

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

**Hearing Date:** June 28, 2017

**Time:** 9:30 a.m.

**Location:** Committee Room 2 - Toronto City Hall - 100 Queen Street West

**1. OPENING REMARKS**

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

**2. DEPUTATION ITEMS**

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

	<b>File Number</b>	<b>Property</b>	<b>Community (Ward)</b>
1.	A0191/17TEY	57 NORWAY AVE	Beaches-East York (32)
2.	A0192/17TEY	782 SAMMON AVE	Beaches-East York (31)
3.	A0195/17TEY	130 CADORNA AVE	Toronto-Danforth (29)
4.	A0196/17TEY	3 PERCY ST	Toronto Centre-Rosedale (28)
5.	A0197/17TEY	562 MILVERTON BLVD	Beaches-East York (31)
6.	A0198/17TEY	25 PINE CRES	Beaches-East York (32)
7.	A0200/17TEY	766 BRIAR HILL AVE	St. Paul's (21)
8.	A0201/17TEY	302 GLADSTONE AVE	Davenport (18)
9.	A0202/17TEY	11 FRIZZELL AVE	Toronto-Danforth (30)
10.	A0203/17TEY	181 DURANT AVE	Toronto-Danforth (29)
11.	A0204/17TEY	2 MILTON RD	Toronto-Danforth (29)
12.	A0205/17TEY	27 CHESTNUT PK	Toronto Centre-Rosedale (27)
13.	A0206/17TEY	27 1/2 GARDEN AVE	Parkdale-High Park (14)
14.	A0207/17TEY	246 PERTH AVE	Davenport (18)
15.	A0208/17TEY	527 SPADINA RD	St. Paul's (22)

## RECESS

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

	File Number	Property	Community (Ward)
16.	A0209/17TEY	442 MARKHAM ST	Trinity-Spadina (19)
17.	A0210/17TEY	44 MASSEY ST	Trinity-Spadina (19)
18.	A0211/17TEY	164-166 DONLANDS AVE	Toronto-Danforth (29)
19.	A0212/17TEY	56 FENNINGS ST	Trinity-Spadina (19)
20.	A0213/17TEY	311 SHAW ST	Trinity-Spadina (19)
21.	A0214/17TEY	6 ARUNDEL AVE	Toronto-Danforth (29)
22.	A0215/17TEY	1438 DUNDAS ST W	Davenport (18)
23.	A0216/17TEY	74 O'HARA AVE	Parkdale-High Park (14)
24.	A0217/17TEY	81 R WOODLAWN AVE E	Toronto Centre-Rosedale (27)
25.	A0218/17TEY	781 ST CLAIR AVE W	St. Paul's (21)

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

	File Number	Property	Community (Ward)
26.	A0219/17TEY	125 FURNIVAL RD	Beaches-East York (31)
27.	A0220/17TEY	91 OLD FOREST HILL RD	St. Paul's (21)
28.	A0221/17TEY	61 ESSEX ST	Trinity-Spadina (19)
29.	A0222/17TEY	444 WINNETT AVE	St. Paul's (21)
30.	A0223/17TEY	11 A BLOOMFIELD AVE	Toronto-Danforth (30)
31.	A0224/17TEY	48 FOXLEY ST	Trinity-Spadina (19)
32.	A0225/17TEY	475 DONLANDS AVE	Toronto-Danforth (29)
33.	A0228/17TEY	938 EASTERN AVE (33 MINTO ST)	Beaches-East York (32)
34.	A0229/17TEY	938 EASTERN AVE (35 MINTO ST)	Beaches-East York (32)
35.	A0227/17TEY	938 EASTERN AVE (37 MINTO ST)	Beaches-East York (32)
36.	A0226/17TEY	938 EASTERN AVE (39 MINTO ST)	Beaches-East York (32)

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

	File Number	Property	Community (Ward)
37.	A0230/17TEY	88 MAPLEWOOD AVE	St. Paul's (21)
38.	A0232/17TEY	146 GLENWOOD CRES	Beaches-East York (31)
39.	A0233/17TEY	290 OAK PARK AVE	Beaches-East York (31)
40.	A0244/17TEY	180 HEWARD AVE	Toronto-Danforth (30)
41A.	B0029/17TEY	11 EDGEWOOD GRV	Beaches-East York (32)
41B.	A0428/17TEY	(PART 2)	
41C.	A0429/17TEY	(PART 1)	
42A.	B0020/17TEY	1647 BATHURST ST	St. Paul's (21)
42B.	A0237/17TEY	PART 1	
42C.	A0238/17TEY	PART 2	
42D.	A0239/17TEY	PART 3	

- 42E. A0240/17TEY PART 4
- 42F. A0241/17TEY PART 5
- 42G. A0242/17TEY PART 6
- 43. A0857/16TEY 40 PINE CRESCENT Beaches-East York (32)

### **3. OTHER BUSINESS**

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

**1. 57 NORWAY AVE**

File Number:	A0191/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	<b>57 NORWAY AVE</b>	Community:	Toronto
Legal Description:	PLAN M288 PT LOT 31		

**PURPOSE OF THE APPLICATION:**

To alter the existing two-storey semi-detached dwelling by constructing a front basement walkout.

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

**1. Chapter 10.5.50.10.(1)(D), By-law 569-2013**

A minimum of 75% (4.09 m<sup>2</sup>) of the required front yard landscaping shall be in the form of soft landscaping.

In this case, 51% (2.78 m<sup>2</sup>) of the required front yard landscaping will be in the form of soft landscaping.

**2. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**

Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.

The front exterior stairs will be located 0 m from the north front lot line.

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

A minimum of 30% of the lot area (83.61m<sup>2</sup>) shall be landscaped open space.

In this case, 15.2% of the lot area (42.42 m<sup>2</sup>) will be landscaped open space.

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

A minimum of 75% (5.49 m<sup>2</sup>) of the front yard not covered by a permitted driveway must be maintained as soft landscaping.

In this case, 51% (2.78 m<sup>2</sup>) of the front yard will be maintained as soft landscaping.

## 2. 782 SAMMON AVE

File Number:	A0192/17TEY	Zoning	RS (f10.5; a325; d0.75) & R2A (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	782 SAMMON AVE	Community:	East York
Legal Description:	PLAN M437 PT LOT 67		

### PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a second storey addition, rear two-storey addition, front porch, rear first and second floor decks, and a secondary suite in the basement.

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

**1. Chapter 200.5.10.1, By-law 569-2013**

A minimum of two parking spaces are required to be provided, one for the existing dwelling unit and one for the secondary suite.

In this case, one parking space will be provided.

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

The maximum permitted lot coverage is 35% of the lot area (83.72 m<sup>2</sup>).

The lot coverage will be equal to 43% of the lot area (103.15 m<sup>2</sup>).

**3. Chapter 10.10.40.10.(2)(B), By-law 569-2013**

The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.

The height of the side exterior main walls facing the east side lot line will be 8.47 m.

**4. Chapter 10.40.40.20.(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 18.29 m, measured to the basement extension below the rear deck.

**5. Chapter 10.40.40.40.(1)(A), By-law 569-2013**

The maximum permitted floor space index of a detached dwelling is 0.75 times the area of the lot (179.39 m<sup>2</sup>).

The altered detached dwelling will have a floor space index equal to 0.76 times the area of the lot (182.72 m<sup>2</sup>).

**6. Chapter 10.40.40.50.(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 m<sup>2</sup>.

The area of the rear second floor deck will be 13.28 m<sup>2</sup>.

- 7. Chapter 150.10.40.1.(1), By-Law 569-2013**  
A secondary suite is a permitted use provided that the entire building was constructed more than 5 years prior to the introduction of a secondary suite.  
The entire building was not constructed more than 5 years prior to the proposed introduction of the secondary suite.
- 8. Chapter 150.10.40.1.(3)(A), By-law 569-2013**  
A secondary suite is a permitted use provided that an exterior alteration to a building to accommodate a secondary suite does not alter a main wall or roof that faces a street.  
The addition to the building will alter a main wall that faces the street.
- 1. Section 7.1.3(c), By-law 6752**  
A secondary suite is permitted if the existing house and all additions are at least 5 years old.  
The house and its additions are not at least 5 years old.
- 2. Section 7.1.3(e), By-law 6752**  
A secondary suite is permitted if any addition does not alter or add to a main front wall.  
The addition to the building will alter the main front wall.
- 3. Section 7.1.3(e), By-law 6752**  
A minimum of one additional parking space is required to be provided for the secondary suite.  
No additional parking spaces will be provided beyond the one parking space for the existing dwelling unit.
- 4. Section 7.5.3, By-law 6752**  
The maximum permitted lot coverage is 35% of the lot area (83.72 m<sup>2</sup>).  
The lot coverage will be equal to 46% of the lot area (110.48 m<sup>2</sup>).
- 5. Section 7.5.3, By-law 6752**  
The maximum permitted floor space index of a detached dwelling is 0.75 times the area of the lot (179.39 m<sup>2</sup>).  
The altered detached dwelling will have a floor space index equal to 0.76 times the area of the lot (182.72 m<sup>2</sup>).
- 6. Section 7.5.3, By-law 6752**  
The maximum permitted building length for a detached dwelling is 17.0 m.  
The altered detached dwelling will have a building length of 18.29 m, measured to the basement extension below the rear deck.

### 3. 130 CADORNA AVE

File Number:	A0195/17TEY	Zoning	RD(fl2.0, a370, d0.6) & R1B (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	130 CADORNA AVE	Community:	Toronto
Legal Description:	PLAN 3053 PT LOT 40		

#### PURPOSE OF THE APPLICATION:

To construct a second floor addition and a covered front porch.

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

- Chapter 10.20.30.40.(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 35% of the lot area (120.67 m<sup>2</sup>).  
The lot coverage will be 36.92% of the lot area (127.28 m<sup>2</sup>).
  - Chapter 10.5.40.10 (1) (A), By-law 569-2013**  
The maximum permitted height of a building or structure is 8.5 m.  
The height of the building/structure will be 8.88 m.
  - Chapter [10.20.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 6.0 m.  
The existing front yard setback is 4.04 m.  
The proposed front yard setback will be 3.59 m.
  - Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.  
The eaves and troughs will project 0.4 m and will be 0.00 m from the north lot line.
- Section 7.3.3, By-law 6751**  
The maximum permitted lot coverage is 35% of the lot area.  
The lot coverage will be 36.92% of the lot area.
  - Section 7.3.3, By-law 6751**  
The maximum permitted building height is 8.5 m.  
The building height will be 8.88 m.
  - Section 7.3.3, By-law 6751**  
The minimum required front yard setback is 6.0 m.  
The existing front yard setback is 4.04 m.  
The proposed front yard setback will be 3.59 m.
  - Section 7.3.3, By-law 6751**  
The minimum required north side yard setback is 0.45 m.  
The north side yard setback will be 0.3 m

#### 4. 3 PERCY ST

File Number:	A0196/17TEY	Zoning	R (d1.0)(x4) & R3 Z1.0 (BLD)
		Ward:	Toronto Centre-Rosedale (28)
Property Address:	<b>3 PERCY ST</b>	Heritage:	Listed
Legal Description:	PLAN 493 LOT 3	Community:	Toronto

#### PURPOSE OF THE APPLICATION:

To alter the existing two-storey rowhouse by re-constructing the rear one-storey addition.

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

- 1. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted the floor space index is 1.0 times the area of the lot (69.3 m<sup>2</sup>).  
The altered townhouse will have a floor space index equal to 1.097 times the area of the lot (76.0 m<sup>2</sup>).
- 2. Chapter 10.10.40.70.(2), By-law 569-2013**  
A minimum required rear yard setback is 7.5 m.  
The altered townhouse will be located 4.9 m from the rear lot line.
- 1. 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 (69.3 m<sup>2</sup>).  
The altered row house will have a residential gross floor area equal to 1.097 times the area of the lot (76.0 m<sup>2</sup>).
- 2. Section 6(3) Part II 4, By-law 438-86**  
The minimum required rear yard setback is 7.5 m.  
The altered row house will be located 4.9 m from the rear lot line.
- 3. Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback of a row house dwelling is 0.45 m where the side wall contains no openings.  
The altered row house will be located 0.05 m from the north side lot line and 0.24 m from the south side lot line.



## 5. 562 MILVERTON BLVD

File Number:	A0197/17TEY	Zoning	R (d0.6) (x322) & R2 Z0.6 (ZPR)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	<b>562 MILVERTON BLVD</b>	Community:	Toronto
Legal Description:	PLAN 571 PT LOT 168		

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached single family dwelling by creating a secondary suite in the basement, incorporating the existing enclosed porch into the ground floor habitable space (front addition), and constructing a basement walkout along the front wall.

