

**COMMITTEE OF ADJUSTMENT
AGENDA
TORONTO EAST YORK PANEL B**

Hearing Date: July 26, 2017 a.m.

Time: 9:00 a.m.

Location: Committee Room - Toronto City Hall - 100 Queen Street West

1. OPENING REMARKS

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

2. DEPUTATION ITEMS

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

	File Number	Owner	Property	Community (Ward)
1.	A0283/17TEY	ZOE VON NOSTITZ-TAIT LEE KUHNLE	44 ST ANNES RD	Davenport (18)
2.	A0286/17TEY	JACLYN BIELAK	215 GLENAYR RD	St. Paul's (21)
3.	A0291/17TEY	XIU HUA DU GUI PING LI	3 PEMBROKE ST	Toronto Centre-Rosedale (27)
4.	A0293/17TEY	VINCENT TAM JESSICA LESLIE MIKLOS	19 GLEBE RD E	St. Paul's (22)
5.	A0296/17TEY	NATASHA MIRCHANDANI JONATHAN NELSON TRYANSKY	159 BROWNING AVE	Toronto-Danforth (29)
6.	A0299/17TEY	JUSTYN GREEN	20 DURHAM AVE	St. Paul's (21)
7.	A0300/17TEY	ASHRAF MOHAMMAD UDDIN HELAL AHMED	89 MILLICENT ST	Davenport (18)
8.	A0301/17TEY	LORNA HALFON SHANI HALFON	180 PEARSON AVE	Parkdale-High Park (14)
9.	A0303/17TEY	FIONA MENZIES MATTHEW FURROW	230 PEARSON AVE	Parkdale-High Park (14)

10.	A0306/17TEY	THE RESIDENCES OF ALTER INC	355 CHURCH ST	Toronto Centre-Rosedale (27)
11.	A0314/17TEY	SARAH MASSIE DANIEL MC CONVILLE	1038 LOGAN AVE	Toronto-Danforth (29)
12.	A0319/17TEY	KATHERINE HECZKO SANJAY KULKARNI	162 HAMMERSMITH AVE	Beaches-East York (32)
13.	A0320/17TEY	ANGELO MANTONAKIS	484 DONLANDS AVE	Toronto-Danforth (29)
14.	A0328/17TEY	ROSALIND HEIDI KERN SEAN DOUGLAS SMITH	248 SPRINGDALE BLVD	Beaches-East York (31)
15.	A0330/17TEY	BARBARA COLLINS	14 MOORE AVE	Toronto Centre-Rosedale (27)
16.	A0334/17TEY	RACHEL MARIE-CLAIRE PAIEMENT JAMES DOUGLAS VALLANCE	40 ORIOLE GDNS	St. Paul's (22)
17.	A0336/17TEY	MALINI BUDHIRAJA DONALD CRAIG HYLAND	64 ORCHARD PARK BLVD	Beaches-East York (32)
18.	A0339/17TEY	SHU Y CHO	321 QUEENSDALE AVE	Beaches-East York (31)
19.	A0344/17TEY	JEFFREY GLUCK	5 VICTOR AVE	Toronto-Danforth (30)
20.	A0345/17TEY	JULIA ANN JORDON	84 LANGFORD AVE	Toronto-Danforth (29)
21.	A0347/17TEY	JACOB TSENG JUDY PEI-CHEN LU	51 AMELIA ST	Toronto Centre-Rosedale (28)
22.	A0348/17TEY	ANGELA KATIS HARRYS KATIS	53 JOANITH DR	Beaches-East York (31)
23.	A0349/17TEY	PETER ENDL JANA ELIZABETH PECK	110 WEST LYNN AVE	Beaches-East York (32)

3. OTHER BUSINESS

***REVISED FOR AGENDA ***

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

1. 44 ST ANNES RD

File Number:	A0283/17TEY	Zoning	R d0.6 H10.0M x 729) & R2 Z0.6 H10.0 M) (ZZC)
Owner(s):	ZOE VON NOSTITZ-TAIT LEE KUHNLE	Ward:	Davenport (18)
Agent:	ZOE VON NOSTITZ-TAIT	Heritage:	Not Applicable
Property Address:	44 ST ANNES RD	Community:	Toronto
Legal Description:	PLAN 313 PT LOT D		

PURPOSE OF THE APPLICATION:

To alter a two-storey semi-detached dwelling by constructing a front addition with a deck above.

