINGTON AVE

File Number:	A1107/16TEY	Zoning	R(d0.6)(x739) & R2 Z0.6 (BLD)
Property Address:	1165 OSSINGTON AVE	Ward:	St. Paul's (21)
Legal Description:	PLAN 1339D PT LOT 10	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To construct a front basement walkout.

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

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 walkout will be located 0.0 m from the front lot line.

27. 115 BEACONSFIELD AVE

File Number:	A1108/16TEY	Zoning	R (d1.0)(x804) & R4 Z1.0 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	115 BEACONSFIELD AVE	Community:	Toronto
Legal Description:	PLAN 367 PT LOT 56		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a rear two-storey addition, a rear basement walkout, a rear second storey balcony, and a secondary suite.

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 19.98 m.
- 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 rear basement walkout stairs will be located 0 m from the south side lot line.
- 1. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.
The altered semi-detached dwelling, inclusive of the rear two-storey addition and rear second storey balcony, will be located 0 m from the south side lot line.
- 2. 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, inclusive of the rear two-storey addition and rear second storey balcony, will have a depth of 19.98 m.
- 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 (36.75 m²).
The rear two-storey addition will have an area equal to 0.2 times the area of the lot (48.26 m²).
- 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.

28. 2054-2056 QUEEN ST E

File Number:	A1109/16TEY	Zoning	MCR T2.0 C1 R2.0, By-law 607-2013 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	2054-2056 QUEEN ST E	Community:	Toronto
Legal Description:	PLAN M238 PT LOT 3		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey mixed-use building by constructing a rear three-storey addition, a front addition and to add a fourth dwelling unit.

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

- 1. Section 12(2) 284 (i), By-law 607-2013**
Any building is required to be setback 4.8 m from the curb of Queen Street East, immediately adjacent to the property.
After the front addition the altered building will be located 2.8 m from the curb of Queen Street East.
- 2. Section 12(2) 284 (iv), By-law 607-2013**
An additional setback of 3.0 m is required above the 9.5 m height, adjacent to any municipal road, resulting in a required setback of 7.8 m from the curb of Queen Street East for the 0.56 m portion of the building exceeding 9.5 m in height.
The 0.56 m portion of the building exceeding 9.5 m in height will be located 2.8 m from the curb of Queen Street East.

29. 31 BRIGHT ST

File Number:	A1110/16TEY	Zoning	R (d1.0) (Waiver)
		Ward:	Toronto Centre-Rosedale (28)
		Heritage:	Not Applicable
Property Address:	31 BRIGHT ST	Community:	Toronto
Legal Description:	PLAN 226 PT LOTS 26 & 27 WITH ROW		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the reconstruction of the front porch.

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

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 stairs will be located 0.0 m from the west lot line.

30. 118 ASHDALE AVE

File Number:	A1111/16TEY	Zoning	R(d0.6) & R2 Z0.6 (PPR)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	118 ASHDALE AVE	Community:	Toronto
Legal Description:	PLAN 1332 PT LT 27		

PURPOSE OF THE APPLICATION:

To alter the existing single family detached dwelling by constructing a rear addition, raising the height of the dwelling and floors within, and re-constructing the front wall with a new window projection and integral garage. New platforms will be constructed at the front and rear. A rear basement walkout will be constructed and the existing front porch will be removed.

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

- 1. Chapter 10.10.40.10.(1) (A), By-law 569-2013**
The maximum permitted height of a building or structure is 10 m.
The height of the altered building will be 10.45 m.
- 2. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 10.45 m.
- 3. Chapter 10.10.40.30(1), By-law 569-2013**
The maximum permitted building depth is 17.0 m.
The building depth will be 17.37 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 (163.25 m²).
The floor space index, including the basement, will be 1.01 times the area of the lot (274.5 m²).
- 5. Chapter 10.10.40.70.(3) (A)(i), By-law 569-2013**
The minimum required side yard setback for a detached house is 0.9 m.
The south side yard setback will be 0.49 m.
- 6. Chapter 10.5.40.10.(5), By-Law 569-2013**
A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
A total of 0.0 m² of the first floor will be within 4 m of the front wall.
- 1. Section 6(3) Part III 3(d)(i)(D), By-law 438-86**
A minimum of 75% of the front yard not covered by a permitted driveway shall be provided and maintained as soft landscaping (14.76 m²).
In this case, a total of 70.5% (13.89 m²) of the front yard not covered by a permitted driveway will be provided and maintained as soft landscaping.