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

- Chapter 10.5.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 4.77 m.  
The altered dwelling will be located 2.53 m from the front lot line.
  - Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% of the front yard landscaping must be in the form of soft landscaping (6.45 m<sup>2</sup>).  
In this case, 50% of the front yard will be maintained as soft landscaping (4.30 m<sup>2</sup>).
  - 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 (115.8 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.63 times the area of the lot (120.79 m<sup>2</sup>).
  - Chapter 150.10.40.1.(1)(3), By-law 569-2013**  
A secondary suite is a permitted use provided that the entire building was constructed more than 5 years prior to the introduction of a secondary suite, excluding additions or alterations that do not alter or add to a main wall or roof that faces a street.  
In this case, the secondary suite will be constructed in conjunction with additions and alterations which alter the front wall facing the street.
- Section 6(2)1.(iii)A, By-law 438-86**  
A converted house is a permitted use provided there is no exterior alteration of or addition to the house except an addition to a part of the exterior, other than to the front wall.  
In this case, the addition will alter the front wall.
  - Section 6(2)1.(v), By-law 438-86**  
A converted house is a permitted use provided that there is no substantial change in the appearance of the dwelling house as a result of the conversion.  
In this case, the addition will result in a change in the appearance of the dwelling.
  - 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 (115.8 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 0.63 times the area of the lot (120.79 m<sup>2</sup>).

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

The minimum required front lot line setback is 4.77 m.

The altered dwelling will be located 2.53 m from the front lot line.

**5. Section 6(3) Part II 3.F(I)(2), 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 0.0 m to the west side lot line and 1.0 m to the east side lot line.

## 6. 25 PINE CRES

File Number:	A0198/17TEY	Zoning	RD (d0.35)(x961) & R1 Z0.35 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	<b>25 PINE CRES</b>	Community:	Toronto
Legal Description:	PLAN M390 PT LOT 51 PLAN 406 PT LOT 133		

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a side second storey addition and by converting the attic to habitable space.

### 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 (115.37 m<sup>2</sup>).  
The altered detached dwelling will have a floor space index equal to 0.736 times the area of the lot (242.63 m<sup>2</sup>).
  - 2. Chapter 10.20.40.70.(2)(A), By-law 569-2013**  
The minimum required rear yard setback is 7.5 m.  
The altered detached dwelling will be located 0.18 m from the east rear lot line.
  - 3. Chapter 10.20.40.70.(3)(G), By-law 569-2013**  
The minimum required side yard setback is 3 m where the minimum required lot frontage is greater than 30 m.  
The altered detached dwelling will be located 0.71 m from the south side lot line and 1.47 m from the north side lot line.
  - 4. Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.  
The roof eaves will be located 0 m from the east rear lot line.
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- 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 (115.37 m<sup>2</sup>).  
The altered detached dwelling will have a gross floor area equal to 0.736 times the area of the lot (242.63 m<sup>2</sup>).
  - 2. Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side lot line setback for the portion of a detached dwelling not exceeding a depth of 17 m is 0.9 m.  
The portion of the detached dwelling not exceeding a depth of 17 m will be located 0.71 m from the south side lot line and 1.47 m from the north 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 0.18 m from the east rear lot line.

## 7. 766 BRIAR HILL AVE

File Number:	A0200/17TEY	Zoning	RD (f15.0; d0.6) & R1 Z0.6 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	<b>766 BRIAR HILL AVE</b>	Community:	Toronto
Legal Description:	PLAN 2423 PT LOTS 21 & 22		

### PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage with a rear deck.

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

- 1. Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (328.48 m<sup>2</sup>).  
The new dwelling will have a floor space index equal to 0.72 times the area of the lot (393.67 m<sup>2</sup>).
- 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 (328.48 m<sup>2</sup>).  
The new detached dwelling will have a residential gross floor area equal to 0.72 times the area of the lot (393.67 m<sup>2</sup>).
- 2. 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.  
The rear deck will have a height of 1.86 m measured above grade.

## 8. 302 GLADSTONE AVE

File Number:	A0201/17TEY	Zoning	R (d0.6) (x729) & R2 Z0.6 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	<b>302 GLADSTONE AVE</b>	Community:	Toronto
Legal Description:	PLAN D6 PT LOT 31		

### PURPOSE OF THE APPLICATION:

To construct a rear detached garage with sanitary facilities and storage loft.

### 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 is 1.00 m.  
The rear detached garage will be located 0.30 m from the west rear lot line.
- 1. Section 2(1), By-law 438-86**  
A private garage is defined as a building or a portion of a building, or a carport, not over one-storey and/or four metres in height, that is used principally for the sheltering of not more than three motor vehicles.  
In this case, the sanitary facilities in the rear detached garage are not permitted as part of the principal use for the garage.
- 2. Section 6(3) Part XI 1(2), Bylaw 438-86**  
An accessory building is not permitted in the rear yard of a residential lot where both the front and rear lots lines adjoin a street.  
The rear detached garage will be located in the rear yard and rear lot line adjoins Macklem Avenue.

## 9. 11 FRIZZELL AVE

File Number:	A0202/17TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (BLD)
Property Address:	<b>11 FRIZZELL AVE</b>	Ward:	Toronto-Danforth (30)
Legal Description:	PLAN 315E LOT 20	Heritage:	Not Applicable
		Community:	Toronto

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

To alter the existing two-storey detached dwelling by constructing a rear two-storey addition. The existing rear two-storey addition will be demolished.

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

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

Additions to the rear of a detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (128.34 m<sup>2</sup>).

The altered detached dwelling will have a floor space index equal to 0.83 times the area of the lot (153.7 m<sup>2</sup>).

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

Additions to the rear of a detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (128.34 m<sup>2</sup>).

The altered detached dwelling will have a gross floor area equal to 0.83 times the area of the lot (153.7 m<sup>2</sup>).

## 10. 181 DURANT AVE

File Number:	A0203/17TEY	Zoning	RD (f9.0,a280,d0.45) & R1A (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	<b>181 DURANT AVE</b>	Community:	Toronto
Legal Description:	PLAN 3271 N PT LOT 5 S PT LOT 6 PLAN 3271 N2FT LOT 5 S30FT 4IN LOT 6		

### PURPOSE OF THE APPLICATION:

To construct a two-storey detached dwelling with finished basement. an integral garage at the front and a shed at the rear of the dwelling.

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

- Chapter 10.20.40.10.(1) (A), By-law 569-2013**  
The maximum permitted height of a building or structure is 8.5 m.  
The height of the building/structure will be 8.9 m.
  - Chapter 10.20.40.10.(2) (A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7.0 m.  
The height of the front exterior main walls will be 8.2 m.
  - Chapter 10.20.30.40.(1) (A), By-law 569-2013**  
The maximum permitted lot coverage is 3% of the lot area (140.05 m<sup>2</sup>).  
The lot coverage will be 42.1% of the lot area (168.45 m<sup>2</sup>).
  - Chapter 10.20.40.20(1), By-law 569-2013**  
The maximum permitted building length for a detached house is 17.0 m.  
The building length will be 17.82 m.
  - Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.45 times the area of the lot (180.07 m<sup>2</sup>).  
The floor space index will be 0.68 times the area of the lot (271.88 m<sup>2</sup>).
  - Chapter 10.20.40.70.(3) (B), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The south side yard setback will be 0.61 m.
  - Chapter 10.5.40.10 (5), By-law 569-2013**  
A minimum of 10.0 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
The proposed area within 4.0 m of the front main will be 8.37 m<sup>2</sup>.
- Section 7.2.3, By-law 6752**  
The maximum permitted floor space index is 0.45 times the lot area.  
The proposed floor space index is 0.68 times the lot area (271.88 m<sup>2</sup>).
  - Section 7.2.3, By-law 6752**  
The maximum permitted building height is 8.5 m.  
The proposed building height is 8.9 m.
  - Section 7.2.3, By-law 6752**



The maximum permitted building length is 16.75 m.  
The proposed building length is 17.82 m.

**4. Section 7.2.3, By-law 6752**

The minimum required front yard setback is 6.0 m.  
The front yard setback will be 5.03 m.

**5. Section 7.2.3, By-law 6752**

The maximum permitted lot coverage is 35 % of the lot area.  
The lot coverage will be 42.9% of the lot area.

**6. Section 7.2.3, By-law 6752**

The minimum required side yard setback is 0.9 m.  
The south side yard setback will be 0.6 m.

## 11. 2 MILTON RD

File Number:	A0204/17TEY	Zoning	RD (f9.0; a280; d0.45) & R1A (ZZC)
Property Address:	<b>2 MILTON RD</b>	Ward:	Toronto-Danforth (29)
Legal Description:	PLAN 3214 PT LOT 29	Heritage:	Not Applicable
		Community:	Toronto

### PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

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

- 1. Chapter 10.20.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 4.83 m.  
The new dwelling will be located 4.60 m from the front lot line.
  - 2. Chapter 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17.0 m.  
The new dwelling will have a building length equal to 17.59 m.
  - 3. Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.45 times the area of the lot (141.45 m<sup>2</sup>).  
The new dwelling will have a floor space index equal to 0.71 times the area of the lot (223.90 m<sup>2</sup>).
  - 4. Chapter 10.20.30.40.(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 35% of the lot area (110.02 m<sup>2</sup>).  
The new dwelling will have a lot coverage equal to 51% of the lot area (160.65 m<sup>2</sup>).
- 
- 1. Section 7.2.3, By-law 6752**  
The minimum required front yard setback is 6.0 m.  
The new dwelling will be located 4.60 m from the front lot line.
  - 2. Section 7.2.3, By-law 6752**  
The maximum permitted building length is 16.75 m.  
The new dwelling will have a building length equal to 17.59 m.
  - 3. Section 7.2.3, By-law 6752**  
The maximum permitted floor space index is 0.45 times the area of the lot (141.45 m<sup>2</sup>).  
The new dwelling will have a floor space index equal to 0.71 times the area of the lot (223.90 m<sup>2</sup>).
  - 4. Section 7.2.3, By-law 6752**  
The maximum permitted lot coverage is 35% of the lot area (110.02 m<sup>2</sup>).  
The new dwelling will have a lot coverage equal to 51% of the lot area (160.65 m<sup>2</sup>).

## 12. 27 CHESTNUT PK

File Number:	A0205/17TEY	Zoning	RD (f13.5; d0.6)(x1436) & R1 Z0.6 (BLD)
		Ward:	Toronto Centre-Rosedale (27)
Property Address:	<b>27 CHESTNUT PK</b>	Heritage:	Designated
Legal Description:	PLAN 271E W PT LOT 25	Community:	Toronto

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

To maintain the chimney breast on the existing 2½-storey detached dwelling.

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

#### **Section 6(3) Part II 8 C, By-law 438-86**

The maximum permitted projection of a chimney breast into the required setback is 0.3 m.  
In this case, the projection of the chimney breast is 0.45 m into the required side yard setback.

### 13. 27 1/2 GARDEN AVE

File Number:	A0206/17TEY	Zoning	(R d0.6 H10.0m x296) & (R2 Z0.6 H10.0m) (ZZC)
Property Address:	27 1/2 GARDEN AVE	Ward:	Parkdale-High Park (14)
Legal Description:	PLAN 649 PT LOTS 18 & 19	Heritage:	Not Applicable
		Community:	Toronto

#### PURPOSE OF THE APPLICATION:

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

#### 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 17.0 m.  
The altered dwelling will have a depth of 19.55 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 (131.5 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.72 times the area of the lot (138 m<sup>2</sup>).
- 1. Section 6(3) Part VI 1(V), 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 19.55 m.
- 2. 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 (131.5 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 0.72 times the area of the lot (138 m<sup>2</sup>).

## 14. 246 PERTH AVE

File Number:	A0207/17TEY	Zoning	R (d0.6)(x751) & R2 Z0.6 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	<b>246 PERTH AVE</b>	Community:	Toronto
Legal Description:	PLAN M13 PT LOT 211		

### PURPOSE OF THE APPLICATION:

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

### 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 altered dwelling will have a building depth of 17.25 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 9.50 m.  
The height of the side exterior main walls facing a side lot line will be 9.96 m.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (141.83 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.76 times the area of the lot (178.74 m<sup>2</sup>).
- 1. 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 altered dwelling will be located 0.0 m from the north side lot line.
- 2. Section 6(3) Part II 3(I), By-law 438-86**  
A building is required to setback a minimum of 0.9 m to the side wall of an adjacent building that contains no openings.  
The altered dwelling will be located 0.0 m from the north adjacent building, 248 Perth Avenue.
- 3. Section 6(3) Part 5(II), By-law 438-86**  
The maximum permitted building depth is 17.0 m.  
The altered dwelling will have a building depth of 17.25 m.
- 4. 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 (141.83 m<sup>2</sup>).  
The altered dwelling will have a residential gross floor area equal to 0.76 times the area of the lot (178.74 m<sup>2</sup>).

## 15. 527 SPADINA RD

File Number:	A0208/17TEY	Zoning	RD (f15.0; d0.35(x1332) & R1 Z0.35
Property Address:	<b>527 SPADINA RD</b>	Ward:	St. Paul's (22)
Legal Description:	PLAN 824 PT LOT 143	Heritage:	Not Applicable
		Community:	Toronto

### **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 10.10.40.40.(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 (148.79 m<sup>2</sup>).  
The altered detached dwelling will have a floor space index equal to 0.61 times the area of the lot (259.61 m<sup>2</sup>).