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

- 1. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth for a semi-detached house is 17.0 m.
The building depth will be 17.85 m.
- 2. 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 (104.23 m²).
The floor space index will be 1.16 times the area of the lot (201.37 m²).
- 3. Chapter 10.50.40.70(1), By-law 569-2013**
The minimum required front yard setback is 5.48 m.
The front yard setback will be 2.88 m.
- 1. Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted building depth for a semi-detached house is 17.0 m.
The building depth will be 17.85 m.
- * 2. Section 6(3) Part I 1, by-law 569-2013 438-86**
The maximum permitted residential gross floor area is 0.60 times the area of the lot (104.23m²).
The residential gross floor area will be 1.16 times the area of the lot (201.37 m²).
- * 3. Section 6(3) Part II 2(I), By-law 569-2013 438-86**
The minimum required front lot line setback is 5.48 m.
The front lot line setback will be 2.88 m.
- * 4. Section (3) Part II 3.C(II), By-law 569-2013 438-86**
The minimum required side lot line setback is 0.90 m where the side wall contains openings.
The east side lot line setback will be 0.15 m.

2. 215 GLENAYR RD

File Number:	A0286/17TEY	Zoning	RD (f12.0; d0.65)(x1321) & R1 Z0.6 (ZZC)
Owner(s):	JACLYN BIELAK	Ward:	St. Paul's (21)
Agent:	ERIN WALSH	Heritage:	Not Applicable
Property Address:	215 GLENAYR RD	Community:	Toronto
Legal Description:	PLAN M348 LOT 41		

PURPOSE OF THE APPLICATION:

To alter the approved building permit plans for alterations to a two-storey detached dwelling by constructing a third floor addition.

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

1. Chapter 10.5.40.60.(1)(F)(ii), 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 not encroach into the required side yard setback as it does not abut a street.

In this case, the platform will encroach 0.3 m into the required side yard setback and the side yard does not abut a street.

2. Chapter 10.20.40.10.(2)(B)(ii), By-law 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.

The height of the side exterior main walls facing the side lot lines will be 10.78 m.

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

The maximum permitted floor space index is 0.60 times the area of the lot (290.11 m²).

The altered dwelling will have a floor space index equal to 0.797 times the area of the lot (385.42 m²).

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

The maximum permitted gross floor area is 0.6 times the area of the lot (290.11 m²).

The altered dwelling will have a residential gross floor area equal to 0.797 times the area of the lot (385.42 m²).

2. 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 and rear wall. A platform projection from the side wall is not permitted.

In this case, the new uncovered platform will project 0.68 m from the side wall.

3. Section 6(3) Part II 8 D (II), 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 new uncovered platform will have a height of 7.24 m above grade.

- 4. Section 6(3) Part II 8 D (I), By-law 438-86**
An uncovered platform is permitted to project into the required setbacks provided it does not extend beyond the side wall of the building as projected.
The new uncovered platform will project beyond the side walls.
- 5. Section 4(2), By-law 438-86**
The maximum permitted building height is 11 m.
The altered dwelling will have a height of 11.23 m.
- 6. Section 6(3) Part II 8 A, By-law 438-86**
The maximum permitted projection of the eaves or cornices into the required setback is 0.45 m.
In this case, the eaves or cornices will project 0.47 m.

3. 3 PEMBROKE ST

File Number:	A0291/17TEY	Zoning	R (d1.0) (x984) & R3 Z1.0 (BLD)
Owner(s):	XIU HUA DU GUI PING LI	Ward:	Toronto Centre-Rosedale (27)
Agent:	QIYANG AI	Heritage:	Not Applicable
Property Address:	3 PEMBROKE ST	Community:	Toronto
Legal Description:	PLAN D73 PT LOTS 32 33		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey semi-detached dwelling by constructing a rear second storey deck.

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

- 1. Section 6(3)Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback where the side wall contains no openings is 0.45 m.
The altered dwelling will be located 0.0 m to the south side lot line.
- 2. 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 21.67 m.
- 3. Section 4(14)(A), By-law 438-86**
The minimum required building setback from the centre line of a public lane is 2.5 m.
In this case, the dwelling will be located 2.0 m from the centre line of a public lane.