- 2. Section 6(3) Part II 3.B(II), By-law 438-86**
A detached house is required to have a minimum a side lot line setback of 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.
The south side lot line setback will be 0.49 m and the north side lot line setback will be 0.91 m for the 4.27 m portion of the building exceeding 17.0 m in depth.
- 3. Section 6(3) Part II 3(II), By-law 438-86**
A building is to be located a minimum separation distance of 1.2 m to the portion of the side wall of an adjacent building that contains openings.
In this case the building will be located 0.79 m from the adjacent building to the south.
- 4. Section 6(3) Part II 2(II), By-law 438-86**
A building on an inside lot is required to have a minimum front lot line setback of 4.35 m.
In this case, the front lot line setback will be 3.50 m.
- 5. Section (3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (163.25 m²).
The residential gross floor area, NOT including the basement, will be 0.72 times the area of the lot (195.97 m²).
- 6. Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10 m.
The building height will be 10.42 m.

31. 100 OLD FOREST HILL RD

File Number:	A1112/16TEY	Zoning	Rd (f18.0; d0.65)(x1321) & R1 Z0.6 (ZPR)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	100 OLD FOREST HILL RD	Community:	Toronto
Legal Description:	PLAN M502 PT LOT 1		

PURPOSE OF THE APPLICATION:

To construct a outdoor inground swimming pool and pool cabana in the front yard.

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

- 1. 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 (121.34 m²).
In this case, 54.9% (88.78 m²) of the front yard will be soft landscaping.
- 2. Chapter 10.5.60.10.(1), By-law 569-2013**
An ancillary building or structure may not be located in a front yard.
In this case, a swimming pool and pool cabana will be located in the front yard.
- 1. Section 6(2)(10)(ii), By-law 438-86**
A privately-owned outdoor swimming pool is permitted provided that no part of the portion of the swimming pool filled or capable of being filled with water is on a portion of the lot closer to the front lot line than the front wall of the principal building.
In this case, the outdoor swimming pool will be located in the front yard.
- 2. Section 6(2)(10)(iv), By-law 438-86**
A privately-owned outdoor swimming pool is permitted provided that no part of the portion of the swimming pool filled or capable of being filled with water is closer to the limit of a street than 6 m.
In this case, the outdoor swimming pool will be located 1.2 m from the street limit (north lot line).
- 3. Section 6(3) Part II 7(I), By-law 438-86**
The minimum required setback of an accessory structure to all lot lines is 3.0 m.
In this case, the pool cabana will be located 0.14 m from the north lot line and 0.74 m from the east lot line (measured to the overhangs of the cabana roof).
- 4. Section 6(3) Part II 7(II)B, By-law 438-86**
An accessory building or structure shall not be located closer to the front lot line than the main building.
The pool cabana will be located closer to the front lot line than the main building.
- 5. Section 6(3) Part III 3(d)(i) D, By-law 438-86**
A minimum of 75% (121.34 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 54.9% (88.78 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

32. 12 HOWLAND AVE

File Number:	A1113/16TEY	Zoning	R (d1.0) (x900) PA1, H 12.0 M & R2 Z1.0, H 12.0 M (ZZC)
Property Address:	12 HOWLAND AVE	Ward:	Trinity-Spadina (20)
Legal Description:	PLAN 608 PT LOTS 77 & 78	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached fourplex by constructing a rear second and third floor addition, new front ground floor porch, new basement dwelling unit, second floor front and rear deck, and third floor rear sun deck. The altered building will contain five dwelling units.

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

- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 1.0 times the area of the lot (220.90 m²).
The altered dwelling will have a floor space index equal to 1.13 times the area of the lot (250.25 m²).
- Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 3.77 m.
The altered dwelling will be located 2.0 m to the front lot line.
- 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 0.0 m to the south side lot line at the rear second floor addition.
- Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.6 m to the south side lot line at the second floor front addition.
- Chapter 10.5.40.60.(1)(A)(i), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach into the required front yard setback 1.9 m if it is no closer to a side lot line than the required side yard setback.
In this case, the platform will encroach 1.9 m into the required front yard setback and will be located 0.48 m from the north side lot line.
- Chapter 10.5.40.60.(1)(B), 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 1.5 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback.
In this case, the platform will encroach 1.9 m into the required front yard setback and will be located 0.48 m closer to the north side lot line.

