

COMMITTEE OF ADJUSTMENT AGENDA TORONTO EAST YORK PANEL

Hearing Date: June 7, 2017 (PM)

Time: 1:30 p.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 1:30 p.m. or shortly thereafter:

	File Number	Property	Community (Ward)
1.	A0660/16TEY	162 BROCK AVE	Davenport (18)
2.	A0677/16TEY	14 WHITEWOOD RD	St. Paul's (22)
3.	A1037/16TEY	4 WHITEWOOD RD	St. Paul's (22)
4.	A1089/16TEY	31 MAPLE AVE	Toronto Centre-Rosedale (27)
5.	A1108/16TEY	115 BEACONSFIELD AVE	Davenport (18)
6.	A1105/16TEY	46 LIPPINCOTT ST	Trinity-Spadina (20)
7.	A1109/16TEY	2054 QUEEN ST E	Beaches-East York (32)
8.	A1186/16TEY	1 ADELAIDE ST E	Toronto Centre-Rosedale (28)
9.	A1192/16TEY	269, 271 & 273 RICHMOND ST W	Trinity-Spadina (20)
10.	A1227/16TEY	68 MCGILL ST	Toronto Centre-Rosedale (27)
11.	A1288/16TEY	22 FIELDING AVE	Toronto-Danforth (29)
12A	B0084/16TEY	107 VIRGINIA AVE	Beaches-East York (31)
12B	A1193/16TEY	PART 1	
12C	A1194/16TEY	PART 2	

3. OTHER BUSINESS

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

1. 162 BROCK AVE

File Number:	A0660/16TEY	Zoning	R(d1.0) & R4 Z1.0 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	162 BROCK AVE	Community:	Toronto
Legal Description:	PLAN 319 PT LOT 9		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with a rear attached 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 7.5 m.

The height of the front and rear exterior main walls will be 9.38 m.

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

The maximum permitted depth is 17.0 m.

The new building will have a depth of 28.15 m measured from the front yard setback to the rear garage main wall.

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

The maximum permitted floor space index is 1.0 times the area of the lot (231.50 m²).

The new building will have a floor space index equal to 1.14 times the area of the lot (263.68 m²).

4. Chapter 10.10.40.70.(2), By-law 569-2013

The minimum required rear yard setback is 7.5 m.

The new building will be located 0.61 m from the rear lot line, measured to the rear attached garage wall.

5. Chapter 10.10.40.70.(3), By-law 569-2013

The minimum required side yard setback is 0.9 m.

The new building will be located 0.36 m from the south side lot line.

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 stairs will be located 0.29 m from the east front lot line.

7. Chapter 10.5.40.60.(7), By-law 569-2013

Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.

The roof eaves will be located 0.06 m from the south side lot line and 0.10 m from the west side lot line.

8. **Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (3.43 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 66.9% (3.06 m²) of the required front yard landscaped open space will be in the form of soft landscaping.
9. **Chapter 10.5.40.60.(1)(A) By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 0.81 m if it is no closer to a side lot line than the required side yard setback.
The front porch will encroach 1.32 m into the required front yard setback.
1. **Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10.0 m.
The new building will have a height of 10.15 m, measured to the top of the skylight.
2. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 1.0 times the area of the lot (231.50 m²).
The new building will have a gross floor area equal to 1.14 times the area of the lot (263.68 m²).
3. **Section 6(3) Part II 3(II), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that contains openings is 1.2 m.
The new building will be located 0.79 m from the side wall of the north adjacent building.
4. **Section 6(3) Part II 3.A(I), By-law 438-86**
The minimum required setback from a flanking street is 1.25 m.
The new building will be located 0.36 m from the south flanking street (Delaney Crescent).
5. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.
The 11.15 m portion of the new building, exceeding the 17.0 m depth, will be located 0.61 m from the north side lot line and 0.36 m from the south side lot line.
6. **Section 6(3) Part II 8 A, By-law 438-86**
The maximum permitted projection of the eaves or cornices into the required setbacks is 0.45 m.
The eaves or cornices will project 0.61 m into the south side yard setback and 0.51 m into the west rear yard setback.
7. **Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The new building will be located 0.61 m from the rear lot line.
8. **Section 6(3) Part III 3(d)(i)D, By-law 438-86**
A minimum of 75% (3.43 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 66.9% (3.06 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

2. 14 WHITEWOOD RD

File Number:	A0677/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	14 WHITEWOOD RD	Community:	Toronto
Legal Description:	PLAN 590E PT LOT 133		

PURPOSE OF THE APPLICATION:

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

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

1. Chapter 10.10.40.10.(1)(A), By-law 569-2013

The maximum permitted height of a building or structure is 9.0 m.