4. 19 GLEBE RD E

File Number:	A0293/17TEY	Zoning	R (d0.6)(931) & R2 Z0.6 (ZZC)
Owner(s):	VINCENT TAM JESSICA LESLIE MIKLOS	Ward:	St. Paul's (22)
Agent:	ERIC CALHOUN	Heritage:	Not Applicable
Property Address:	19 GLEBE RD E	Community:	Toronto
Legal Description:	PLAN 1789 PT LOT 29		

PURPOSE OF THE APPLICATION:

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

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

1. Chapter 10.5.60.70.(1), By-law 569-2013

The total area on a lot covered by ancillary buildings or structures may not exceed 10 % of the lot area (27.9 m²).

In this case, the ancillary building will cover 14.12 % of the lot area (39.4 m²).

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

A lot with a residential building, other than an apartment building, must have a minimum of 50 % of the rear yard for soft landscaping (69.76 m²).

The rear yard landscaping area will be equal to 31.2 % (43.44 m²).

5. 159 BROWNING AVE

File Number:	A0296/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	NATASHA MIRCHANDANI JONATHAN NELSON TRYANSKY	Ward:	Toronto-Danforth (29)
Agent:	OLIVER DANG	Heritage:	Not Applicable
Property Address:	159 BROWNING AVE	Community:	Toronto
Legal Description:	PLAN M368 PT LOTS 134 & 135		

PURPOSE OF THE APPLICATION:

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

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

- 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 9.56 m.
- 2. Chapter 10.10.40.40.(2)(A), By-law 569-2013**
Additions to the rear of a semi-detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (117.3 m²).
The altered semi-detached dwelling will have a floor space index equal to 1.01 times the area of the lot (172.11 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 (117.3 m²).
The altered semi-detached dwelling will have a gross floor area equal to 1.01 times the area of the lot (172.11 m²).

6. 20 DURHAM AVE

File Number:	A0299/17TEY	Zoning	RM (f12.0;u2;d0.8)(x252) & R2 (ZZC)
Owner(s):	JUSTYN GREEN	Ward:	St. Paul's (21)
Agent:	JUSTYN GREEN	Heritage:	Not Applicable
Property Address:	20 DURHAM AVE	Community:	York
Legal Description:	PLAN 1527 LOT 39		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback for a detached house is 1.2 m.
The altered dwelling will be located 0.29 m from the west side lot line and 1.14 m from the east side lot line.
- Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.
The roof eaves will be 0.0 m from the west side lot line.
- Section 3(a), By-law 3623-97**
The minimum required side yard setback is 0.5 m from one side lot line and 1.2 m from the other.
The altered dwelling will be located 0.29 m from the west side lot line and 1.14 m from the east side lot line.

7. 89 MILLICENT ST

File Number:	A0300/17TEY	Zoning	R(d0.6)(x740) & R2 Z0.6 (ZZC)
Owner(s):	ASHRAF MOHAMMAD UDDIN HELAL AHMED	Ward:	Davenport (18)
Agent:	ANDREW TROTTER	Heritage:	Not Applicable
Property Address:	89 MILLICENT ST	Community:	Toronto
Legal Description:	PLAN 862 PT LOTS 23 & 24 RP 63R521 PART 1		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse/rowhouse by constructing a rear two-storey addition and to maintain and legalize the existing secondary suite.

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

1. Chapter 10.10.40.80.(1)(A), By-law 569-2013

The minimum required distance between main walls for a townhouse is 2.00 m where there are no openings to dwelling units in those main walls.

The distance between main walls will be 0.00 m on the east side and 1.44 m on the west side.

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

The maximum permitted depth of a townhouse is 14.0 m.

The altered townhouse will have a depth of 17.51 m.

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

The maximum permitted floor space index of a townhouse is 0.60 times the area of the lot (99.50 m²).

The altered townhouse will have a floor space index equal to 0.84 times the area of the lot (139.96 m²).

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

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

The altered rowhouse will be located 0.0 m from the east side lot line.

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

The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.

The altered rowhouse will be located 0.0 m from the side wall of the east adjacent building.

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

The maximum permitted depth of a rowhouse is 14.0 m.

The altered rowhouse will have a depth of 17.51 m.

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

The maximum permitted gross floor area of a detached dwelling is 0.60 times the area of the lot (99.50 m²).

The altered rowhouse will have a gross floor area equal to 0.84 times the area of the lot (139.96 m²).

5. 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 (24.87 m²).

The addition will have an area equal to 0.18 times the area of the lot (29.20 m²).

6. 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.

