

COMMITTEE OF ADJUSTMENT
AGENDA
TORONTO EAST YORK PANEL

Hearing Date: May 31, 2017
Time: 9:30 a.m.
Location: Committee Room - Toronto City Hall - 100 Queen Street West

1. OPENING REMARKS

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

2. DEPUTATION ITEMS

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

	File Number	Property	Community (Ward)
1.	A1132/16TEY	750 MARKHAM ST	Trinity-Spadina (20)
2.	A0030/17TEY	8 & 12 BALSAM RD	Beaches-East York (32)
3.	A0112/17TEY	41 CARUS AVE	St. Paul's (21)
4.	A0113/17TEY	188-190 WESTMINSTER AVE	Parkdale-High Park (14)
5.	A0114/17TEY	480 PALMERSTON BLVD	Trinity-Spadina (19)
6.	A0115/17TEY	266 DOVERCOURT RD	Davenport (18)
7.	A0116/17TEY	20 BLONG AVE	Toronto-Danforth (30)
8.	A0117/17TEY	33 MAJOR ST	Trinity-Spadina (20)
9.	A0118/17TEY	777 SPADINA RD	St. Paul's (22)
10.	A0119/17TEY	74 PENDRITH ST	Trinity-Spadina (19)
11.	A0120/17TEY	93 KINGS PARK BLVD	Toronto-Danforth (29)
12.	A0121/17TEY	67 HILLSDALE AVE E	St. Paul's (22)
13.	A0122/17TEY	9 TREADWAY BLVD	Beaches-East York (31)
14.	A0123/17TEY	339 QUEEN ST E	Toronto Centre-Rosedale (28)
15.	A0124/17TEY	202 - 204 BATHURST ST	Trinity-Spadina (19)
16.	A0125/17TEY	196 GOWAN AVE	Toronto-Danforth (29)

RECESS

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

File Number	Property	Community (Ward)
17. A0126/17TEY	103 DEWBOURNE AVE	St. Paul's (21)
18. A0127/17TEY	43 OLD FOREST HILL RD	St. Paul's (22)
19. A0128/17TEY	22 FERNBANK AVE	Davenport (18)
20. A0129/17TEY	235 SHAW ST	Trinity-Spadina (19)
21. A0130/17TEY	90 FARNHAM AVE	St. Paul's (22)
22. A0131/17TEY	395 BROCK AVE	Davenport (18)
23. A0132/17TEY	300 STRATHMORE BLVD	Toronto-Danforth (29)
24. A0133/17TEY	247 BELSIZE DR	St. Paul's (22)
25. A0134/17TEY	75 ALTON AVE	Toronto-Danforth (30)
26. A0135/17TEY	451 HILLSDALE AVE E	St. Paul's (22)

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

File Number	Property	Community (Ward)
27. A0136/17TEY	115 TRINITY ST	Toronto Centre-Rosedale (28)
28. A0137/17TEY	55 RIDGE HILL DR	St. Paul's (21)
29. A0138/17TEY	6 ADMIRAL RD	Trinity-Spadina (20)
30. A0139/17TEY	462 SPADINA AVE	Trinity-Spadina (20)
31. A0140/17TEY	469 SHAW ST	Trinity-Spadina (19)
32. A0141/17TEY	116 ATLAS AVE	St. Paul's (21)
33. A0142/17TEY	114 ATLAS AVE	St. Paul's (21)
34. A0143/17TEY	156 PALMERSTON AVE	Trinity-Spadina (19)
35. A0144/17TEY	38 MERRITT RD	Beaches-East York (31)
36. A0145/17TEY	47 INDIAN ROAD CRES	Parkdale-High Park (14)

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

File Number	Property	Community (Ward)
37. A0146/17TEY	1687 BATHURST ST	St. Paul's (21)
38. A0147/17TEY	674 MORTIMER AVE	Beaches-East York (31)
39. A0148/17TEY	22 WALLACE AVE	Davenport (18)
40. A0149/17TEY	1 HOLLAND AVE (PART 1)	Beaches-East York (31)
41. A0150/17TEY	1 HOLLAND AVE (PART 2)	Beaches-East York (31)
42A B0090/16TEY	106 NORTHCOTE AVE	Davenport (18)
42B A1262/16TEY	PART 1	
42C A1263/16TEY	PART 2	

43A B0019/17TEY 9 KINTYRE AVE Toronto-Danforth (30)
43B A0193/17TEY PART 1
43C A0194/17TEY PART 2

3. OTHER BUSINESS

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

1. 750 MARKHAM ST

File Number:	A1132/16TEY	Zoning	R (d0.6) & R2 Z0.6 (BLD)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	750 MARKHAM ST	Community:	Toronto
Legal Description:	PLAN 219 PT LOT 168		

PURPOSE OF THE APPLICATION:

To convert the existing rear one-storey detached garage into a residential dwelling unit.