7. **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.
In this case, the basement stairs will be located 0.17 m from the front lot line.
8. **Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
In this case, the roof eaves extension at the rear, forming part of the second floor deck will be located 0.0 m from the south side lot line.
9. **Chapter 200.5.10.(1)(3), By-law 569-2013**
The minimum required number of parking spaces for the additional dwelling unit is one.
Zero additional parking spaces will be provided on the lot (there are three existing parking spaces).
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 1.0 times the area of the lot (220.93 m²).
The altered dwelling will have a gross floor area equal to 1.5 times the area of the lot (325.8 m²).
2. **Section 6(3) Part II 2(III), By-law 438-86**
The minimum required front yard setback is 3.77 m.
The altered dwelling will be located 2.0 m to the front lot line.
3. **Section 6(3) Part II 3.E(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 0.0 m to the south side lot line.
4. **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 17.54 m (measured from the new front Basement addition to the new rear Second Floor addition) and 18.15 m (measured to the new rear Second Floor deck extension).
5. **Section 6(3) Part III 1(A), By-law 438-86**
The minimum required landscaped open space is 30% of the area of the lot (66.3 m²).
The landscaped open space will be equal to 20.4% (45.1 m²).
6. **Section 3(4)(5)(B), By-law 438-86**
The minimum required number of parking spaces for the additional dwelling unit is one.
Zero additional parking spaces will be provided on the lot (there are three existing parking spaces).
7. **Section 6(3) Part II 8 D, By-law 438-86**
The maximum permitted projection of an uncovered platform into the required setbacks is 2.5 m from the front or rear wall.
In this case, the uncovered platform will project 2.64 m from the front wall.
8. **Section 6(3) Part II 8 F (IV), By-law 438-86**
A roof over a first floor platform is permitted to project into the required setbacks provided the top of the roof is not used or is designed to be used as a deck or terrace.
In this case, the roof constructed above the deck at the front of the building is designed as a deck.

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

The minimum required side lot line setback where the side wall contains openings is 1.2 m.

The altered dwelling will be located 0.6 m from the south side lot line at the second floor front addition.

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

33A. 107 VIRGINIA AVE

File Number:	B0084/16TEY	Zoning	RS(f10.5; a325; d0.75) & R2A (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	107 VIRGINIA AVE	Community:	East York
Legal Description:	PLAN 2450 LOT 25 PT LOT 26		

THE CONSENT REQUESTED:

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

CONVEYED - PART 2, Draft R-Plan

Address to be assigned

Part 2 has a frontage of 5.71 m and an area of 170.8 m². The existing detached dwelling will be demolished and a new semi-detached dwelling with an integral garage will be constructed. Variances will be required as outlined in Minor Variance application A1194/16TEY.

RETAINED - PART 1, Draft R-Plan

Address to be assigned

Part 1 has a frontage of 5.71 m and an area of 170.8 m². The existing detached dwelling will be demolished and a new semi-detached dwelling with an integral garage will be constructed. Variances will be required as outlined in Minor Variance application A1193/16TEY.

Applications B0084/16TEY, A1193/16TEY and A1194/16TEY are considered jointly.

33B. 107 VIRGINIA AVE – PART 1

File Number:	A1193/16TEY	Zoning	RS(f10.5; a325; d0.75) & R2A (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	107 VIRGINIA AVE – PART 1	Community:	East York
Legal Description:	PLAN 2450 LOT 25 PT LOT 26		

PURPOSE OF THE APPLICATION:

To construct a new semi-detached dwelling with an integral garage on the retained lot described in consent application B0084/16TEY.

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

- 1. Chapter 10.40.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (59.75 m²).
The lot coverage will be equal to 45% of the lot area (76.26 m²).
- 2. Chapter 10.40.40.10.(2)(A(i) &(ii), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.0 m.
The height of the front and rear exterior main walls will be 8.03 m.
- 3. Chapter 10.40.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a semi-detached dwelling above established grade is 1.2 m.
The first floor of the new semi-detached dwelling will have a height of 2.21 m above established grade.
- 4. Chapter 10.40.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a semi-detached dwelling is 0.75 times the area of the lot (128.03 m²).
The new semi-detached dwelling will have a floor space index equal to 1.22 times the area of the lot (207.87 m²).
- 5. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.62 m.
The new semi-detached dwelling will be located 6.92 m from the rear lot line.
- 6. Chapter 10.5.40.60.(1)(C) By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer to a side lot line than 1.68 m.
The rear deck will encroach 2.74 m into the required rear yard setback, and will be located 1.68 m from the west side lot line.