#### **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 (148.79 m<sup>2</sup>).  
The altered detached dwelling will have a gross floor area equal to 0.61 times the area of the lot (259.61 m<sup>2</sup>).

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

**16. 442 MARKHAM ST**

File Number:	A0209/17TEY	Zoning	R(d0.6) (x735) & R2 Z0.6 (ZZC)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	<b>442 MARKHAM ST</b>	Community:	Toronto
Legal Description:	PLAN 610 LOT 1		

**PURPOSE OF THE APPLICATION:**

To alter a three-storey detached house by constructing a roof over an existing front porch.

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

**1. Chapter 10.5.40.60 (2), By-law 569-2013**

A roof above a platform, which is attached to a main front wall, is permitted to encroach a maximum of 1.85 m into the required front yard setback.

The roof will encroach 2.96 m into the required front yard setback.

**1. Section 6(3) Part II 8 F(III), By-law 438-86**

A roof over a platform or terrace is permitted to project into the required setbacks provided it does not extend beyond the side walls of the building as projected.

The roof will extend beyond the side walls as projected.

**2. Section 6(3) Part II 8 F(II), By-law 438-86**

A roof over a first floor platform is permitted to project into the front yard setback not more than 2.5 m from the front wall.

The roof will project 2.96 m from the front wall.

## 17. 44 MASSEY ST

File Number:	A0210/17TEY	Zoning	R(d1.0)(x868) &R3 Z1.0 (ZZC)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	<b>44 MASSEY ST</b>	Community:	Toronto
Legal Description:	PLAN 958 PT LOT 13		

### PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey townhouse by constructing a third floor 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 third floor roof eave will project 0.45 m into the front yard setback and will be located 0.0 m from the north lot line and 0.0 m from the south lot line.
  - 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 second floor roof eave will project 0.61 m into the rear yard setback and will be located 0.0 m from the north lot line and 0.0 m from the south lot line.
  - Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 9.5 m.  
In this case, the height of the front exterior main wall will be 10.51 m.
  - Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted the floor space index is 1.0 times the area of the lot (114.25 m<sup>2</sup>).  
The altered townhouse will have a floor space index equal to 1.6 times the area of the lot (183.37 m<sup>2</sup>).
  - Chapter 10.10.40.30.(1)(B), By-law 569-2013**  
The maximum permitted building depth for a townhouse is 14.0 m.  
The altered townhouse will have a depth of 15.23 m.
- Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback of a row house dwelling is 0.45 m where the side wall contains no openings.  
In this case, the front third floor roof eave will be located 0.0 m from the north lot line and 0.0 m from the south lot line.
  - Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback of a row house dwelling is 0.45 m where the side wall contains no openings.  
In this case, the rear second floor roof eave will be located 0.0 m from the north lot line and 0.0 m from the south lot line.
  - Section 6(3) Part II 4, By-law 438-86**



The minimum required rear yard setback is 7.5 m.

The second floor roof eave projection will be located 4.37 m from the rear lot line.

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

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

In this case, the third floor addition will be located 0.0 m from the north lot line and 0.0 m from the south lot line.

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

The maximum permitted depth of a row house is 14.0 m.

The altered row house will have a depth of 15.84 m.

**6. 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 (114.25 m<sup>2</sup>).

The altered row house will have a residential gross floor area equal to 1.6 times the area of the lot (183.37 m<sup>2</sup>).

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

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

The third floor addition will be located 0.0 m from the side wall of the adjacent building on the north side and 0.0 m from the adjacent building on the south side.

## 18. 164-166 DONLANDS AVE

File Number:	A0211/17TEY	Zoning	RS & R2A (BLD)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	<b>164-166 DONLANDS AVE</b>	Community:	East York
Legal Description:	PLAN M484 PT LOT 807 PT LOT 808 198-202B SAMMON AVE		

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

To legalize and maintain the existing two-storey mixed-use building by permitting a retail store on the ground floor.

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

#### **Chapter 10.40.20.10.(1), By-law 569-2013**

A Retail Store is not permitted in the Residential Zone.

In this case, a Retail Store will be permitted in the Residential Zone.

#### **Section 7.5.1, By-law 6752**

A Retail Warehouse is not permitted in the R2A Zone.

In this case, a Retail Warehouse will be permitted in the R2A Zone.

## 19. 56 FENNINGS ST

File Number:	A0212/17TEY	Zoning	R (d1.0)(x804) & R4 Z1.0 (ZZC)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	<b>56 FENNINGS ST</b>	Community:	Toronto
Legal Description:	PLAN D186 PT LOT 36		

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear second storey addition, enlarging the front second storey balcony, and by maintaining the existing third dwelling unit.

### 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 detached dwelling is 17 m.  
The altered detached dwelling will have a depth of 20.27 m.
- 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 (261.7 m<sup>2</sup>).  
The altered detached dwelling will have a gross floor area equal to 1.27 times the area of the lot (331.1 m<sup>2</sup>).
- 2. Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted depth of a detached dwelling is 14 m.  
The altered detached dwelling will have a depth of 20.27 m.
- 3. Section 6(3) Part II 3.F(I)(1)(A), By-law 438-86**  
A converted house in the 1.0 zone must have a minimum side yard setback of 0.45 m where the side wall contains no openings.  
The altered detached dwelling will be located 0 m from the north side lot line.
- 4. 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 detached dwelling will be located 0 m from the side wall of the north adjacent building, 58 Fennings Street.

## 20. 311 SHAW ST

File Number:	A0213/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	Trinity-Spadina (19)
Property Address:	<b>311 SHAW ST</b>	Heritage:	Not Applicable
Legal Description:	PLAN 399 BLK H PT LOT 7	Community:	Toronto

### PURPOSE OF THE APPLICATION:

To construct a rear one-storey detached garage with roof top patio.

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

- 1. Chapter 10.5.60.20.(3)(C)(iii), By-law 569-2013**  
The minimum required side yard setback for an ancillary building or structure located in the rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.  
The rear detached garage will be located 0.00 m from the north side lot line, and 0.00 m from the south side lot line.
  - 2. Chapter 10.5.60.40.(2)(B), By-law 569-2013**  
The maximum permitted height of an ancillary building is 4.0 m.  
The rear detached garage will have a height of 4.47 m.
  - 3. Chapter 10.5.60.40.(3), By-law 569-2013**  
An ancillary building or structure is permitted a maximum height of one storey.  
The rear detached garage will have a height of two storeys.
  - 4. Chapter 10.5.60.50.(2)(B), By-law 569-2013**  
The maximum permitted total floor area of all ancillary buildings or structure on the lot is 40.0 m<sup>2</sup>.  
The rear detached garage will have a floor area of 53.04 m<sup>2</sup>.
  - 5. Chapter 10.10.60.70.(1), By-law 569-2013**  
The area of the lot covered by all ancillary buildings and structures may not exceed 5% of the lot area (13.33 m<sup>2</sup>).  
The rear detached garage will have a lot coverage of 20% (53.04 m<sup>2</sup>).
- 1. 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 rear detached garage will be located 1.05 m from the east rear lot line, 0.00 m from the north side lot line, and 0.00 m from the south side lot line.
  - 2. Section 2(1), By-law 438-86**  
An ancillary building or structure is permitted a maximum height of one storey.  
The rear detached garage will have a height of two storeys.
  - 3. Section 2(1), By-law 438-86**  
The maximum permitted height of an ancillary building is 4.0 m.  
The rear detached garage will have a height of 4.47 m.

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

An accessory building is permitted a maximum floor area no greater than 5% of the lot area (13.33 m<sup>2</sup>).  
The rear detached garage will have a gross floor area equal to 20% of the lot area (53.04 m<sup>2</sup>).

## 21. 6 ARUNDEL AVE

File Number:	A0214/17TEY	Zoning	R (d0.6)(x312) & R2 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	<b>6 ARUNDEL AVE</b>	Community:	Toronto
Legal Description:	PLAN 709 PT LOT 124 RP 66R23806 PARTS 3 AND 4		

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing: a new rear one-storey addition, a rear second and third-storey addition above the rear one-storey portion, a third-storey addition with a rear terrace, a new front covered porch, a rear deck and a rear detached garage.

### 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 into the required front yard setback 1.96 m. The platform will encroach 2.31 m into the east front lot line.
- 2. Chapter 10.5.40.60.(2)(A), By-law 569-2013**  
A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering.  
The front canopy encroaches 0.17 m beyond the platform it is covering into the east front and south yard setbacks.
- 3. Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.  
The eaves will be located 0.0 m from the south and north side lot lines.
- 4. 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 is 9.84 m.
- 5. Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted building depth for a detached house is 17.0 m.  
The altered dwelling will have a building depth of 18.38 m, measured from the front wall to the rear wall.
- 6. 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 (119.56 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 1.14 times the area of the lot (227.42 m<sup>2</sup>).
- 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 (119.56 m<sup>2</sup>).  
The altered dwelling will have a residential gross floor area equal to 1.14 times the area of the lot (227.42 m<sup>2</sup>).

- 2. Section 6(3) Part II 3(II), By-law 438-86**  
A building is required a minimum of 1.2 m setback from the portion of the side wall of an adjacent building, which contains openings.  
The altered dwelling will be located 0.54 m from the south adjacent building, 4 Arundel Avenue which contains openings.  
The altered dwelling will be located 0.97 m from the north adjacent building, 8 Arundel Avenue which contains openings.
- 3. Section 6(3) Part II 3.B(I), By-law 438-86**  
The minimum required side lot line setback for the portion of the dwelling not exceeding a building depth of 17.0 m is 0.45 m, where the side wall contains no openings.  
The altered dwelling will be located 0.17 m from the north side lot line, where the side wall contains no openings.
- 4. 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 building depth of 17.0 m is 0.9 m, where the side wall contains openings.  
The altered dwelling will be located 0.18 m from the south side lot line, where the side wall contains openings.
- 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 dwelling exceeding a building depth of 17.0 m is 7.5 m.  
The 2.75 m portion of the altered dwelling exceeding a building depth of 17.0 m will be located 1.10 m from the south side lot line and 0.18 m from the north side lot line.
- 6. Section 6(3) Part II 8 A, By-law 438-86**  
Eaves or cornices are permitted to project a maximum of 0.45 m into the required setback.  
The front eaves will project 0.75 m from the front wall.
- 7. Section 6(3) Part II 8F(III), By-law 438-86**  
A roof over platform or terrace is permitted to project into the required setbacks provided it does not extend beyond the side walls of the building as projected.  
The roof will extend 0.17 m beyond the south side wall.

## 22. 1438 DUNDAS ST W

File Number:	A0215/17TEY	Zoning	CR 2.5 (c1.0; r2.0) SS2 (x1732) & MCR T2.5 C1.0 R2.0
Property Address:	<b>1438 DUNDAS ST W</b>	Ward:	Davenport (18)
Legal Description:	PLAN 989 PT LOTS 1 TO 2	Heritage:	Not Applicable
		Community:	Toronto

### PURPOSE OF THE APPLICATION:

To construct a twenty seat rear restaurant patio.

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

- 1. Section 40.10.20.100.(21)(D), By-law 569-2013**  
An outdoor patio must be set back at least 30.0 m from a lot in the Residential Zone category or Residential Apartment Zone category.  
The rear restaurant patio will be located 5.03 from a lot in the Residential Zone category.
- 2. Chapter 900.11.10.(2), By-law 569-2013**  
A minimum of one parking space is required to be provided.  
In this case, zero parking spaces will be provided.
- 1. Section 8(2) 7(I), By-law 438-86**  
A patio is not permitted in the rear yard of a building if the lot abuts, or is separated from, a lot in a residential district by a lane having a width of less than 10 m.  
In this case, the rear patio will be on a lot that is separated from a lot in a residential district by a lane having a width of 4.57 m.
- 2. Section 4(3)(a), By-law 438-86**  
An on-site parking facility is required to be maintained having a minimum depth of 6.0 m and having a minimum width equal to the width of the lot.  
In this case, no parking facility will be provided.