8. 180 PEARSON AVE

File Number:	A0301/17TEY	Zoning	(d0.6) (x296) & R2 Z0.6 (ZZC)
Owner(s):	LORNA HALFON SHANI HALFON	Ward:	Parkdale-High Park (14)
Agent:	MICHAEL BOXER	Heritage:	Not Applicable
Property Address:	180 PEARSON AVE	Community:	Toronto
Legal Description:	PLAN 552 PT LOT 4 PT LOT 5		

PURPOSE OF THE APPLICATION:

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

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

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

Additions to the rear of a semi-detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (217.95 m²).

The altered dwelling will have a floor space index equal to 0.80 times the area of the lot (254.14 m²).

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 (217.95 m²).

The altered dwelling will have a gross floor area equal to 0.80 times the area of the lot (254.14 m²).

9. 230 PEARSON AVE

File Number:	A0303/17TEY	Zoning	R(d0.6)(x290) & R2 Z0.6 (ZZC)
Owner(s):	FIONA MENZIES MATTHEW FURROW	Ward:	Parkdale-High Park (14)
Agent:	ALISON MILNE	Heritage:	Not Applicable
Property Address:	230 PEARSON AVE	Community:	Toronto
Legal Description:	PLAN 590 PT LOT 9		

PURPOSE OF THE APPLICATION:

To alter the existing existing three-storey dwelling, by constructing a third floor dormer addition and to reestablish the building as a single family dwelling by removing the three existing dwelling units.

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

- 1. Chapter 10.10.40.70.(3)A(i) By-law 569-2013**
The minimum required side yard setback is 0.90 m.
The third floor dormer addition will have an east side yard setback of 0.65 m.
- 2. Chapter 10.10.40.10.(1)(B), By-law 569-2013**
The maximum permitted height of a building or structure is 10.00 m.
The third floor dormer addition will be 10.30 m.
- 3. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50 m.
The height of the side exterior main walls facing a side lot line of the third floor dormer addition will be 9.98 m.
- 1. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback is 0.90 m.
The east side lot line setback will be 0.65 m.
- 2. Section 6(3) Part II 3.B(II), By-law 438-86**
A minimum building separation distance of 1.20 m is required.
The east side dormer addition will have a building separation distance of 0.87 m.
- 3. Section 4(2)(a), By-law 438-86**
The maximum permitted height of a building or structure is 10.00 m.
The third floor dormer addition will be 10.30 m.

10. 355 CHURCH ST

File Number:	A0306/17TEY	Zoning	CR T3.0 C2.0 R3.0 (ZPR)
Owner(s):	THE RESIDENCES OF ALTER INC	Ward:	Toronto Centre-Rosedale (27)
Agent:	PAUL COPE	Heritage:	Not Applicable
Property Address:	355 CHURCH ST	Community:	Toronto
Legal Description:	PL 203 LTS 1 & 2 SUBJ TO ROW		

PURPOSE OF THE APPLICATION:

To alter the redevelopment plan for a 33-storey mixed use building, approved under Site-specific By-law 837-2015(OMB), by reducing the required parking stall length for three of the required parking dspaces.

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

Section 4(17)(a)(ii), By-law 438-86

The minimum required parking space length is 5.6 m.

In this case, three parking spaces for residential occupants will have a length of 5.2 m.

11. 1038 LOGAN AVE

File Number:	A0314/17TEY	Zoning	R(d0.6)(x312) & R2 Z0.6 (ZZC)
Owner(s):	SARAH MASSIE DANIEL MC CONVILLE	Ward:	Toronto-Danforth (29)
Agent:	TREVOR WALLACE	Heritage:	Not Applicable
Property Address:	1038 LOGAN AVE	Community:	Toronto
Legal Description:	PLAN M368 PT LOTS 26 & 27		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 9.23 m.
- Chapter 10.10.40.40(2)(A), By-law 569-2013**
Additions to the rear of a semi-detached house erected before October 15, 1953, are permitted provided the floor space index as enlarged does not exceed 0.69 times the area of the lot (127.93 m²).
The altered dwelling will have a floor space index equal to 0.97 times the area of the lot (179.4 m²).
- Section 6(3) Part VI 1(I), By-law 438-86**
Additions to the rear of a semi-detached house erected before October 15, 1953, or to a converted house are permitted provided the residential gross floor area as enlarged does not exceed 0.69 times the area of the lot (127.93 m²).
The altered dwelling will have a residential gross floor area equal to 0.97 times the area of the lot (179.4 m²).