7. **Chapter 200.5.1.10.(2), By-law 569-2013**
The required parking space must have a minimum width of 3.2 m.
The parking space will measure 2.75 m in width.

1. **Section 7.5.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (59.75 m²).
The lot coverage will be equal to 45% of the lot area (76.26 m²).

2. **Section 7.5.3, By-law 6752**
The maximum permitted floor space index of a semi-detached dwelling is 0.75 times the area of the lot (128.03 m²).
The new semi-detached dwelling will have a floor space index equal to 1.22 times the area of the lot (207.87 m²).

3. **Section 7.5.3, By-law 6752**
The minimum required rear yard setback is 9.0 m.
The new semi-detached dwelling will be located 6.92 m from the rear lot line.

4. **Section 4.23, By-law 6752**
The required parking space must have a minimum width of 3.2 m.
The parking space will measure 2.75 m in width.

33C. 107 VIRGINIA AVE – PART 2

File Number:	A1194/16TEY	Zoning	RS(f10.5; a325; d0.75) & R2A (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	107 VIRGINIA AVE – PART 2	Community:	East York
Legal Description:	PLAN 2450 LOT 25 PT LOT 26		

PURPOSE OF THE APPLICATION:

To construct a new semi-detached dwelling with an integral garage on the conveyed lot described in consent application B0084/16TEY.

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

- 1. Chapter 10.40.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (59.75 m²).
The lot coverage will be equal to 45% of the lot area (76.26 m²).
- 2. Chapter 10.40.40.10.(2)(A(i) &(ii), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.0 m.
The height of the front and rear exterior main walls will be 8.03 m.
- 3. Chapter 10.40.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a semi-detached dwelling above established grade is 1.2 m.
The first floor of the new semi-detached dwelling will have a height of 2.21 m above established grade.
- 4. Chapter 10.40.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a semi-detached dwelling is 0.75 times the area of the lot (128.03 m²).
The new semi-detached dwelling will have a floor space index equal to 1.22 times the area of the lot (207.87 m²).
- 5. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.62 m.
The new semi-detached dwelling will be located 6.98 m from the rear lot line.
- 6. Chapter 10.5.40.60.(1)(C) By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer to a side lot line than 1.68 m.
The rear deck will encroach 2.74 m into the required rear yard setback, and will be located 1.68 m from the west side lot line.

7. **Chapter 200.5.1.10.(2), By-law 569-2013**
The required parking space must have a minimum width of 3.2 m.
The parking space will measure 2.75 m in width.
1. **Section 7.5.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (59.75 m²).
The lot coverage will be equal to 45% of the lot area (76.26 m²).
2. **Section 7.5.3, By-law 6752**
The maximum permitted floor space index of a semi-detached dwelling is 0.75 times the area of the lot (128.03 m²).
The new semi-detached dwelling will have a floor space index equal to 1.22 times the area of the lot (207.87 m²).
3. **Section 7.5.3, By-law 6752**
The minimum required rear yard setback is 9.0 m.
The new semi-detached dwelling will be located 6.82 m from the rear lot line.
4. **Section 4.23, By-law 6752**
The required parking space must have a minimum width of 3.2 m.
The parking space will measure 2.79 m in width.
5. **Section 5.6.(b)(i), By-law 6752**
Platforms are permitted to project a maximum of 2.5 m beyond a main rear wall of a building.
The rear deck will project 2.74 m beyond the main rear wall of the building.

34A. 45 GLENSIDE AVE

File Number:	B0088/16TEY	Zoning	R (d0.6)(x741) & R2 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	45 GLENSIDE AVE	Community:	Toronto
Legal Description:	PLAN E486 LOT 34		

THE CONSENT REQUESTED:

To obtain a consent to sever the property into two residential lots and to create an access right-of-way.