## 23. 74 O'HARA AVE

File Number:	A0216/17TEY	Zoning	R(d1.0) HGT 10.0 M & R4 Z1.0 HGT 10.0 M (ZZC)
Property Address:	<b>74 O'HARA AVE</b>	Ward:	Parkdale-High Park (14)
Legal Description:	PLAN 387 PT LOT 64	Heritage:	Not Applicable
		Community:	Toronto

### PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey townhouse/rowhouse by constructing a two-storey addition.

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

- 1. Chapter 10.10.40.30.(1)(B), By-law 569-2013**  
The maximum permitted building depth for a townhouse is 14.0 m.  
The building depth will be 20.32 m.
- 2. Chapter 10.10.40.80.(1)(A), By-law 569-2013**  
The minimum required distance between main walls for a townhouse is 2.0 m where there are no openings to dwelling units in those main walls.  
The distance between main walls will be 0.0 m to the main wall at 76 O'Hara Ave.
- 3. Chapter 10.10.40.80.(1)(B), By-law 569-2013**  
The minimum required distance between main walls for a townhouse is 5.0 m where there are openings to dwelling units in one of those main walls.  
The distance between main walls will be 0.83 m to the main wall at 72 O'Hara Ave.
- 1. 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 20.32 m.
- 2. Section 6(3) Part II 3(I), By-law 438-86**  
A building is required to be located a minimum of 0.90 m to the side wall of an adjacent building that contains no openings.  
The building will be located 0.0 m from the adjacent building on the north side (76 O'Hara Ave).
- 3. Section 6(3) Part II 3(II), By-law 438-86**  
A building is required to be located a minimum of 1.2 metres separation distance to the portion of the side wall of an adjacent building that contains openings.  
The building will be located 0.83 m from the adjacent building on the south side (72 O'Hara Ave).
- 4. Section 6(3) Part II 3.C(I), By-law 438-86**  
A row house is required to have a minimum side lot line setback of 0.45 m where the side wall contains no openings.  
The side lot line setback will be 0.0 m on the north and south sides.

## 24. 81 R WOODLAWN AVE E

File Number:	A0217/17TEY	Zoning	R (d0.6)(x908) & R2 Z0.6 (ZZC)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Not Applicable
Property Address:	<b>81 R WOODLAWN AVE E</b>	Community:	Toronto
Legal Description:	PLAN 1129 PT LOTS 1 2 & 3		

### PURPOSE OF THE APPLICATION:

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

### 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 0.9 m.  
The altered dwelling will be located 0.30 m to the north side lot line.
- 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 111.96 m<sup>2</sup>.  
The altered dwelling will have a floor space index equal to 0.656 times the area of the lot (122.36 m<sup>2</sup>).
- 1. Section 6(3) Part II 3 B(II) 1, By-law 438-86**  
The minimum required side yard setback for the portion of the building where the side wall contains openings is 0.9 m.  
The altered dwelling will be located 0.30 m to the north side lot line.
- 2. 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 111.96 m<sup>2</sup>.  
The altered dwelling will have a gross floor area equal to 0.656 times the area of the lot (122.36 m<sup>2</sup>).

## 25. 781 ST CLAIR AVE W

File Number:	A0218/17TEY	Zoning	MCR T5.5 C2.0 R4.5 (ZZC)
		Ward:	St. Paul's (21)
Property Address:	<b>781 ST CLAIR AVE W</b>	Heritage:	Not Applicable
Legal Description:	PLAN 1311 LOT 6	Community:	Toronto

### PURPOSE OF THE APPLICATION:

To alter the existing three-storey mixed-use building by constructing a rear third storey addition and four new dwelling units.

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

- 1. Section 4(12), By-law 438-86**  
A minimum of 40 m<sup>2</sup> of indoor residential amenity space and 40 m<sup>2</sup> of outdoor residential amenity is required.  
In this case, no indoor or outdoor residential amenity space will be provided.
- 2. Section 4(13)(A) & (C), By-law 438-86**  
A minimum of two bicycle spaces for occupants of the building and 1 bicycle parking space for visitors is required.  
In this case, no bicycle parking spaces will be provided.
- 3. Section 12(1)(479)(5)(b), By-law 438-86**  
No person shall erect a building or structure on a lot in a MCR district unless the building or structure is setback a minimum distance of 7.5 m from any lot or portion of any lot in an R or G district.  
The altered three-storey mixed use building will be located 3.04 m from a lot in the R district.
- 4. Section 4(4)(b), By-law 438-86**  
A minimum of four additional parking spaces are required to be provided.  
In this case, there will be zero parking spaces provided.
- 5. Section 12(1)(479)(10)(a)(i), By-law 438-86**  
Only secondary windows shall be located on the sidewall of a residential building or mixed-use building where the side lot line does not abut a public street.  
In this case, there will be four non-secondary windows on the west elevation and three non-secondary windows on the east elevation.

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

**26. 125 FURNIVAL RD**

File Number:	A0219/17TEY	Zoning	R1B (BLD)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	<b>125 FURNIVAL RD</b>	Community:	East York
Legal Description:	PLAN 2016 LOT 158 PT LOT 159		

**PURPOSE OF THE APPLICATION:**

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

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

**Section 7.3.3, By-law 6752**

The minimum required side yard setback is 0.45 m.

The altered dwelling will be located 0.30 m from the east side lot line.

## 27. 91 OLD FOREST HILL RD

File Number:	A0220/17TEY	Zoning	RD (f18.0; d0.65) (x1321) & R1 Z0.6 (ZZC)
Property Address:	<b>91 OLD FOREST HILL RD</b>	Ward:	St. Paul's (21)
Legal Description:	PLAN 1560 LOT 54 LOT 55	Heritage:	Not Applicable
		Community:	Toronto

### PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.100.1.(2), By-law 569-2013**  
The maximum permitted driveway width is 6.0 m  
In this case, the driveway width will be 9.75 m.
- Chapter 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length for a detached dwelling is 17.0 m.  
The new detached dwelling will have a building length of 31.72 m.
- Chapter 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted depth of a detached dwelling is 19.0 m.  
The new detached dwelling will have a depth of 47.6 m.
- Chapter 10.20.40.70.(2)(B), By-law 569-2013**  
The minimum required rear yard setback is 14.93 m.  
The new detached dwelling will be located 5.7 m from the north rear lot line.
- Chapter 10.20.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 9.84 m.  
The new detached dwelling will be located 6.06 m from the south front lot line.
- Chapter 10.5.80.10.(3), By-law 569-2013**  
A parking space may not be located in a front yard or a side yard abutting a street.  
A parking space will be located in the front yard.
- Chapter 10.5.80.10.(6), By-law 569-2013**  
A parking space on a corner lot must be located in a building or structure, in a rear yard, or in a side yard that does not abut a street.  
Additional parking will be located in the front yard abutting Old Forest Hill Road.
- Chapter 10.5.80.40.(3), By-law 569-2013**  
On a corner lot, vehicle access to any parking space on the lot must be from the flanking street or public lane.  
Access to the additional parking space will be from the main street, Old Forest Hill Road.
- Section 6(3) Part II 2(III), By-law 438-86**

The minimum required front yard setback is 9.84 m.  
The new detached dwelling will be located 6.06 m from the south front lot line.

**2. 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 new detached dwelling will have a setback that varies from 3.0 m to 4.83 m from the east flanking street, Gardiner Road, and will be located 2.1 m measured from the proposed canopy.

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

The minimum required rear yard setback is 7.5 m.  
The new detached dwelling will be located 5.7 m from the north rear lot line.

**4. Section 6(3) Part IV 1(E), By-law 438-86**

A motor vehicle parking space is not permitted to be located between the front wall of the building and the front lot line.  
The parking space will be located between the front wall of the building and the front lot line.

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

On a lot that abuts a flanking street or public lane, vehicle access to any parking space on the lot must be from the flanking street or public lane.  
Access to the parking spaces will additionally be from the main street, Old Forest Hill Road.

**6. Section 6(3) Part IV 4(B), By-law 438-86**

The maximum permitted driveway width is 6.0 m  
In this case, the driveway width will be 9.75 m.

**7. Section 6(1)(A), By-law 438-86**

A parking stacker is not a permitted use within an R1 district.  
The new detached dwelling will have a parking stacker located in the integral below grade garage.

## 28. 61 ESSEX ST

File Number:	A0221/17TEY	Zoning	R d0.6 HGT 10.0 M & R2 Z0.6 HGT 10.0 M (ZZC)
Property Address:	61 ESSEX ST	Ward:	Trinity-Spadina (19)
Legal Description:	PLAN 388 PT LOT 30	Heritage:	Not Applicable
		Community:	Toronto

### PURPOSE OF THE APPLICATION:

To alter a single family semi-detached home by constructing a three-storey rear addition and by completing interior alterations to all floors.

### 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 is 10.0 m.  
The height of the building will be 10.52 m.
- 2. 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 (182.50 m<sup>2</sup>).  
The floor space index will be 0.84 times the area of the lot (222.50 m<sup>2</sup>).
- 3. 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 altered building depth will be 18.56 m.
- 1. Section 6(3) Part VI 1(I), By-law 4348-86**  
The maximum permitted residential gross floor area for additions to the rear of a semi-detached house erected before October 15, 1953 is 0.69 times the area of the lot (182.50 m<sup>2</sup>).  
The residential gross floor area will be 0.84 times the area of the lot (222.50 m<sup>2</sup>).
- 2. Section 6(3) Part VI 1(V), By-law 569-2013**  
The maximum permitted building depth for a semi-detached house is 17.0 m.  
The altered building depth will be 18.56 m.
- 3. Section 4(2)(a), By-law 438-86**  
The maximum permitted height of a building is 10.0 m.  
The height of the building will be 10.52 m.

## 29. 444 WINNETT AVE

File Number:	A0222/17TEY	Zoning	RM (f12.0; U2; d0.8)(x252) & R2 (ZPR)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	<b>444 WINNETT AVE</b>	Community:	York
Legal Description:	PLAN 2339 S PT LOT 61		

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing dormers on the north and south sides of the attic to create living space on the third floor.

### 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.  
In this case, the second-storey dormers will be located 0.357 m from the north side lot line.
- Chapter 10.80.40.10.(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 above established grade.  
In this case, the height of the side exterior mail walls facing the side lot line will be 9.25 m above established grade.
- Section 8(3)(a), By-law 1-83**  
The minimum required side yard setbacks are 0.5 m on one side and 1.2 m on the other side.  
The second-storey dormers will be located 0.357 m from the north side lot line.



### 30. 11 A BLOOMFIELD AVE

File Number:	A0223/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZPR)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	<b>11 A BLOOMFIELD AVE</b>	Community:	Toronto
Legal Description:	PLAN 404E PT LOT 84		

**PURPOSE OF THE APPLICATION:** To alter the existing 2½-storey single family semi-detached dwelling by constructing: a basement secondary suite & walkout, front addition, rear ground floor deck, rear addition, 3rd storey rear balcony and rear detached garage.

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

- Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted building length is 17.0 m.  
The altered dwelling will have a building length of 18.0 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 (109.81 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.97 times the area of the lot (178.65 m<sup>2</sup>).
- Chapter 10.10.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 5.1 m.  
The altered dwelling will be located 3.575 m to the front lot line.
- Chapter 10.10.40.70.(3)(A)(ii), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The altered dwelling will be located 0.774 m to the west side lot line.
- Chapter 10.10.60.20.(1)(A), By-law 569-2013**  
The minimum required rear and side lot line setback for a garage adjacent to a lane is 1.0 m.  
In this case, the garage will be located 0.0 m from the rear and 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.  
In this case, the eaves will be located 0.154 m from the west lot line.
- Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% of the front yard landscaping shall be maintained as soft landscaping (14.73 m<sup>2</sup>).  
In this case, 43% of the front yard will be maintained as soft landscaping (8.12 m<sup>2</sup>).
- Chapter 10.5.50.10.(3)(B), By-law 569-2013**  
A minimum of 25% of the rear yard landscaping shall be maintained as soft landscaping (18.37 m<sup>2</sup>).  
In this case, 18% of the rear yard will be maintained as soft landscaping (13.41 m<sup>2</sup>).
- Chapter 10.5.60.50.(2)(B), By-law 569-2013**  
The maximum permitted floor area of all ancillary buildings or structures on a lot is 40.0 m<sup>2</sup>.  
In this case, the total floor area of all ancillary buildings will be 46.20 m<sup>2</sup>.
- 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 the front wall which faces a street.

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

A converted house is permitted if there is no alteration to the front of the existing house. In this case, the addition will alter the front of the existing house.

**2. 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 (109.81 m<sup>2</sup>). The altered dwelling will have a gross floor area equal to 0.97 times the area of the lot (178.65 m<sup>2</sup>).

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

The minimum required front yard setback is 5.1 m. The altered dwelling will be located 3.575 m to the front lot line.

**4. Section 6(3) Part II 3.F, 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 0.774 m to the west side lot line.

**5. 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 east side lot line.

**6. 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 of 18.0 m.

**7. Section 6(3) Part III, By-law 438-86**

A minimum of 75% of the front yard landscaping shall be maintained as soft landscaping (14.73 m<sup>2</sup>). In this case, 43% of the front yard will be maintained as soft landscaping (8.12 m<sup>2</sup>).

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

The maximum permitted building height is 10.0 m. The altered dwelling will have a height of 10.66 m to the top of the skylight.

## 31. 48 FOXLEY ST

File Number:	A0224/17TEY	Zoning	R (d1.0)(x804) & R4 Z1.0 (ZZC)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	<b>48 FOXLEY ST</b>	Community:	Toronto
Legal Description:	PLAN D188 PT LOT 11		

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear two-storey addition, a complete third storey addition with a rear deck, a new front porch, and a front basement walkout.