12. 162 HAMMERSMITH AVE

File Number:	A0319/17TEY	Zoning	RD(d0.35)(x961) & R1 Z0.35 (ZZC)
Owner(s):	KATHERINE HECZKO SANJAY KULKARNI	Ward:	Beaches-East York (32)
Agent:	PHILIPPE BEAUPARLANT	Heritage:	Not Applicable
Property Address:	162 HAMMERSMITH AVE	Community:	Toronto
Legal Description:	PLAN M390 PT LOT 32 PT LOT 33		

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted floor space index of a detached dwelling is 0.35 times the area of the lot (126.81 m²).

The altered detached dwelling will have a floor space index equal to 0.51 times the area of the lot (183.5 m²).

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

The maximum permitted gross floor area of a detached dwelling is 0.35 times the area of the lot (126.81 m²).

The altered detached dwelling will have a gross floor area equal to 0.51 times the area of the lot (183.5 m²).

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

The minimum required side lot line setback for the portion of 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 0.63 m from the south side lot line.

13. 484 DONLANDS AVE

File Number:	A0320/17TEY	Zoning	RD (f6.0, a185, d0.75) & R1C (ZZC)
Owner(s):	ANGELO MANTONAKIS	Ward:	Toronto-Danforth (29)
Agent:	DEMETRE BAZIOS	Heritage:	Not Applicable
Property Address:	484 DONLANDS AVE	Community:	East York
Legal Description:	PLAN M444 PT LOTS 341 & 342		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 200.5.1.10.(2), By-law 569-2013**
A parking space is required to have minimum dimensions of 2.9 m in width by 5.6 m in length. The parking space on the west side of the dwelling will have a width of 2.7 m.
- 2. Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The altered dwelling will have a height of 8.99 m.
- 1. Section 5.6, By-law 6752**
The front stairs shall not be closer than 1.5 m to the front lot line.
In this case, the front stairs will be located 1.4 m from the north front lot line.
- 2. Section 4.23, By-law 6752**
A parking space is required to have minimum dimensions of 2.9 m in width by 5.6 m in length. The parking space on the west side of the dwelling will have a width of 2.7 m.
- 3. Section 7.1.6, By-law 6752**
A minimum of 75% (18.6 m²) of the front yard must be maintained as soft landscaping. In this case, 63% (15.5 m²) of the front yard will be maintained as soft landscaping.
- 4. Section 7.4.3, By-law 6752**
The minimum required rear yard setback is 9 m.
The altered dwelling will be located 8.77 m from the south rear lot line.
- 5. Section 7.4.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The altered dwelling will have a height of 8.99 m.

14. 248 SPRINGDALE BLVD

File Number:	A0328/17TEY	Zoning	RS (f10.5; a325; d0.75) (x312) & R2A (WAIVER)
Owner(s):	ROSALIND HEIDI KERN SEAN DOUGLAS SMITH	Ward:	Beaches-East York (31)
Agent:	SEAN DOUGLAS SMITH	Heritage:	Not Applicable
Property Address:	248 SPRINGDALE BLVD	Community:	Toronto
Legal Description:	PLAN M394 LOT 350		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.40.30.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (65.0 m²).
The lot coverage will be 37% of the lot area (68.5 m²).
- 2. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves are permitted to project provided they are no closer to a lot line than 0.3 m.
The roof eaves will be located 0.15 m from the west lot line.
- 1. Section 7.8, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (65.03 m²).
Minor Variance Decision A0158/08TEY approved a lot coverage of 39% of the lot area (72.9 m²).
The lot coverage will be 37% of the lot area (68.5 m²).