Retained – Parts 2 and 3, Draft R-Plan

Right-of-way– Part 3

Address to be assigned

The lot frontage is 6.97 m and the lot area is 238.7 m².

The existing two-storey semi-detached dwelling will require variances to the Zoning By-law, outlined in file number A1250/16TEY.

Part 3 will be subject to a pedestrian and vehicular access right-of-way in favour of the retained lot, Part 2.

Conveyed – Part 1, Draft R-Plan

Address to be assigned

The lot frontage is 8.27 m and the lot area is 271.5 m².

The existing two-storey semi-detached dwelling will require variances to the Zoning By-law, outlined in file number A1251/16TEY.

File Numbers B0088/16TEY, A1250/16TEY, and A1251/16TEY are considered jointly.

34B. 45 GLENSIDE AVE (PARTS 2 AND 3)

File Number:	A1250/16TEY	Zoning	R (d0.6)(x741) & R2 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	45 GLENSIDE AVE (PARTS 2 AND 3)	Community:	Toronto
Legal Description:	PLAN E486 LOT 34		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling containing two dwelling units by constructing a third dwelling unit within the existing building on the retained lot described in Consent Application B0088/16TEY.

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

- 1. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (61.58 m²) of the rear yard must be maintained as soft landscaping.
In this case, 43% (53 m²) of the rear yard has been maintained as soft landscaping.
- 2. Chapter 10.10.40.70.(4)(E), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The altered semi-detached dwelling will be located 0 m from the south side lot line.
- 3. Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of three parking spaces are required to be provided.
In this case, two parking spaces will be provided.
- 1. Section 4(4)(b), By-law 438-86**
A minimum of three parking spaces are required to be provided.
In this case, there will be two parking spaces provided.
- 2. Section 6(2) 1(iv), By-law 438-86**
The minimum required average floor area of the dwelling units in a building used as a converted house is 65.0 m².
In this case, the average floor area of the three dwelling units in the converted building is 48.39 m².
- 3. 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 (143.22 m²).
The altered semi-detached dwelling will have a gross floor area equal to 0.76 times the area of the lot (189.79 m²).
- 4. Section 6(3) Part II 3.F(I)(1)(A), By-law 438-86**
The minimum required side yard setback is 0.45 m, where the side wall contains no openings.
The altered semi-detached dwelling will be located 0 m from the south side lot line.

34C. 45 GLENSIDE AVE (PART 1)

File Number:	A1251/16TEY	Zoning	R (d0.6)(x741) & R2 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	45 GLENSIDE AVE (PART 1)	Community:	Toronto
Legal Description:	PLAN E486 LOT 34		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling containing two dwelling units by constructing a third dwelling unit within the existing building on the conveyed lot described in Consent Application B0088/16TEY.

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

- 1. Chapter 10.10.40.70.(4)(E), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The altered semi-detached dwelling will be located 0 m from the north side lot line.
- 2. Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of three parking spaces are required to be provided.
In this case, two parking spaces will be provided.
- 1. Section 4(4)(b), By-law 438-86**
A minimum of three parking spaces are required to be provided.
In this case, there will be two parking spaces provided.
- 2. Section 6(2) 1(iv), By-law 438-86**
The minimum required average floor area of the dwelling units in a building used as a converted house is 65.0 m².
In this case, the average floor area of the three dwelling units in the converted building is 48.39 m².
- 3. 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 (162.90 m²).
The altered semi-detached dwelling will have a gross floor area equal to 0.7 times the area of the lot (189.79 m²).
- 4. Section 6(3) Part II 3.F(I)(1)(A), By-law 438-86**
The minimum required side yard setback is 0.45 m.
The altered semi-detached dwelling will be located 0 m from the north side lot line.

35A. 1920-1944 YONGE ST

File Number:	B0091/16TEY	Zoning	CR 3.0 (c2.0; r2.5) SS2 (x2305) & MCR T3.0 C2.0 R2.5 (ZPR)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	1920-1944 YONGE ST	Community:	Toronto
Legal Description:	PLAN 284 PT LOTS 8-10 RP 63R4256 PARTS 1-6 << ENTRANCE ADDRESS FOR 1920 YONGE ST		

THE CONSENT REQUESTED:

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

CONVEYED – PARTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 & 24 Draft R-Plan (COMMERCIAL LANDS)

Easements/Rights-of-way

Part 9 will be subject to an easement over, along and upon **Part of Lots 8 & 9, Plan 284**, for the purpose of providing access to the telephone and electrical room on Level 1 in favour of the owner of **Part of Lot 10, Plan 284**.