The new two-storey detached dwelling will have a building height of 9.51 m.

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

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

The height of the front exterior main walls is 7.53 m.

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

The height of the rear exterior main wall will be 7.53 m.

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.

The height of the side exterior main walls facing a side lot line will be 7.53 m.

3. Chapter 10.10.40.70.(1), By-law 569-2013

The minimum required front yard setback is 4.68 m.

The new two-storey detached dwelling will be located 4.11 m from the east front lot line.

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 (221.74 m²).

The new two-storey detached dwelling will have a floor space index equal to 0.68 times the area of the lot (252.68 m²).

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

The maximum permitted building height is 9.0 m.

The new two-storey detached dwelling will have a building height of 9.30 m.

2. 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 (221.71 m²).

The new two-storey detached dwelling will have a floor space index equal to 0.68 times the area of the lot (252.68 m²).

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

The minimum required front yard setback for a building on the inside lot is 4.68 m.

The new two-storey detached dwelling will be located 4.11 m from the east front lot line.

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 setback is 1.2 m above grade.

The new rear deck will be 2.2 m above grade.

3. 4 WHITEWOOD RD

File Number:	A1037/16TEY	Zoning	R (d0.6)(x930) & R2 Z0.6 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	4 WHITEWOOD RD	Community:	Toronto
Legal Description:	PLAN 590E PT LOT 131 PT LOT 132		

PURPOSE OF THE APPLICATION:

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

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

1. **Chapter 10.10.40.10.(2)(A)(i)(ii), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7 m.
The height of the front and rear exterior main walls will be 7.9 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 m.
The height of the side exterior main walls facing a side lot line will be 7.9 m.
3. **Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (139.5 m²).
The new detached dwelling will have a floor space index equal to 0.75 times the area of the lot (175.7 m²).
4. **Chapter 10.5.50.10.(1)(B), By-law 569-2013**
A minimum of 50% (14.75 m²) of the front yard is required to be landscaping.
In this case, 46% (13.7 m²) of the front yard will be maintained as landscaping.
5. **Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (11.1 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 62% (9.2 m²) of the required front yard landscaped open space will be in the form of soft landscaping.
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (139.5 m²).
The new detached dwelling will have a gross floor area equal to 0.75 times the area of the lot (175.7 m²).
2. **Section 6(3) Part II 3(II), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that contains openings is 1.2 m.
The new detached dwelling will be located 0.46 m from the side wall of the north adjacent building, 6 Whitewood Avenue.

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

A minimum of 75% (10.3 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.

In this case, 67 % (9.2 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

4. 31 MAPLE AVE

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

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached dwelling is 17.0 m.
The existing building has a length of 24.11 m.
The building length measured to the extension of the basement built under permit 14 267538 BLD is 25.28 m which should have required Committee of Adjustment approval.
The west side three-storey addition will have a building length of 19.89 m.
- Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 19.0 m.
The existing building has a depth of 24.88 m.
The building length measured to the extension of the basement built under permit 14 267538 BLD is 26.05 m which should have required Committee of Adjustment approval.
The west side three-storey addition will have a depth of 20.66 m.
- 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 0.681 times the area of the lot (900.36 m²).
- 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 4.47 m at the front gate.
- 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 in the backyard.
- 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, 39.83% (218.57 m²) of the rear yard will be maintained as soft landscaping.

7. **Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 10.0 m.
The altered detached dwelling will have a height of 10.54 m.
8. **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 existing side exterior main walls is 10.54 m on the west side, and 7.83 m on the east side.
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 0.687 times the area of the lot (908.67 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 portion of the altered detached dwelling, exceeding the 17.0 m depth, will be located 4.01 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 8.69 m in the rear yard.
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 existing building has a height of 12.36 m.
The west side three-storey addition will have a height of 11.13 m.

5. 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.
In this case, the rear basement walkout stairs will be located 0.3 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 will be located 0.3 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 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 0.18 times the area of the lot (43.38 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.