### 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 1.0 times the area of the lot (178.5 m<sup>2</sup>).  
The altered detached dwelling will have a floor space index equal to 1.09 times the area of the lot (194.8 m<sup>2</sup>).
- Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% (10.5 m<sup>2</sup>) of the required front yard landscaped open space shall be in the form of soft landscaping.  
In this case, 0% (0 m<sup>2</sup>) of the required front yard landscaped open space will be in the form of soft landscaping.
- Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**  
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.  
The front porch stairs will be located 0 m from the south front lot line.
- 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 (178.5 m<sup>2</sup>).  
The altered detached dwelling will have a gross floor area equal to 1.09 times the area of the lot (194.8 m<sup>2</sup>).
- 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, where the side wall contains openings.  
The portion of the altered detached dwelling not exceeding a depth of 17 m will be located 0.02 m from the west side lot line and 0.81 m from the east side lot line.

## 32. 475 DONLANDS AVE

File Number:	A0225/17TEY	Zoning	RD (f6.0;a185;d0.75) & R1C (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	<b>475 DONLANDS AVE</b>	Community:	East York
Legal Description:	PLAN M444 PT LOT 385 PT LOT 386		

### PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing; a second and third floor addition, a side two-storey addition, rear first, second and third floor decks and a front third floor deck.

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

- 1. Chapter 10.5.40.60.(5)(A), By-law 438-86**  
An architectural feature on a building is permitted to encroach into the required building setback to a maximum of 0.6 m, if it is no closer to a lot line than 0.3 m.  
The architectural features will be located 0.19 m from the east side lot line.
- 2. Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.  
The roof eaves will be located 0.19 m from the east side lot line.
- 3. Chapter 10.5.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 3.14 m.  
The altered dwelling will be located 0.76 m from the south front yard setback.
- 4. Chapter 10.20.40.10.(4)(A) & (C), By-law 569-2013**  
The maximum permitted height for a dwelling with a flat roof is 7.2 m.  
The altered dwelling will have a building height of 10.53 m.  
  
The maximum permitted number of storeys for a dwelling with a flat roof is two.  
The altered dwelling will have three storeys.
- 5. Chapter 10.20.40.10.(6), By-law 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2 m.  
The height of the first floor above established grade is 1.37 m.
- 6. Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.75 times the area of the lot (237.38 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.76 times the area of the lot (239.32 m<sup>2</sup>).
- 7. Chapter 10.20.40.50.(1)(A) & (B), By-law 569-2013**  
The maximum permitted number of platforms at or above the second-storey located on the rear wall of a detached house is one.  
In this case, there will be two platforms located on the rear wall.

The maximum permitted area of each platform at or above the second-storey of a detached house is 4.0 m<sup>2</sup>.

The area of the second-storey platform will be 25.05 m<sup>2</sup> and the area of the third-storey platform will be 75.11 m<sup>2</sup>.

**8. Chapter 10.20.40.70.(3)(B), By-law 569-2013**

The minimum required side yard setback is 0.9 m.

The altered dwelling will be located 0.29 m from the east side lot line.

**9. Chapter 5.10.40.70.(6), By-law 569-2013**

If the Toronto and Region Conservation Authority determines that a shoreline hazard limit or a stable top-of-bank crosses a lot, a building or structure on the lot is required to be setback a minimum of 10 m from that shoreline hazard limit or stable top-of-bank.

The setback from the stable top-of-bank on the same lot will be 1.2 m measured from the rear deck with stairs and 5.50 m measured from the rear wall of the dwelling.

**10. Chapter 5.10.40.80.(1), By-law 569-2013**

A building or structure on a lot is required to be setback a minimum of 10 m from a shoreline hazard limit or stable top-of-bank not on the lot.

The minimum setback from the stable top-of-bank on the same lot will be 3.22 m measured from the rear deck with stairs and 6.06 m measured from the rear main wall of the dwelling.

**1. Section 5.6(b)(i), By-law 6752**

Balconies, canopies, unenclosed porches, platforms and decks are permitted to project beyond a front wall or a rear wall to a maximum of 2.5 m.

The rear first floor deck will project 4.32 m from the rear first floor wall.

The second floor platform will project 3.73 m from the rear second floor wall.

The third floor platform will project 2.87 m from the front third floor wall and 4.62 m from the rear third floor wall.

**2. Section 7.4.3, By-law 6752**

The maximum permitted building height is 8.5 m.

The altered dwelling will have a building height of 10.53 m.

**3. Section 7.4.3, By-law 6752**

The maximum permitted floor space index is 0.75 times the area of the lot (237.38 m<sup>2</sup>).

The altered dwelling will have a floor space index equal to 0.76 times the area of the lot (239.32 m<sup>2</sup>).

**4. Section 7.4.3, By-law 6752**

The minimum required front yard setback is 6.0 m.

The altered dwelling will be located 0.76 m from the south front lot line.

**5. Section 7.4.3, By-law 6752**

The maximum permitted lot coverage is 35% of the lot area (110.78 m<sup>2</sup>).

The lot coverage will be 42.12% of the lot area (133.31 m<sup>2</sup>).

**6. Section 7.4.3, By-law 6752**

The minimum required east side yard setback is 0.6 m.

The altered dwelling will be located 0.29 m from the east side lot line.

### 33. 938 EASTERN AVE (33 MINTO ST)

File Number:	A0228/17TEY	Zoning	R(d1.0) & R4 Z1.0 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	<b>938 EASTERN AVE (33 MINTO ST)</b>	Community:	Toronto
Legal Description:	PLAN 633 LOT 57		

#### PURPOSE OF THE APPLICATION:

To alter the existing three-storey townhouse/rowhouse (33 Minto Street, Unit B2) by constructing a roof top terrace.

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

- 1. Chapter 10.10.40.10.(1), By-law 569-2013**  
The maximum permitted building height is 12.0 m.  
The altered townhouse will have a height of 13.085 m.
- 2. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 9.5 m.  
The height of the east front exterior main walls will be 11.467 m.
- 3. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**  
The maximum permitted height of all rear exterior main walls is 9.5 m.  
The height of the west rear exterior main walls will be 13.0 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 9.5 m.  
The height of the south side exterior main walls facing a side lot line will be 13.0 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 9.5 m.  
The height of the north side exterior main walls facing a side lot line will be 11.462 m.
- 1. Section 4(2)(a), By-law 438-86**  
The maximum permitted building height is 12.0 m.  
The altered rowhouse will have a height of 13.085 m.

### 34. 938 EASTERN AVE (35 MINTO ST)

File Number:	A0229/17TEY	Zoning	R(d1.0) & R4 Z1.0 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	<b>938 EASTERN AVE (35 MINTO ST)</b>	Community:	Toronto
Legal Description:	PLAN 633 LOT 57		

#### PURPOSE OF THE APPLICATION:

To alter the existing three-storey townhouse/rowhouse (35 Minto Street, Unit B1) by constructing a roof top terrace.

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

- 1. Chapter 10.10.40.10.(1), By-law 569-2013**  
The maximum permitted building height is 12.0 m.  
The altered townhouse will have a height of 13.085 m.
- 2. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 9.5 m.  
The height of the east front exterior main walls will be 11.467 m.
- 3. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**  
The maximum permitted height of all rear exterior main walls is 9.5 m.  
The height of the west rear exterior main walls will be 13.0 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 9.5 m.  
The height of the north side exterior main walls facing a side lot line will be 13.0 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 9.5 m.  
The height of the south side exterior main walls facing a side lot line will be 11.46 m.
- 1. Section 4(2)(a), By-law 438-86**  
The maximum permitted building height is 12.0 m.  
The altered rowhouse will have a height of 13.085 m.

### 35. 938 EASTERN AVE (37 MINTO ST)

File Number:	A0227/17TEY	Zoning	R(d1.0) & R4 Z1.0 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	<b>938 EASTERN AVE (37 MINTO ST)</b>	Community:	Toronto
Legal Description:	PLAN 633 LOT 57		

#### PURPOSE OF THE APPLICATION:

To alter the existing three-storey townhouse/rowhouse (37 Minto Street, Unit A2) by constructing a roof top terrace.

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

- 1. Chapter 10.10.40.10.(1), By-law 569-2013**  
The maximum permitted building height is 12.0 m.  
The altered townhouse will have a height of 13.057 m.
- 2. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 9.5 m.  
The height of the east front exterior main walls will be 11.44 m.
- 3. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**  
The maximum permitted height of all rear exterior main walls is 9.5 m.  
The height of the west rear exterior main walls will be 13.0 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 9.5 m.  
The height of the south side exterior main walls facing a side lot line will be 13.0 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 9.5 m.  
The height of the north side exterior main walls facing a side lot line will be 11.4 m.
- 1. Section 4(2)(a), By-law 438-86**  
The maximum permitted building height is 12.0 m.  
The altered rowhouse will have a height of 13.057 m.



### 36. 938 EASTERN AVE (39 MINTO ST)

File Number:	A0226/17TEY	Zoning	R(d1.0) & R4 Z1.0 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	<b>938 EASTERN AVE (39 MINTO ST)</b>	Community:	Toronto
Legal Description:	PLAN 633 LOT 57		

#### PURPOSE OF THE APPLICATION:

To alter the existing three-storey townhouse/rowhouse (39 Minto Street, Unit A1) by constructing a roof top terrace.

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

- 1. Chapter 10.10.40.10.(1), By-law 569-2013**  
The maximum permitted building height is 12.0 m.  
The altered townhouse will have a height of 13.057 m.
- 2. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 9.5 m.  
The height of the south front exterior main walls will be 11.44 m.
- 3. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**  
The maximum permitted height of all rear exterior main walls is 9.5 m.  
The height of the north rear exterior main walls will be 13.0 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 9.5 m.  
The height of the west side exterior main walls facing a side lot line will be 13.0 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 9.5 m.  
The height of the east side exterior main walls facing a side lot line will be 11.44 m.
- 1. Section 4(2)(a), By-law 438-86**  
The maximum permitted building height is 12.0 m.  
The altered rowhouse will have a height of 13.057 m.

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

**37. 88 MAPLEWOOD AVE**

File Number:	A0230/17TEY	Zoning	RM (fl2.0, u2, d0.8) (x252) (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	<b>88 MAPLEWOOD AVE</b>	Community:	Toronto
Legal Description:	PLAN 1322 E PT LOT 133		

**PURPOSE OF THE APPLICATION:**

To alter a two-storey detached dwelling by constructing a two storey side addition which includes an integral garage and the construction of a roof top terrace over the entire second floor.

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

- 1. Chapter 10.80.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.8 times the area of the lot (165.16 m<sup>2</sup>).  
The floor space index will be 1.0 times the area of the lot (206.58 m<sup>2</sup>).
- 2. Chapter 10.80.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of each platform at or above the second storey of a detached house is 4.0 m<sup>2</sup>.  
The area of the roof platform above the second storey will be 102.26 m<sup>2</sup>.
- 3. Chapter 3(1), By-law 569-2013**  
The maximum permitted floor space index is 0.8 times the area of the area of the lot (165.16 m<sup>2</sup>).  
The floor space index for the altered building will be 1.0 times lot area (206.58 m<sup>2</sup>)
- 1. Section 3.4.7, By-laws 1-83 & 3263-97**  
The finished floor level of a deck may not exceed the highest finished habitable floor level of the dwelling unit.  
In this case, the proposed roof deck will be located above the highest habitable floor level of the altered dwelling.

### 38. 146 GLENWOOD CRES

File Number:	A0232/17TEY	Zoning	RD (f12.0; a370; d0.6) & R1B (ZZC)
Property Address:	<b>146 GLENWOOD CRES</b>	Ward:	Beaches-East York (31)
Legal Description:	PLAN 3054 PT LOT 42	Heritage:	Not Applicable
		Community:	East York

#### PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.  
The roof eaves will be located 0.18 m from the west side lot line.
- Chapter 10.20.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 8.5 m.  
The altered detached dwelling will have a height of 8.78 m.
- 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 7 m.  
The height of the side exterior main walls facing a side lot line will be 8.64 m.
- 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.  
The first floor of the altered detached dwelling will have a height of 2.39 m above established grade.
- 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 (213.28 m<sup>2</sup>).  
The altered detached dwelling will have a floor space index equal to 0.85 times the area of the lot (301.32 m<sup>2</sup>).
- Chapter 10.20.40.70.(3)(C), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The altered detached dwelling will be located 0.305 m from the west side lot line and 0.558 m from the east side lot line.
- Chapter 10.20.30.40.(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 35% of the lot area (142.26 m<sup>2</sup>).  
The lot coverage will be equal to 42.3% of the lot area (172.32 m<sup>2</sup>).