15. 14 MOORE AVE

File Number:	A0330/17TEY	Zoning	R (f7.5; u2; d0.6)(x957) & R1S Z0.6 (ZZC)
Owner(s):	BARBARA COLLINS	Ward:	Toronto Centre-Rosedale (27)
Agent:	GLORIA APOSTOLOU	Heritage:	Not Applicable
Property Address:	14 MOORE AVE	Community:	Toronto
Legal Description:	PLAN 895 PT LOT 9		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.75 m.
The altered detached dwelling will be located 2.33 m from the front lot line.
- 2. Chapter 10.5.40.60.(1)(A)(i), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach 2.38 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback (0.9 m).
In this case, the new front porch will encroach 2.43 m into the required front yard setback and will be located 0.23 m from the west side lot line. The new front landing will encroach 4.15 m into the required front yard setback.
- 3. 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 (11.42 m²).
In this case, 56.99% (8.68 m²) of the front yard will be soft landscaping.
- 1. Section 6(3) Part II 2 (II), By-law 438-86**
The minimum required front yard setback of a building on an inside lot is 4.75 m.
The altered dwelling will be located 2.33 m from the front lot line.
- 2. Section 6(3) Part II 3.C(II)(i), By-law 438-86**
The minimum required side lot line setback of a detached house is 0.9 m where the side wall contains openings.
The altered dwelling will be located 0.3 m from the west side lot line.
- 3. Section 6(3) Part III 3.(d), By-law 438-86**
A minimum of 75% (23.81 m²) of the front yard area (area between the front lot line and the main front wall of the dwelling extending to the side lot lines and not covered by a permitted driveway), shall be maintained as soft landscaping.
In this case, 27.35% (8.68 m²) of the front yard area will be soft landscaping.

16. 40 ORIOLE GDNS

File Number:	A0334/17TEY	Zoning	R (d0.6) (x905) & R2 Z0.6 (ZZC)
Owner(s):	RACHEL MARIE-CLAIRE PAIEMENT JAMES DOUGLAS VALLANCE	Ward:	St. Paul's (22)
Agent:	TINA MCMULLEN	Heritage:	Not Applicable
Property Address:	40 ORIOLE GDNS	Community:	Toronto
Legal Description:	PLAN 544 LOT 29 E PT LOT 30		

PURPOSE OF THE APPLICATION:

To construct a new pergola and freestanding gas fireplace in the rear yard of the existing detached dwelling.

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

Chapter 10.5.60.50.(2)(A), By-law 569-2013

The maximum permitted floor area of all ancillary buildings or structures on a lot is 60.0 m².
In this case, the total area of all ancillary buildings is 62.0 m².

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

The minimum required side lot line setback for an accessory structure is 3.0 m from all lot lines.
In this case, the accessory structure will be located 1.82 m from the rear lot line and 2.66 m from the side lot line.

17. 64 ORCHARD PARK BLVD

File Number:	A0336/17TEY	Zoning	R (f7.5; d0.6) & R2 Z0.6 (ZZC)
Owner(s):	MALINI BUDHIRAJA DONALD CRAIG HYLAND	Ward:	Beaches-East York (32)
Agent:	LARRY DANG	Heritage:	Not Applicable
Property Address:	64 ORCHARD PARK BLVD	Community:	Toronto
Legal Description:	PLAN 607E PT LOTS 21 & 22		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a rear two-storey addition and a rear ground floor deck. The existing rear detached garage will be demolished and a rear parking pad will be maintained.

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

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

Additions to the rear of a semi-detached 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 (154.43 m²).

The altered semi-detached dwelling will have a floor space index equal to 0.71 times the area of the lot (159.01 m²).

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 (154.43 m²).

The altered semi-detached dwelling will have a gross floor area equal to 0.71 times the area of the lot (159.01 m²).

18. 321 QUEENSDALE AVE

File Number:	A0339/17TEY	Zoning	RS(f10.5; a325; d0.75)(x312) & R2A (BLD)
Owner(s):	SHU Y CHO	Ward:	Beaches-East York (31)
Agent:	SHU Y CHO	Heritage:	Not Applicable
Property Address:	321 QUEENSDALE AVE	Community:	East York
Legal Description:	PLAN M394 LOT 274 PT LOT 273		

PURPOSE OF THE APPLICATION:

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

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

Chapter 10.40.30.40.(1)(A), By-law 569-2013

The maximum permitted lot coverage is 35% of the lot area (71.2 m²).
The lot coverage will be equal to 38.8% of the lot area (78.9 m²).

Section 7.8, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (71.2 m²).
The lot coverage will be equal to 38.8% of the lot area (78.9 m²).

19. 5 VICTOR AVE

File Number:	A0344/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	JEFFREY GLUCK	Ward:	Toronto-Danforth (30)
Agent:	KARINE KULISH	Heritage:	Not Applicable
Property Address:	5 VICTOR AVE	Community:	Toronto
Legal Description:	PLAN 311E LOT 4 TO LOT 5		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling containing two dwelling units by constructing a rear one-storey addition and a rear ground floor deck.