6. 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 alter the existing one-storey semi-detached dwelling by constructing a second and third storey addition, front porch, front basement walkout, rear ground floor deck with trellis, rear third floor deck and a rear detached garage.

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 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 1.17 times the area of the lot (184.31 m²).
- Chapter 10.10.40.70.(4)(B), 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.
- Chapter 10.10.60.20.(1)(A), 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.
- Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (6.44 m²) of the front yard is required to be soft landscaping.
In this case, 33.5% (2.88 m²) of the front 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 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 1.17 times the area of the lot (184.31 m²).
- 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.
- 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 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 (45.91 m²) will be landscaped open space.

5. Section 6(3) Part III 3.(d)(i)D, By-law 438-86

A minimum of 75% (6.44 m²) of the front yard is required to be soft landscaping.

In this case, 33.5% (2.88 m²) of the front yard will be maintained as soft landscaping.

7. 2054 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 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:

Section 12(2) 284 (i), By-law 438-86 as amended by 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.

8. 1 ADELAIDE ST E

File Number:	A1186/16TEY	Zoning	CR12.0 (c8.0; r11.7) SS1 (x2327) & CR T7.0 C5.5 R 5.5 & Site Specific By-law 996-88 (WAIVER)
		Ward:	Toronto Centre-Rosedale (28)
		Heritage:	Designated
Property Address:	1 ADELAIDE ST E	Community:	Toronto
Legal Description:	PLAN TOWN OF YORK PT LOT 1 WITH ROW		

PURPOSE OF THE APPLICATION:

To construct two outdoor patios to be associated with restaurant uses in the east courtyard area.

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

1. Section 1.5(c) By-law 996-88

The minimum amount of Common Outdoor Space to be provided and maintained on the Yonge, Adelaide, Victoria Lands is 2263 m² including landscaping, and at grade continuous public pedestrian walkways, extending from Adelaide Street East to the south limits of the Yonge, Adelaide, Victoria Lands.

In this case, the amount of Common Outdoor Space to be provided and maintained on the Yonge, Adelaide, Victoria Lands will be not less than 2087.96 m².

2. Section 1.5(g) By-law 996-88

The owners of the Yonge, Adelaide, Victoria Lands must provide and maintain one or more works of art in publicly accessible portions of such lands of a value not less than one percent of the cost of construction of all buildings and structures erected on such lands on or after August 12, 1988.

No additional public art will be provided as a result of the construction of the patios.

9. 269, 271 & 273 RICHMOND ST W

File Number:	A1192/16TEY	Zoning	CRE(x74) & RA (ZZC)
		Ward:	Trinity-Spadina (20)
		Heritage:	Designated
Property Address:	269, 271 & 273 RICHMOND ST W	Community:	Toronto
Legal Description:	PLAN 471 LOTS 11 TO 13		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey rowhouse complex currently containing office uses by constructing a rear third-storey addition, and the addition of an internal elevator and staircase within the existing internal courtyard.

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

1. **Chapter 200.5.10.1.(1), By-law 569-2013**
The minimum required number of parking spaces is 8.
In this case, 0 parking spaces will be provided.
2. **Chapter 230.5.10.1.(1), By-law 569-2013**
The minimum required number of bicycle parking spaces for the additional office uses is 4.
In this case, 0 bicycle parking spaces will be provided.
3. **Chapter 50.10.40.70.(1), By-law 569-2013**
The minimum required building setback from a side and rear lot line is 7.5 m.
The altered building will be located 0.0 m to the west side lot line.
4. **Chapter 50.10.40.70.(3), By-law 569-2013**
Where a lot abuts a lane, the minimum building setback from a side lot line or rear lot line that abuts the lane is 7.5 m measured from the original centreline of the lane.
The altered building will be setback 1.68 m from the original centreline of the lane.
1. **Section 7(3) Part II 1(I) & 3, By-law 438-86**
The by-law requires the portion of a building located beyond 25 m of a street or a public park to be set back a minimum distance of 7.5 m from the side and rear lot lines.
The altered building will be set back 0.0 m from the west side lot line and 1.68 m from the rear lot line.
2. **Section 4(5)(B), By-law 438-86**
The minimum required number of parking spaces for the additional office space is 1.
In this case, 0 parking spaces will be provided.
3. **Section 4(14)(A), By-law 438-86**
The minimum required building setback from the centre line of a public lane is 3.0 m.
The altered building will be setback 1.68 m from the centre line of the public lane.