- 8. Chapter 5.10.40.70.(6), By-law 569-2013**  
The maximum permitted distance of a building or structure from a shoreline hazard limit or stable top-of-bank determined by the Toronto and Region Conservation Authority is 10 m  
The deck will be located 8.22 m from a shoreline hazard limit or stable top-of-bank.
- 9. Chapter 5.10.40.80.(1), By-law 569-2013**  
On lands under the jurisdiction of the Toronto and Region Conservation Authority, a building or structure on a lot must be no closer than 10 m from a shoreline hazard limit or a stable top-of-bank not on that lot.  
The deck will be located 8.4 m from a shoreline hazard limit or stable top-of-bank not on that lot.
- 1. Section 7.3.3, By-law 6752**  
The maximum permitted building height is 8.5 m.  
The altered detached dwelling will have a height of 8.78 m.
- 2. 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 (213.28 m<sup>2</sup>).  
The altered detached dwelling will have a floor space index equal to 0.85 times the area of the lot (301.32 m<sup>2</sup>).
- 3. Section 7.3.3, By-law 6752**  
The minimum required front yard setback is 6 m.  
The altered detached dwelling will be located 3.9 m from the southeast front lot line.
- 4. Section 7.3.3, By-law 6752**  
The minimum required side yard setback is 0.9 m.  
The altered detached dwelling will be located 0.305 m from the west side lot line.
- 5. Section 5.6(b)(i), By-law 6752**  
Balconies, canopies, unenclosed porches, platforms and decks may project beyond a main front wall or main rear wall to a maximum of 2.5 m.  
The rear yard deck projects 3.34 m from the main rear wall.
- 6. Section 7.3.3, By-law 6752**  
The maximum permitted lot coverage is 35% of the lot area (124.41 m<sup>2</sup>).  
The lot coverage will be equal to 43.7% of the lot area (155.46 m<sup>2</sup>).

### 39. 290 OAK PARK AVE

File Number:	A0233/17TEY	Zoning	RD (f6.0; a185; d0.75) & R1C (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	<b>290 OAK PARK AVE</b>	Community:	East York
Legal Description:	PLAN 2025 LOT 23		

#### PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage, and a rear ground floor deck.

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

- 1. Chapter 10.5.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 9.60 m.  
The new detached dwelling will be located 6 m from the east front lot line.
  - 2. Chapter 10.20.40.10.(4)(A), By-law 569-2013**  
The maximum permitted building height is 7.2 m.  
The new detached dwelling will have a height of 9.00 m.
  - 3. 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.  
The first floor of the new detached dwelling will have a height of 2.75 m above established grade.
  - 4. Chapter 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length for a detached dwelling is 17.0 m.  
The new detached dwelling will have a building length of 17.68 m.
  - 5. Chapter 10.10.40.70.(3)(B), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The new detached dwelling will be located 0.61 m from the north side lot line, and 0.71 m from the south side lot line.
- 1. Section 7.4.3, By-law 6752**  
The maximum permitted building height is 8.5 m.  
The new detached dwelling will have a height of 9.00 m.
  - 2. Section 7.4.3, By-law 6752**  
The maximum permitted building length for a detached dwelling is 16.75 m.  
The new detached dwelling will have a building length of 17.68 m.

**3. Section 7.4.3, By-law 6752**

The maximum permitted floor space index of a detached dwelling is 0.75 times the area of the lot (260.89 m<sup>2</sup>).

The new detached dwelling will have a floor space index equal to 0.80 times the area of the lot (276.71 m<sup>2</sup>).

## 40. 180 HEWARD AVE

File Number:	A0244/17TEY	Zoning	R (d1.0)(x807) & R3 Z1.0 (ZZC)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	<b>180 HEWARD AVE</b>	Community:	Toronto
Legal Description:	PLAN M49 PT LOT 11		

### PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling by constructing a new front enclosed porch, a rear three-storey addition and a rear first and third storey deck.

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

- Chapter 10.5.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 4.94 m.  
The altered dwelling will be located 2.51 m from the front lot line.
- Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% of the front yard landscaping must be maintained as soft landscaping (9.23 m<sup>2</sup>).  
In this case, the front yard soft landscaping will be equal to 58.4% (7.18 m<sup>2</sup>).
- Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted building depth is 17.0 m.  
The altered dwelling will have a building depth equal to 21.95 m.
- 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 (194.1 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 1.16 times the area of the lot (224.5 m<sup>2</sup>).
- Chapter 10.10.40.70.(3)(A)(ii), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The altered dwelling will be located 0.79 m to the south side lot line.
- 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 (194.1 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 1.16 times the area of the lot (224.5 m<sup>2</sup>).
- Section 6(3) Part II 2(II), By-law 438-86**  
The minimum required front yard setback is 4.94 m.  
The altered dwelling will be located 2.51 m from the front lot line.
- Section 6(3) Part II 3(II), By-law 438-86**  
The minimum required setback to the portion of the side wall of an adjacent building that contains openings is 1.2 m.  
The altered dwelling will be located 0.0 m to the adjacent building to the north.
- 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 north side lot line.

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

The minimum required side lot line setback where the side wall contains openings is 0.90 m.  
The altered dwelling will be located 0.72 m to the south side lot line.

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

The maximum permitted building depth is 17.0 m.  
The altered dwelling will have a building depth equal to 21.95 m.

**7. 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 maintained as soft landscaping (9.23 m<sup>2</sup>).  
In this case, 58.4% of the front yard will be maintained as soft landscaping (7.18 m<sup>2</sup>).

**8. Section 6(3) Part III 4, By-law 438-86**

The maximum permitted width of a walkway located between the front lot line and any wall of the building facing the front lot line is 1.06 m.  
In this case, the walkway will have a width of 2.73 m.



## **41A. 11 EDGEWOOD GROVE**

File Number:	B0029/17TEY	Zoning	R (u2;d0.6) & R1S Z0.6 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	<b>11 EDGEWOOD GRV</b>	Community:	Toronto
Legal Description:	PLAN 1380 LOT 17		

### **THE CONSENT REQUESTED:**

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

#### **Retained – Part 2, Draft R-Plan**

##### **Address to be assigned**

The lot frontage is 7.61 m and the lot area is 185.4 m<sup>2</sup>. A new three-storey detached dwelling with an integral garage will be constructed and will require variances to the Zoning By-law, outlined in application number A0428/17TEY.

#### **Conveyed- Part 1, Draft R-Plan**

##### **Address to be assigned**

The lot frontage is 7.61 m and the lot area is 185.4 m<sup>2</sup>. A new three-storey detached dwelling with an integral garage will be constructed and will require variances to the Zoning By-law, outlined in Application number A0429/17TEY.

**Application Number B0029/17TEY, A0428/17TEY & A0429/17TEY will be considered jointly.**

## 41B. 11 EDGEWOOD GROVE (PART 2)

File Number:	A0428/17TEY	Zoning	R (u2;d0.6) & R1S Z0.6 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	<b>11 EDGEWOOD GRV - PART 2</b>	Community:	Toronto
Legal Description:	PLAN 1380 LOT 17		

### PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage on the retained lot described in Consent Application B0029/17TEY.

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

- 1. Chapter 10.10.40.10.(2)(A)(iii), 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 8.84 m facing the east side lot line and 8.6 m facing the west side lot line.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (111.29 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.99 times the area of the lot (183.31 m<sup>2</sup>).
- 3. Chapter 10.10.40.70.(2), By-law 569-2013**  
The minimum required rear yard setback is 7.5 m.  
The new detached dwelling will be located 6.3 m from the south rear lot line.
- 4. Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The new detached dwelling will be located 0.61 m from the east side lot line.
- 5. 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 1.2 m.  
In this case, the platform will encroach 3.1 m into the required rear yard setback and will be located 0.93 m from the west side lot line.
- 1. Section 6(3) Part IV 3(I), By-law 438-86**  
An integral garage in a building is not permitted on a lot having a frontage of less than 7.62 m where access to the garage is located in a wall facing the front lot line.  
In this case, the lot frontage will be 7.61 m and the integral garage will be on a wall that faces the front lot line.

- 2. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (111.29 m<sup>2</sup>).  
The new detached dwelling will have a gross floor area equal to 0.99 times the area of the lot (183.31 m<sup>2</sup>).
- 3. Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side lot line setback for the portion of a detached dwelling not exceeding a depth of 17 m is 0.9 m.  
The portion of the new detached dwelling not exceeding a depth of 17 m will be located 0.61 m from the east 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 new detached dwelling will be located 6.3 m from the south rear lot line.
- 5. Section 6(3) Part II 8 D, By-law 438-86**  
The projection of an uncovered platform into the required setbacks is restricted to a maximum of 2.50 m from the front or rear wall.  
The uncovered platform will project 3.1 m from the rear wall.

**Application Number B0029/17TEY, A0428/17TEY & A0429/17TEY will be considered jointly.**

## 41C. 11 EDGEWOOD GROVE (PART 1)

File Number:	A0429/17TEY	Zoning	R (u2;d0.6) & R1S Z0.6 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	<b>11 EDGEWOOD GRV - PART 1</b>	Community:	Toronto
Legal Description:	PLAN 1380 LOT 17		

### PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage on the conveyed lot described in Consent Application B0029/17TEY.

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

- 1. Chapter 10.10.40.10.(2)(A)(iii), 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 8.92 m facing the west side lot line and 8.59 m facing the east side lot line.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (111.29 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.99 times the area of the lot (183.31 m<sup>2</sup>).
- 3. Chapter 10.10.40.70.(2), By-law 569-2013**  
The minimum required rear yard setback is 7.5 m.  
The new detached dwelling will be located 6.3 m from the south rear lot line.
- 4. Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The new detached dwelling will be located 0.61 m from the west side lot line.
- 5. 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 1.2 m.  
In this case, the platform will encroach 3.1 m into the required rear yard setback and will be located 0.93 m from the east side lot line.
- 1. Section 6(3) Part IV 3(I), By-law 438-86**  
An integral garage in a building is not permitted on a lot having a frontage of less than 7.62 m where access to the garage is located in a wall facing the front lot line.  
In this case, the lot frontage will be 7.61 m and the integral garage will be on a wall that faces the front lot line.

- 2. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (111.29 m<sup>2</sup>).  
The new detached dwelling will have a gross floor area equal to 0.99 times the area of the lot (183.31 m<sup>2</sup>).
- 3. Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side lot line setback for the portion of a detached dwelling not exceeding a depth of 17 m is 0.9 m.  
The portion of the new detached dwelling not exceeding a depth of 17 m will be located 0.61 m from the west 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 new detached dwelling will be located 6.3 m from the south rear lot line.
- 5. Section 6(3) Part II 8 D, By-law 438-86**  
The projection of an uncovered platform into the required setbacks is restricted to a maximum of 2.5 m from the front or rear wall.  
The uncovered platform will project 3.1 m from the rear wall.

**Application Number B0029/17TEY, A0428/17TEY & A0429/17TEY will be considered jointly.**

## **42A. 1647 BATHURST ST**

File Number:	B0020/17TEY	Zoning	R (u2; d1.0)(x946) & R1S Z1.0 (ZZC)
Property Address:	<b>1647 BATHURST ST</b>	Ward:	St. Paul's (21)
Legal Description:	PLAN M347 LOT 11 LOT 12	Heritage:	Not Applicable
		Community:	Toronto

### **THE CONSENT REQUESTED:**

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

#### **Retained Lot – Part 1, Draft R-Plan**

##### **Address to be assigned**

The lot frontage is 7.75 m and the lot area is 235.9 m<sup>2</sup>.

A new three-storey semi-detached dwelling with an integral garage will be constructed and requires minor variances as described in A0237/17TEY.

#### **Conveyed Lot – Part 2, Draft R-Plan:**

##### **Address to be assigned**

The lot frontage is 6.10 m and the lot area is 185.6 m<sup>2</sup>.

A new three-storey semi-detached dwelling with an integral garage will be constructed and requires minor variances as described in A0238/17TEY.

#### **Conveyed Lot – Part 3, Draft R-Plan:**

##### **Address to be assigned**

The lot frontage is 6.10 m and the lot area is 185.6 m<sup>2</sup>.

A new three-storey semi-detached dwelling with an integral garage will be constructed and requires minor variances as described in A0239/17TEY.

#### **Conveyed Lot – Part 4, Draft R-Plan:**

##### **Address to be assigned**

The lot frontage is 6.10 m and the lot area is 185.6 m<sup>2</sup>.

A new three-storey semi-detached dwelling with an integral garage will be constructed and requires minor variances as described in A0240/17TEY.

#### **Conveyed Lot – Part 5, Draft R-Plan:**

##### **Address to be assigned**

The lot frontage is 6.10 m and the lot area is 185.6 m<sup>2</sup>.

A new three-storey semi-detached dwelling with an integral garage will be constructed and requires minor variances as described in A0241/17TEY.

#### **Conveyed Lot – Part 6, Draft R-Plan:**

##### **Address to be assigned**

The lot frontage is 6.86 m and the lot area is 208.8 m<sup>2</sup>.

A new three-storey semi-detached dwelling with an integral garage will be constructed and requires minor variances as described in A0242/17TEY.