Part 12 will be subject to an easement over, along and upon **Part of Lots 8 & 9, Plan 284**, for the purpose of providing access and use of Type B loading space in favour of the owner of **Part of Lot 10, Plan 284**.

Part 13 will be subject to an easement over, along and upon **Part of Lots 8 & 9, Plan 284**, for the purpose of providing access and use of the main electrical room and for operating, maintaining, repairing, removing, replacing facilities to ensure proper building function in favour of the owner of **Part of Lot 10, Plan 284**.

Part 14 will be subject to an easement over, along and upon **Part of Lots 8 & 9, Plan 284**, for the purpose of providing access and use of HVAC Control Room and for operating, maintaining, repairing, removing and replacing equipment to ensure proper building operations and function in favour of the owner of **Part of Lot 10, Plan 284**.

Part 15 will be subject to an easement over, along and upon **Part of Lots 8 & 9, Plan 284**, for the purpose of providing access and use of the telephone/electrical room for building operations in favour of the owner of **Part of Lot 10, Plan 284**.

Part 16 will be subject to an easement over, along and upon **Part of Lots 8 & 9, Plan 284**, for the purpose of providing access to roof top mechanical area in favour of the owner of **Part of Lot 10, Plan 284**.

Part 17 will be subject to an easement over, along and upon **Part of Lots 8 & 9, Plan 284**, for the purpose of gaining access to designated parking spaces on Level P2; to provided access for ingress and egress via stairs to Yonge Street; and to provide access between lower P3 level and garage entrance from Yonge Street in favour of the owner of **Part of Lot 10, Plan 284**.

Part 18 will be subject to an easement over, along and upon **Part of Lots 8 & 9, Plan 284**, for the purpose of providing garage space in the Northwest corner of the garage situate on Level P2 in favour of the owner of **Part of Lot 10, Plan 284**.

Part 19 will be subject to an easement over, along and upon **Part of Lots 8 & 9, Plan 284**, for the purpose of providing garage space at the west wall of the garage situate on Level P1 in favour of the owner of **Part of Lot 10, Plan 284**.

Part 20 will be subject to an easement over, along and upon **Part of Lots 8 & 9, Plan 284**, in favour of the owner of Lot 8 Plan P284 in the City of Toronto for the purpose of providing garage space in the Southwest corner of the garage situate on Level P2 in favour of the owner of **Part of Lot 10, Plan 284**.

Part 21 will be subject to an easement over, along and upon **Part of Lots 8 & 9, Plan 284**, for the purpose of providing access to the Toronto Transit Commission Station in favour of the owner of **Part of Lot 10, Plan 284**.

Part 22 will be subject to an easement over, along and upon **Part of Lots 8 & 9, Plan 284**, for the purpose of providing access to the Toronto Transit Commission Station in favour of the owner of **Part of Lot 10, Plan 284**.

Part 23 will be subject to an easement over, along and upon **Part of Lots 8 & 9, Plan 284**, for the purpose of providing access and use of rooftop mechanical units for the purpose of operating, maintaining, repairing, removing and replacing units and connections to ensure proper operations of the building in favour of the owner of **Part of Lot 10, Plan 284**.

RETAINED – PARTS 1, 2, 3, 4, 5, 6, 7, & 8, Draft R-Plan (RESIDENTIAL LANDS)

Easements/Rights-of-way

Part 4 will be subject to an easement over, along and upon **Lot 10 Plan P284**, for the purpose of providing access for Emergency exit to Yonge Street from commercial staircase being Part 16 in favour of the owner of **Part of Lots 8 & 9, Plan 284**.

Part 5 will be subject to an easement over, along and upon **Lot 10 Plan P284**, for the purpose of providing access to Garage and Type B loading space together with shared access to and use of Type G loading space in favour of the owner of **Part of Lots 8 & 9, Plan 284**.

Part 6 will be subject to an easement over, along and upon **Lot 10 Plan P284**, for the purpose of providing access to Yonge Street from the rear courtyard of the buildings in favour of the owner of **Part of Lots 8 & 9, Plan 284**.