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

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

Additions to the rear of a semi-detached 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 (123.37 m²).

The altered dwelling will have a floor space index equal to 0.95 times the area of the lot (170.11 m²).

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 (123.37 m²).

The altered dwelling will have a gross floor area equal to 0.95 times the area of the lot (170.11 m²).

20. 84 LANGFORD AVE

File Number:	A0345/17TEY	Zoning	R(d0.6) & R2 Z0.6/10M (ZZC)
Owner(s):	JULIA ANN JORDON	Ward:	Toronto-Danforth (29)
Agent:	JULIA ANN JORDON	Heritage:	Not Applicable
Property Address:	84 LANGFORD AVE	Community:	Toronto
Legal Description:	PLAN 948 PT LOT 24		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.10.40.10.(2)(B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 10.0 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (101.52 m²).
The floor space index will be 0.89 times the area of the lot (149.75 m²).
- Chapter 10.5.40.60.(7) , By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The proposed eaves are 0.27 m from the north lot line.
- 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 (101.52 m²).
The residential gross floor area will be 0.89 times the area of the lot (149.75 m²).
- Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback is 0.45 m where the side wall contains no openings.
The side lot line setback will be 0.28 m to the wall and 0.14 m to the chimney stack on the north side and 0.0 m on the south side.

21. 51 AMELIA ST

File Number:	A0347/17TEY	Zoning	R (d1.0)(x851) & R3 Z1.0 (ZZC)
Owner(s):	JACOB TSENG JUDY PEI-CHEN LU	Ward:	Toronto Centre-Rosedale (28)
Agent:	STUART HATCH	Heritage:	Designated
Property Address:	51 AMELIA ST	Community:	Toronto
Legal Description:	PLAN 26 PT LOT 4		

PURPOSE OF THE APPLICATION:

To re-construct a rear detached garage.

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

1. Chapter 10.5.60.20.(4), By-law 569-2013

An ancillary building or structure may be no closer than 2.5 m from the original centerline of a lane. The ancillary building/structure will be located 1.62 m from the original centerline of a lane to the east and 2.29 m from the original centerline of a lane to the south.

2. Chapter 10.5.60.40.(4), By-law 569-2013

The maximum permitted height of the top of an entrance into an ancillary building or structure is 2.5 m above the average elevation of the grade along the entrance. In this case, the height of the top of the entrance will be 3.18 m.

3. Chapter 10.5.60.60.(1), By-law 569-2013

The eaves of a roof on an ancillary building may encroach into a building setback a maximum of 0.3 m, if the eaves are no closer to a lot line than 0.15 m. In this case, the eaves will encroach 0.45 m into a building setback, and will be 0.0 m from the south lot line.

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

The minimum required rear lot line setback is 1.0 m. The rear detached garage will be located 0.39 m from the south side lot line and 0.09 m from the east side lot line.

1. Section 4(14)(A), By-law 438-86

A building or structure may be no closer than 2.5 m from the centerline of a public lane. The ancillary building/structure will be located 1.62 m from the centerline of the public lane to the east and 2.29 m from the centerline of the public lane to the south.

22. 53 JOANITH DR

File Number:	A0348/17TEY	Zoning	RD (f12.0; a370; d0.6) & R1B (BLD)
Owner(s):	ANGELA KATIS HARRYS KATIS	Ward:	Beaches-East York (31)
Agent:	TOM KATIS	Heritage:	Not Applicable
Property Address:	53 JOANITH DR	Community:	East York
Legal Description:	PLAN 3609 LOT 54		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the new two-storey detached dwelling with a rear ground floor deck.

Note: In Decision Number A0006/16TEY the Committee of Adjustment approved variances to the Zoning By-laws which permitted alterations to the former one-storey detached dwelling as follows: a complete second storey addition, a rear two-storey addition, a front two-storey addition with a front bay window, a front porch, a rear deck, and the construction of a rear detached garage. A minimum of fifty percent of the existing walls were to be maintained during construction. Less than fifty percent of the existing walls were maintained, classifying the house under construction as a new dwelling and requiring a new minor variance application.

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 (119.5 m²).

Decision Number A0006/16TEY permitted a lot coverage equal to 40% of the lot area (137.13 m²) for the altered dwelling and detached garage.

In this case the new dwelling and detached garage will have a lot coverage equal to 40% of the lot area (137.13 m²).