**File Numbers B0020/17TEY, A0237/17TEY, A0238/17TEY, A0239/17TEY, A0240/17TEY, A0241/17TEY & A0242/17TEY are considered jointly.**

## 42B. 1647 BATHURST ST (PART 1)

File Number:	A0237/17TEY	Zoning	R (u2; d1.0)(x946) & R1S Z1.0 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	<b>1647 BATHURST ST (PART 1)</b>	Community:	Toronto
Legal Description:	PLAN M347 LOT 11 LOT 12		

### PURPOSE OF THE APPLICATION:

To construct a three-storey semi-detached dwelling with an integral garage as described in Consent Application B0020/17TEY.

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

- 1. Chapter 10.5.40.10.(5), By-law 569-2013**  
A minimum of 10 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
In this case, 4.04 m<sup>2</sup> of the first floor will be within 4.0 m of the front main wall.
- 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 provided they are no closer to a lot line than 0.6 m.  
In this case, the front stairs will be located 0.0 m from the north lot line.
- 3. Chapter 10.10.40.10.(1)(A), By-law 569-2013**  
The permitted maximum height of a building or structure is 10.0 m.  
The new three-storey semi-detached dwelling will have a height of 10.94 m.
- 4. 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 side lot lines will be 10.78 m.
- 5. 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 (234.44 m<sup>2</sup>).  
The new three-storey semi-detached dwelling will have a floor space index equal to 1.25 times the area of the lot (293.89 m<sup>2</sup>).
- 6. Chapter 10.10.80.40.(2), By-law 569-2013**  
On a corner lot, vehicle access is from a flanking street or public lane.  
In this case, access to the vehicle parking will be from the main street.
- 7. Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted building depth for a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 17.81 m.
- 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 (234.44 m<sup>2</sup>).  
The new three-storey semi-detached dwelling will have a residential gross floor area equal to 1.33 times the area of the lot (316.69 m<sup>2</sup>).

- 2. 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 new semi-detached dwelling will be located 1.39 m from the flanking street (Bathurst Street).
- 3. Section 6(3) Part II 5(II), By-law 438-86**  
The maximum permitted depth of a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 18.47 m.
- 4. Section 6(3), Part IV 2, By-law 438-86**  
A building on a lot that abuts a flanking street or public lane shall gain its vehicular access from the flanking street or public lane.  
In this case, the access to the vehicular parking will be from the main street.
- 5. 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 semi-detached dwelling will have an integral below grade garage.
- 6. Section 4(2)(a), By-law 438-86**  
The maximum permitted building height is 10.0 m.  
The new three-storey semi-dwelling will have a height of 10.56 m.

**File Numbers B0020/17TEY, A0237/17TEY, A0238/17TEY, A0239/17TEY, A0240/17TEY, A0241/17TEY & A0242/17TEY are considered jointly.**



## 42C. 1647 BATHURST ST (PART 2)

File Number:	A0238/17TEY	Zoning	R (u2; d1.0)(x946) & R1S Z1.0 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	<b>1647 BATHURST ST (PART 2)</b>	Community:	Toronto
Legal Description:	PLAN M347 LOT 11 LOT 12		

### PURPOSE OF THE APPLICATION:

To construct a three-storey semi-detached dwelling with an integral garage as described in Consent Application B0020/17TEY.

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

- 1. Chapter 900.2.10 (946)(d), By-law 569-2013**  
The minimum required lot frontage for a semi-detached dwelling is 7.5 m.  
In this case, the frontage of the conveyed lot will be 6.10 m.
- 2. Chapter 10.5.40.10.(5), By-law 569-2013**  
A minimum of 10 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
In this case, 4.04 m<sup>2</sup> of the first floor will be within 4.0 m of the front main wall.
- 3. 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 provided they are no closer to a lot line than 0.6 m.  
In this case, the front stairs will be located 0.0 m from the north lot line.
- 4. Chapter 10.5.50.10.(1)(B), By-law 569-2013**  
A minimum of 50% of the front yard landscaping must be landscaping (7.24 m<sup>2</sup>).  
In this case, 33% (4.78 m<sup>2</sup>) 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% of the required front yard landscaping must be soft landscaping (5.43 m<sup>2</sup>).  
In this case, 667% (4.78 m<sup>2</sup>) of the front yard will be soft landscaping.
- 6. Chapter 10.10.30.10.(1)(B), By-law 569-2013**  
The minimum required lot area is 225 m<sup>2</sup>.  
In this case, the area of the conveyed lot will be 185.6 m<sup>2</sup>.
- 7. Chapter 10.10.40.10.(1)(A), By-law 569-2013**  
The permitted maximum height of a building or structure is 10.0 m.  
The new three-storey semi-detached dwelling will have a height of 10.43 m.
- 8. 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 side lot lines will be 10.42 m.

- 9. 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 (185.62 m<sup>2</sup>).  
The new three-storey semi-detached dwelling will have a floor space index equal to 1.56 times the area of the lot (289.67 m<sup>2</sup>).
- 10. Chapter 10.10.80.40.(1), By-law 569-2013**  
A vehicle entrance through the front main wall of a building is permitted, provided the lot has a minimum frontage of 7.6 m.  
In this case, the lot will have a frontage of 6.10 m.
- 11. Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted building depth for a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 17.69 m.
- 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 (185.62 m<sup>2</sup>).  
The new three-storey semi-detached dwelling will have a residential gross floor area equal to 1.70 times the area of the lot (316.69 m<sup>2</sup>).
- 2. Section 6(3) Part II 3.C(II), By-law 438-86**  
The minimum required side lot line setback of a semi-detached dwelling is 0.90 m.  
The side wall of the new semi-detached dwelling will be located 0.45 m from the east side lot line.
- 3. Section 6(3) Part II 5(II), By-law 438-86**  
The maximum permitted depth of a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 18.47 m.
- 4. Section 6(3) Part IV 3(I), By-law 438-86**  
An integral garage in a building located on a lot with a frontage less than 7.62 m and where access to the garage is located in a wall facing the front lot line is not permitted.  
In this case, the integral garage is in a wall that faces the front lot line.
- 5. 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 semi-detached dwelling will have an integral below grade garage.
- 6. Section 4(2)(a), By-law 438-86**  
The maximum permitted building height is 10.0 m.  
The new three-storey semi-dwelling will have a height of 10.09 m.
- 7. Section 6(3) Part VII 1(I), By-law 438-86**  
The minimum required frontage of a residential lot is 7.5 m.  
In this case, the new lot will have a lot frontage of 6.10 m.
- 8. Section 6(3) Part II 2(III), By-law 438-86**  
The minimum required front yard setback shall be equal to the shortest distance by which the front wall of the only adjacent building is setback from its front lot line, which in this case, is 2.47 m.  
The new semi-detached dwelling will be located 2.43 m from the front lot line.

**9. Section 6(3) Part III 3.(d)(i)(B), By-law 438-86**

A minimum of 50% (7.24 m<sup>2</sup>) of the front yard shall be maintained as landscaping.

In this case, 33% (4.78 m<sup>2</sup>) of the front yard area will be landscaping.

**File Numbers B0020/17TEY, A0237/17TEY, A0238/17TEY, A0239/17TEY, A0240/17TEY, A0241/17TEY & A0242/17TEY are considered jointly.**

## 42D. 1647 BATHURST ST (PART 3)

File Number:	A0239/17TEY	Zoning	R (u2; d1.0)(x946) & R1S Z1.0 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	<b>1647 BATHURST ST (PART 3)</b>	Community:	Toronto
Legal Description:	PLAN M347 LOT 11 LOT 12		

### PURPOSE OF THE APPLICATION:

To construct a three-storey semi-detached dwelling with an integral garage as described in Consent Application B0020/17TEY.

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

- 1. Chapter 900.2.10 (946)(d), By-law 569-2013**  
The minimum required lot frontage for a semi-detached dwelling is 7.5 m.  
In this case, the frontage of the conveyed lot will be 6.10 m.
- 2. Chapter 10.5.40.10.(5), By-law 569-2013**  
A minimum of 10 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
In this case, 4.04 m<sup>2</sup> of the first floor will be within 4.0 m of the front main wall.
- 3. 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 provided they are no closer to a lot line than 0.6 m.  
In this case, the front stairs will be located 0.0 m from the north lot line.
- 4. Chapter 10.10.30.10.(1)(B), By-law 569-2013**  
The minimum required lot area is 225 m<sup>2</sup>.  
In this case, the area of the conveyed lot will be 185.6 m<sup>2</sup>.
- 5. Chapter 10.10.40.10.(1)(A), By-law 569-2013**  
The permitted maximum height of a building or structure is 10.0 m.  
The new three-storey semi-detached dwelling will have a height of 10.57 m.
- 6. 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 side lot lines will be 10.42 m.
- 7. 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 (185.62 m<sup>2</sup>).  
The new three-storey semi-detached dwelling will have a floor space index equal to 1.56 times the area of the lot (289.67 m<sup>2</sup>).
- 8. Chapter 10.10.80.40.(1), By-law 569-2013**  
A vehicle entrance through the front main wall of a building is permitted, provided the lot has a minimum frontage of 7.6 m.  
In this case, the lot will have a frontage of 6.10 m.

9. **Chapter 10.5.50.10.(1)(B), By-law 569-2013**  
A minimum of 50% of the front yard landscaping must be landscaping (6.64 m<sup>2</sup>).  
In this case, 33% (4.42 m<sup>2</sup>) of the front yard will be maintained as landscaping.
10. **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 (4.98 m<sup>2</sup>).  
In this case, 66% (4.42 m<sup>2</sup>) of the front yard will be soft landscaping.
11. **Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted building depth for a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 17.62 m.
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 (185.62 m<sup>2</sup>).  
The new three-storey semi-detached dwelling will have a residential gross floor area equal to 1.70 times the area of the lot (316.69 m<sup>2</sup>).
2. **Section 6(3) Part II 3.C(II), By-law 438-86**  
The minimum required side lot line setback of a semi-detached dwelling is 0.90 m.  
The side wall of the new semi-detached dwelling will be located 0.45 m from the west side lot line.
3. **Section 6(3) Part II 5(II), By-law 438-86**  
The maximum permitted depth of a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 18.47 m.
4. **Section 6(3) Part IV 3(I), By-law 438-86**  
An integral garage in a building located on a lot with a frontage less than 7.62 m and where access to the garage is located in a wall facing the front lot line is not permitted.  
In this case, the integral garage is in a wall that faces the front lot line.
5. **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 semi-detached dwelling will have an integral below grade garage.
6. **Section 4(2)(a), By-law 438-86**  
The maximum permitted building height is 10.0 m.  
The new three-storey semi-dwelling will have a height of 10.19 m.
7. **Section 6(3) Part VII 1(I), By-law 438-86**  
The minimum required frontage of a residential lot is 7.5 m.  
In this case, the new lot will have a lot frontage of 6.10 m.
8. **Section 6(3) Part II 2(III), By-law 438-86**  
The minimum required front yard setback shall be equal to the shortest distance by which the front wall of the only adjacent building is setback from its front lot line, which in this case, is 2.47 m.  
The new semi-detached dwelling will be located 2.36 m from the front lot line.

**9. Section 6(3) Part III 3.(d)(i)(B), By-law 438-86**

A minimum of 50% (6.64 m<sup>2</sup>) of the front yard shall be maintained as landscaping.

In this case, 33% (4.42 m<sup>2</sup>) of the front yard area will be landscaping.

**File Numbers B0020/17TEY, A0237/17TEY, A0238/17TEY, A0239/17TEY, A0240/17TEY, A0241/17TEY & A0242/17TEY are considered jointly.**

## 42E. 1647 BATHURST ST (PART 4)

File Number:	A0240/17TEY	Zoning	R (u2; d1.0)(x946) & R1S Z1.0 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	<b>1647 BATHURST ST (PART 4)</b>	Community:	Toronto
Legal Description:	PLAN M347 LOT 11 LOT 12		

### PURPOSE OF THE APPLICATION:

To construct a three-storey semi-detached dwelling with an integral garage as described in Consent Application B0020/17TEY.

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

- 1. Chapter 900.2.10 (946)(d), By-law 569-2013**  
The minimum required lot frontage for a semi-detached dwelling is 7.5 m.  
In this case, the frontage of the conveyed lot will be 6.10 m.
- 2. Chapter 10.5.40.10.(5), By-law 569-2013**  
A minimum of 10 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
In this case, 4.04 m<sup>2</sup> of the first floor will be within 4.0 m of the front main wall.
- 3. 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 provided they are no closer to a lot line than 0.6 m.  
In this case, the front stairs will be located 0.0 m from the north lot line.
- 4. Chapter 10.5.50.10.(1)(B), By-law 569-2013**  
A minimum of 50% of the front yard landscaping must be landscaping (6.69 m<sup>2</sup>).  
In this case, 34% (4.53 m<sup>2</sup>) 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% of the required front yard landscaping must be soft landscaping (5.01 m<sup>2</sup>).  
In this case, 67.7% (4.53 m<sup>2</sup>) of the front yard will be soft landscaping.
- 6. Chapter 10.10.30.10.(1)(B), By-law 569-2013**  
The minimum required lot area is 225 m<sup>2</sup>.  
In this case, the area of the conveyed lot will be 185.6 m<sup>2</sup>.
- 7. Chapter 10.10.40.10.(1)(A), By-law 569-2013**  
The permitted maximum height of a building or structure is 10.0 m.  
The new three-storey semi-detached dwelling will have a height of 10.76 m.
- 8. 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 side lot lines will be 10.61 m.