Applications B0091/16TEY, A1270/16TEY & A1271/16TEY will be considered jointly.

**35B. 1920-1944 YONGE ST
(PARTS 1-8) (RESIDENTIAL RETAINED LANDS)**

File Number:	A1270/16TEY	Zoning:	CR 3.0 (c2.0; r2.5) SS2 (x2305) & MCR T3.0 C2.0 R2.5 (ZPR)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	1920-1944 YONGE ST (PARTS 1-8) (RESIDENTIAL RETAINED LANDS)	Community:	Toronto
Legal Description:	PLAN 284 PT LOTS 8-10 RP 63R4256 PARTS 1-6 << ENTRANCE ADDRESS FOR 1920 YONGE ST		

PURPOSE OF THE APPLICATION:

To permit the provisions of By-law 438-86, as amended by prevailing by law 967-88 to continue to be administered and applied over the entire parcel of lands collectively municipally known as 1920/1944 Yonge Street, notwithstanding any further conveyance, partition, or division of the lands.

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

Chapter 800.50(420), By-law 569-2013

The by-law is required to be administered to individual parcels of lands which are considered a lot when held in separate ownership.

In this case, the provisions of By-law 438-86, as amended by prevailing by law 967-88 shall continue to be administered and applied over the entire parcel of lands collectively municipally known as 1920/1944 Yonge Street and legally described as Part of Lots 8,9, and 10 on Registered Plan 284, and more particularly described as Parts 1 to 57 on Plan 64R-14840, notwithstanding any further conveyance, partition, or division of the lands, of all or part of the said lands.

Section 2(1), By-law 438-86

The by-law is required to be administered to individual parcels of lands which are considered a lot when held in separate ownership.

In this case, the provisions of By-law 438-86, as amended by prevailing by law 967-88 shall continue to be administered and applied over the entire parcel of lands collectively municipally known as 1920/1944 Yonge Street and legally described as Part of Lots 8,9, and 10 on Registered Plan 284, and more particularly described as Parts 1 to 57 on Plan 64R-14840, notwithstanding any further conveyance, partition, or division of the lands, of all or part of the said lands.

Applications B0091/16TEY, A1270/16TEY & A1271/16TEY will be considered jointly.

**35C. 1920-1944 YONGE ST
(PARTS 9-24) (COMMERCIAL CONVEYED LANDS)**

File Number:	A1271/16TEY	Zoning	CR 3.0 (c2.0; r2.5) SS2 (x2305) & MCR T3.0 C2.0 R2.5 (ZPR)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	1920-1944 YONGE ST (PARTS 9-24) (COMMERCIAL CONVEYED LANDS)	Community:	Toronto
Legal Description:	PLAN 284 PT LOTS 8-10 RP 63R4256 PARTS 1-6 << ENTRANCE ADDRESS FOR 1920 YONGE ST		

PURPOSE OF THE APPLICATION:

To permit the provisions of By-law 438-86, as amended by prevailing by law 967-88 to continue to be administered and applied over the entire parcel of lands collectively municipally known as 1920/1944 Yonge Street, notwithstanding any further conveyance, partition, or division of the lands.

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

Chapter 800.50(420), By-law 569-2013

The by-law is required to be administered to individual parcels of lands which are considered a lot when held in separate ownership.

In this case, the provisions of By-law 438-86, as amended by prevailing by law 967-88 shall continue to be administered and applied over the entire parcel of lands collectively municipally known as 1920/1944 Yonge Street and legally described as Part of Lots 8,9, and 10 on Registered Plan 284, and more particularly described as Parts 1 to 57 on Plan 64R-14840, notwithstanding any further conveyance, partition, or division of the lands, of all or part of the said lands.

Section 2(1), By-law 438-86

The by-law is required to be administered to individual parcels of lands which are considered a lot when held in separate ownership.

In this case, the provisions of By-law 438-86, as amended by prevailing by law 967-88 shall continue to be administered and applied over the entire parcel of lands collectively municipally known as 1920/1944 Yonge Street and legally described as Part of Lots 8,9, and 10 on Registered Plan 284, and more particularly described as Parts 1 to 57 on Plan 64R-14840, notwithstanding any further conveyance, partition, or division of the lands, of all or part of the said lands.

Applications B0091/16TEY, A1270/16TEY & A1271/16TEY will be considered jointly.