2. Chapter 10.20.40.10.(1)(A), By-law 569-2013

The maximum permitted building height is 8.5 m.

Decision Number A0006/16TEY permitted the altered dwelling to have a height of 9 m.

In this case the new detached dwelling will have a height of 9 m.

3. 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 m.

Decision Number A0006/16TEY permitted the front and rear exterior main walls of the altered dwelling to have heights of 8.95 m.

In this case, the height of the front exterior main wall will be 8.77 m and the rear exterior main walls will be 7.4 m.

4. Chapter 10.20.40.10.(6), By-law 569-2013

The maximum permitted height of the first floor of a detached dwelling above established grade is 1.2 m.

Decision Number A0006/16TEY permitted alterations to the dwelling that would result in a first floor height of 1.52 m above established grade.

In this case, the first floor of the new detached dwelling will have a height of 1.65 m above established grade.

5. 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 (204.85 m²).

Decision Number A0006/16TEY permitted the altered dwelling to have a floor space index equal to 0.66 times the area of the lot (226.23 m²).

The new detached dwelling will have a floor space index equal to 0.66 times the area of the lot (226.23 m²).

1. Section 7.3.3, By-law 6752

The minimum required front yard setback is 6 m.

Decision Number A0006/16TEY permitted the altered dwelling to be located 4.42 m from the north front lot line.

The new detached dwelling will be located 4.42 m from the north front lot line.

2. Section 7.3.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (119.5 m²).

Decision Number A0006/16TEY permitted a lot coverage equal to 41% of the lot area (140.69 m²) for the altered dwelling and detached garage.

The lot coverage of the new dwelling and detached garage will be equal to 41% of the lot area (140.69 m²).

3. Section 7.3.3, By-law 6752

The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (204.85 m²).

Decision Number A0006/16TEY permitted the altered dwelling to have a floor space index equal to 0.66 times the area of the lot (226.23 m²).

The new detached dwelling will have a floor space index equal to 0.66 times the area of the lot (226.23 m²).

4. Section 7.3.3, By-law 6752

The maximum permitted building height is 8.5 m.

Decision Number A0006/16TEY permitted the altered dwelling to have a building height of 9 m.

In this case, the new detached dwelling will have a height of 8.93 m.

5. Section 7.3.3, By-law 6752

The maximum permitted building length is 16.75 m.

Decision Number A0006/16TEY permitted the altered dwelling to have a building length of 17.21 m.

The new detached dwelling will have a building length of 17.21 m.

***REVISED FOR AGENDA**

23. 110 WEST LYNN AVE

File Number:	A0349/17TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (ZZC)
Owner(s):	PETER ENDL JANA ELIZABETH PECK	Ward:	Beaches-East York (32)
Agent:	CAROLYN MOSS	Heritage:	Not Applicable
Property Address:	110 WEST LYNN AVE	Community:	Toronto
Legal Description:	PLAN 461E LOT 466		

PURPOSE OF THE APPLICATION:

To alter the existing two storey detached dwelling by constructing: an new front vestibule and alterations to the porch; a front second storey addition; a side sky-light addition; and a rear one storey vestibule addition. The existing detached garage will be replaced with a new detached garage.

~~Proposal to construct front and rear additions with interior alterations to existing single family dwelling. A garage to be constructed at the rear.~~

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 (111.49 m²).
The floor space index will be 0.7 times the area of the lot (130.37 m²).
- 2. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.83 m.
The front yard setback will be 2.87 m.
- 3. Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The side yard setback will be 0.45 m.
- 4. Chapter 10.5.40.60.(2) (B)(i), By-law 569-2013**
A canopy, awning or similar structure not covering a platform may encroach in a front yard or rear yard 2.5 m if it is no closer to a side lot line than the minimum required side yard setback.
The proposed canopy encroaches 2.4 m and is 0.51m closer to the north side lot line than the required side yard setback of 0.81m (existing lawful).
- 5. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
The minimum required rear yard soft landscaping is 50% (42.17 m²).
The rear yard landscaping area will be 38.21% (32.09 m²).
- 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 (111.49 m²).
The residential gross floor area will be 0.7 times the area of the lot (130.37 m²).

2. Section 6(3) Part II 2(I), by-law 438-86

Additions to the front of a dwelling are to be set back the same distance as the existing building, in this case 4.3 m.

The proposed front lot line setback will be 2.87 m.

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

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

The lot line setback is 0.21m on the south side.