- 9. 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 (185.62 m<sup>2</sup>).  
The new three-storey semi-detached dwelling will have a floor space index equal to 1.56 times the area of the lot (289.67 m<sup>2</sup>).
- 10. Chapter 10.10.80.40.(1), By-law 569-2013**  
A vehicle entrance through the front main wall of a building is permitted, provided the lot has a minimum frontage of 7.6 m.  
In this case, the lot will have a frontage of 6.10 m.
- 11. Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted building depth for a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 17.55 m.
- 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 (185.62 m<sup>2</sup>).  
The new three-storey semi-detached dwelling will have a residential gross floor area equal to 1.70 times the area of the lot (316.69 m<sup>2</sup>).
- 2. Section 6(3) Part II 3.C(II), By-law 438-86**  
The minimum required side lot line setback of a semi-detached dwelling is 0.90 m.  
The side wall of the new semi-detached dwelling will be located 0.45 m from the east side lot line.
- 3. Section 6(3) Part II 5(II), By-law 438-86**  
The maximum permitted depth of a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 18.47 m.
- 4. Section 6(3) Part IV 3(I), By-law 438-86**  
An integral garage in a building located on a lot with a frontage less than 7.62 m and where access to the garage is located in a wall facing the front lot line is not permitted.  
In this case, the integral garage is in a wall that faces the front lot line.
- 5. 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 semi-detached dwelling will have an integral below grade garage.
- 6. Section 6(3) Part VII 1(I), By-law 438-86**  
The minimum required frontage of a residential lot is 7.5 m.  
In this case, the new lot will have a lot frontage of 6.10 m.
- 7. Section 4(2)(a), By-law 438-86**  
The maximum permitted building height is 10.0 m.  
The new three-storey semi-dwelling will have a height of 10.42 m.
- 8. Section 6(3) Part II 2(III), By-law 438-86**  
The minimum required front yard setback shall be equal to the shortest distance by which the front wall of the only adjacent building is setback from its front lot line, which in this case, is 2.47 m.  
The new semi-detached dwelling will be located 2.29 m from the front lot line.



**9. Section 6(3) Part III 3.(d)(i)(B), By-law 438-86**

A minimum of 50% (6.69 m<sup>2</sup>) of the front yard shall be maintained as landscaping.

In this case, 34% (4.53 m<sup>2</sup>) of the front yard area will be landscaping.

**File Numbers B0020/17TEY, A0237/17TEY, A0238/17TEY, A0239/17TEY, A0240/17TEY, A0241/17TEY & A0242/17TEY are considered jointly.**

## 42F. 1647 BATHURST ST (PART 5)

File Number:	A0241/17TEY	Zoning	R (u2; d1.0)(x946) & R1S Z1.0 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	<b>1647 BATHURST ST (PART 5)</b>	Community:	Toronto
Legal Description:	PLAN M347 LOT 11 LOT 12		

### PURPOSE OF THE APPLICATION:

To construct a three-storey semi-detached dwelling with an integral garage as described in Consent Application B0020/17TEY.

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

- 1. Chapter 10.5.40.10.(5), By-law 569-2013**  
A minimum of 10 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
In this case, 4.04 m<sup>2</sup> of the first floor will be within 4.0 m of the front main wall.
- 2. Chapter 900.2.10 (946)(d), By-law 569-2013**  
The minimum required lot frontage for a semi-detached dwelling is 7.5 m.  
In this case, the frontage of the conveyed lot will be 6.10 m.
- 3. 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 provided they are no closer to a lot line than 0.6 m.  
In this case, the front stairs will be located 0.0 m from the north lot line.
- 4. Chapter 10.5.50.10.(1)(B), By-law 569-2013**  
A minimum of 50% of the front yard landscaping must be landscaping (6.49 m<sup>2</sup>).  
In this case, 34.2% (4.45 m<sup>2</sup>) 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% of the required front yard landscaping must be soft landscaping (4.86 m<sup>2</sup>).  
In this case, 68.5% (4.45 m<sup>2</sup>) of the front yard will be soft landscaping.
- 6. Chapter 10.10.30.10.(1)(B), By-law 569-2013**  
The minimum required lot area is 225 m<sup>2</sup>.  
In this case, the area of the conveyed lot will be 185.6 m<sup>2</sup>.
- 7. Chapter 10.10.40.10.(1)(A), By-law 569-2013**  
The permitted maximum height of a building or structure is 10.0 m.  
The new three-storey semi-detached dwelling will have a height of 10.82 m.
- 8. 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 side lot lines will be 10.67 m.

9. **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 (185.62 m<sup>2</sup>).  
The new three-storey semi-detached dwelling will have a floor space index equal to 1.56 times the area of the lot (289.67 m<sup>2</sup>).
10. **Chapter 10.10.80.40.(1), By-law 569-2013**  
A vehicle entrance through the front main wall of a building is permitted, provided the lot has a minimum frontage of 7.6 m.  
In this case, the lot will have a frontage of 6.10 m.
11. **Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted building depth for a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 17.49 m.
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 (185.62 m<sup>2</sup>).  
The new three-storey semi-detached dwelling will have a residential gross floor area equal to 1.70 times the area of the lot (316.69 m<sup>2</sup>).
2. **Section 6(3) Part II 3.C(II), By-law 438-86**  
The minimum required side lot line setback of a semi-detached dwelling is 0.90 m.  
The side wall of the new semi-detached dwelling will be located 0.45 m from the west side lot line.
3. **Section 6(3) Part II 5(II), By-law 438-86**  
The maximum permitted depth of a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 18.47 m.
4. **Section 6(3) Part IV 3(I), By-law 438-86**  
An integral garage in a building located on a lot with a frontage less than 7.62 m and where access to the garage is located in a wall facing the front lot line is not permitted.  
In this case, the integral garage is in a wall that faces the front lot line.
5. **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 semi-detached dwelling will have an integral below grade garage.
6. **Section 6(3) Part VII 1(I), By-law 438-86**  
The minimum required frontage of a residential lot is 7.5 m.  
In this case, the new lot will have a lot frontage of 6.10 m.
7. **Section 4(2)(a), By-law 438-86**  
The maximum permitted building height is 10.0 m.  
The new three-storey semi-dwelling will have a height of 10.56 m.
8. **Section 6(3) Part II 2(III), By-law 438-86**  
The minimum required front yard setback shall be equal to the shortest distance by which the front wall of the only adjacent building is setback from its front lot line, which in this case, is 2.47 m.  
The new semi-detached dwelling will be located 2.22 m from the front lot line.

**9. Section 6(3) Part III 3.(d)(i)(B), By-law 438-86**

A minimum of 50% (6.49 m<sup>2</sup>) of the front yard shall be maintained as landscaping.

In this case, 34.2% (4.45 m<sup>2</sup>) of the front yard area will be landscaping.

**File Numbers B0020/17TEY, A0237/17TEY, A0238/17TEY, A0239/17TEY, A0240/17TEY, A0241/17TEY & A0242/17TEY are considered jointly.**

## 42G. 1647 BATHURST ST (PART 6)

File Number:	A0242/17TEY	Zoning	R (u2; d1.0)(x946) & R1S Z1.0 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	<b>1647 BATHURST ST (PART 6)</b>	Community:	Toronto
Legal Description:	PLAN M347 LOT 11 LOT 12		

### PURPOSE OF THE APPLICATION:

To construct a three-storey semi-detached dwelling with an integral garage as described in Consent Application B0020/17TEY.

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

- 1. Chapter 900.2.10 (946)(d), By-law 569-2013**  
The minimum required lot frontage for a semi-detached dwelling is 7.5 m.  
In this case, the frontage of the conveyed lot will be 6.86 m.
- 2. Chapter 10.5.40.10.(5), By-law 569-2013**  
A minimum of 10 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
In this case, 4.04 m<sup>2</sup> of the first floor will be within 4.0 m of the front main wall.
- 3. 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 provided they are no closer to a lot line than 0.6 m.  
In this case, the front stairs will be located 0.0 m from the north lot line.
- 4. Chapter 10.5.50.10.(1)(B), By-law 569-2013**  
A minimum of 50% of the front yard landscaping must be landscaping (7.47 m<sup>2</sup>).  
In this case, 44.9% (6.71 m<sup>2</sup>) of the front yard will be maintained as landscaping.
- 5. Chapter 10.10.40.10.(1)(A), By-law 569-2013**  
The permitted maximum height of a building or structure is 10.0 m.  
The new three-storey semi-detached dwelling will have a height of 10.95 m.
- 6. 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 side lot lines will be 10.80 m.
- 7. 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 (208.81 m<sup>2</sup>).  
The new three-storey semi-detached dwelling will have a floor space index equal to 1.39 times the area of the lot (289.67 m<sup>2</sup>).
- 8. Chapter 10.10.80.40.(1), By-law 569-2013**  
A vehicle entrance through the front main wall of a building is permitted, provided the lot has a minimum frontage of 7.6 m.  
In this case, the lot will have a frontage of 6.86 m.

9. **Chapter 10.10.30.10.(1)(B), By-law 569-2013**  
The minimum required lot area is 225 m<sup>2</sup>.  
In this case, the area of the conveyed lot will be 208.80 m<sup>2</sup>.
10. **Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted building depth for a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 17.42 m.
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 (208.81 m<sup>2</sup>).  
The new three-storey semi-detached dwelling will have a residential gross floor area equal to 1.51 times the area of the lot (316.69 m<sup>2</sup>).
2. **Section 6(3) Part II 5(II), By-law 438-86**  
The maximum permitted depth of a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 18.47 m.
3. **Section 6(3) Part IV 3(I), By-law 438-86**  
An integral garage in a building located on a lot with a frontage less than 7.62 m and where access to the garage is located in a wall facing the front lot line is not permitted.  
In this case, the integral garage is in a wall that faces the front lot line.
4. **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 semi-detached dwelling will have an integral below grade garage.
5. **Section 6(3) Part VII 1(I), By-law 438-86**  
The minimum required frontage of a residential lot is 7.5 m.  
In this case, the new lot will have a lot frontage of 6.86 m.
6. **Section 4(2)(a), By-law 438-86**  
The maximum permitted building height is 10.0 m.  
The new three-storey semi-dwelling will have a height of 10.67 m.
7. **Section 6(3) Part II 2(III), By-law 438-86**  
The minimum required front yard setback shall be equal to the shortest distance by which the front wall of the only adjacent building is setback from its front lot line, which in this case, is 2.47 m.  
The new semi-detached dwelling will be located 2.16 m from the front lot line.
8. **Section 6(3) Part III 3.(d)(i)(B), By-law 438-86**  
A minimum of 50% (7.47 m<sup>2</sup>) of the front yard shall be maintained as landscaping.  
In this case, 44.9% (6.71 m<sup>2</sup>) of the front yard area will be landscaping.

**File Numbers B0020/17TEY, A0237/17TEY, A0238/17TEY, A0239/17TEY, A0240/17TEY, A0241/17TEY & A0242/17TEY are considered jointly.**

### 43. 40 PINE CRES

File Number:	A0857/16TEY	Zoning	RD (f12.0, d0.35) & R1 Z0.35 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	<b>40 PINE CRES</b>	Community:	Toronto
Legal Description:	PLAN M390 PT LOT 74 PT LOT 75		

#### PURPOSE OF THE APPLICATION:

To alter the existing 1½-storey detached dwelling by constructing a rear 1st storey addition, second and third storey additions, front porch and to attach the existing garage to the side of the dwelling.

#### 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 0.35 times the area of the lot (113.86 m<sup>2</sup>). The altered dwelling will have a floor space index equal to 0.98 times the area of the lot (319.16 m<sup>2</sup>).
  - 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 2.28 m from the rear lot line.
  - Chapter 10.20.40.70.(3)(C), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The altered dwelling will be located 0.85 m to the west side lot line and 0.26 m to the east side lot line.
  - Chapter 10.5.80.40.(2), By-law 569-2013**  
For a detached house where an individual private driveway leads directly to the dwelling unit, the elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street (101.75 at street) .  
In this case, the elevation of the lowest point of a vehicle entrance in a main wall of the building is 101.17.
  - Chapter 10.5.80.40.(2), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.  
In this case, the eaves will be located 0.0 m from the east lot line.
- Section 6(3) Part IV 3(II), By-law 438-86**  
The by-law does not permit 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.  
In this case, the integral garage will be below grade.
  - 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 (113.86 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 0.98 times the area of the lot (319.16 m<sup>2</sup>).

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

The minimum required rear yard setback is 7.5 m.

The altered dwelling will be located 2.28 m from the rear lot line.

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

The minimum required side lot line for the portion of the building not exceeding 17.0 m in depth is 0.9 m.

The altered dwelling will be located 0.85 m to the west side lot line and 0.26 m to the east side lot line.