10. 68 MCGILL ST

File Number:	A1227/16TEY	Zoning	R(d1.0) & R3 Z1.0 (BLD)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Not Applicable
Property Address:	68 MCGILL ST	Community:	Toronto
Legal Description:	PLAN 203 PT LOT 41 RP63R1595 PARTS 12 & 13		

PURPOSE OF THE APPLICATION:

To construct a rear second storey deck with an attached rear ground level shed and a spa pool in the rear yard.

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

- Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17.0 m.
The altered detached dwelling will have a depth of 17.32 m. measured to the rear of the attached shed.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 1.0 times the area of the lot (185.67m²).
The altered detached dwelling will have a floor space index equal to 1.21 times the area of the lot (224.62 m²), which includes the area of the attached shed.
- Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered detached dwelling will be located 4.80 m from the rear lot line, measured to the attached shed.
- Chapter 10.5.60.20.(8)(A)(iii), By-law 569-2013**
The minimum required rear yard setback for a swimming pool or other ancillary structure used to hold water is 1.2 m.
The rear spa pool will be located 0.39 m from the rear lot line.
- Chapter 10.5.60.20.(9)(A)(i), By-law 569-2013**
The minimum required side yard setback for a swimming pool or other ancillary structure used to hold water is 1.2 m.
The rear spa pool will be located 1.14 m from the west side lot line.
- Chapter 10.5.60.20.(11), By-law 569-2013**
The minimum required rear yard setback and side yard setback for a deck located no closer the residential building on the lot than 0.3 m is 0.76 m.
The spa pool's deck will be located 0.26 m from the rear lot line, 0.20 m from the east side lot line, and 0.30 m from the west side lot line

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

The maximum permitted gross floor area of a detached dwelling is 1.0 times the area of the lot (185.67 m²).

The altered detached dwelling will have a gross floor area equal to 1.21 times the area of the lot (224.62 m²), which includes the area of the attached shed.

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

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

The 0.32 m portion of the altered detached dwelling (measured to the attached shed), exceeding the 17.0 m depth, will be located 0.58 m from the east side lot line and 5.14 m from the west side lot line.

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

The minimum required rear yard setback is 7.5 m.

The altered detached dwelling will be located 4.80 m from the rear lot line, measured to the attached shed.

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

A privately-owned outdoor swimming pool is permitted provided it is accessory to a detached house provided 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 or structure or closer to the rear lot line or a side lot line or public lane than the distance of 1.2 metres. The spa pool will be located 0.39 metres from the north rear lot line, 1.05 metres from the east side lot line, and 1.14 metres from the west side lot line.

11. 22 FIELDING AVE

File Number:	A1288/16TEY	Zoning	R (d0.6)(x322) & R2 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	22 FIELDING AVE	Community:	Toronto
Legal Description:	PLAN 417E PT LOTS 90 & 91		

PURPOSE OF THE APPLICATION:

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

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

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

The minimum required rear yard setback for an ancillary building or structure is 1 m.
The rear detached garage will be located 0.2 m from the north rear lot line.

2. Chapter 10.5.60.30.(2), By-law 569-2013

A heating or air-conditioning device that is mounted on the ground in the rear yard of a lot may be no more than 2 m from the rear main wall of the residential building.
In this case, the heating or air-conditioning device will be located 3.34 m from the rear main wall of the residential building.

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

The maximum permitted height of an ancillary building is 4 m.
The rear detached garage will have a height of 4.67 m.

1. Section 4(2)(d)(i), By-law 438-86

The maximum permitted height of an ancillary building is 4 m.
The rear detached garage will have a height of 4.67 m.

12A. 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 will be considered jointly.

12B. 107 VIRGINIA AVE

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	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 42.8% of the lot area (73.12 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 1.16 times the area of the lot (198.45 m²).
 5. **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 42.8% of the lot area (73.12 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 1.16 times the area of the lot (198.45 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 7.62 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.

12C. 107 VIRGINIA AVE

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	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 42.8% of the lot area (73.12 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 1.16 times the area of the lot (198.45 m²).
 5. **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 42.18% of the lot area (73.12 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 1.16 times the area of the lot (198.45 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 7.62 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.