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

- 1. Chapter 10.5.40.70.(2), By-law 569-2013**
The minimum required setback of a building or structure from the original centreline of a lane is 2.5 m.
The converted garage will be located 2.28 m from the original centreline of the lane.
- 2. Chapter 10.10.40.1.(2), By-law 569-2013**
The maximum permitted number of residential buildings on a lot in an R zone is one.
In this case, there will be two residential buildings on the lot.
- 3. Chapter 10.10.40.1.(5)(A), By-law 569-2013**
A building located to the rear of another building not attached above grade to the original part of the building is not permitted if it contains a dwelling unit.
In this case, the converted garage will be located to the rear of the original building.
- 4. 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 total depth of all buildings on the lot will be 37.1 m.
- 5. Chapter 10.10.40.40(1)(A), By-law 569-2015**
The maximum permitted floor space index is 0.6 times the area of the lot (174.96 m²).
The floor space index of all residential buildings will equal 0.96 times the area of the lot (280.4 m²).
- 6. Chapter 10.10.40.70.(2), By-law 569-2013**
A minimum required rear yard setback is 7.5 m.
The converted garage will be located 0.0 m from the rear lot line.
- 7. Chapter 10.10.40.70.(4)(A), By-law 569-2013**
The minimum required side yard setback for a detached house is 0.45 m.
The converted garage will be located 0.0 m from north and south side lot lines.
- 8. Chapter 10.10.80.40.(2), By-law 569-2013**
A building abutting a lane shall gain its vehicular access from the public lane.
In this case, access to the required parking space for the new dwelling will be from the adjacent lot over a private right-of-way.

- 1. Section 4(14)(A), By-law 438-86**
The minimum required setback for a building or structure from the centreline of a public lane is 2.5 m.
The converted garage will be located 2.28 m from the centreline of the public lane.
- 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 (174.96 m²).
The residential gross floor area will equal 0.96 times the area of the lot (280.4 m²).
- 3. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.
In this case, the converted garage will be setback 0.0 m from the north side lot line and 0.0 m from the south side lot line. (The total depth of all buildings on the lot is 37.1 m.)
- 4. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The converted garage will be 0.0.m from the rear lot line.
- 5. Section 6(3) Part IX 1(B), By-law 438-86**
Only one building is to be erected on a lot that is capable of being conveyed.
In this case, more than one building will be erected on the lot.
- 6. Section 4(11), By-law 438-86**
A residential building is not permitted to be located behind any other building.
In this case, the residential building will be located to the rear of another building.
- 7. Section 6(3), Part IV 2, By-law 438-86**
A building on a lot that abuts a public lane shall gain its vehicular access from the public lane.
In this case, the required parking space for the new dwelling unit requires access from the adjacent lot over a private right-of-way.

2. 8 & 12 BALSAM RD

File Number:	A0030/17TEY	Zoning	RD (f12.0, d0.35)(x961) & R1 Z0.35 (ZZC)
Property Address:	8 & 12 BALSAM RD	Ward:	Beaches-East York (32)
Legal Description:	PLAN 418E PT LOT 6	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To demolish the existing detached single family dwelling on 12 Balsam Rd and to construct additions to the existing detached single family dwelling located on 8 Balsam Rd. The proposal before the committee is based upon merging of the two lots on title.

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

- 1. 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 10.0 m from a shore line hazard limit or a stable top-of-bank not on that lot.
The building addition is 0.9 m from a stable top-of-bank not on that lot.
- 2. Chapter 5.10.40.1.(3), By-law 569-2013**
On lands under the jurisdiction of the Toronto and Region Conservation Authority, if a shore line hazard limit or a stable top-of-bank crosses a lot, no building or structure may be located on the portion of the lot below that shoreline hazard limit or stable top-of-bank.
The altered building addition will be located on the portion of the lot below the stable top of bank.
- 3. 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 that lot must be set back a minimum of 10.0 m from that shoreline hazard limit or stable top-of-bank.
The altered building addition is set back 0.0 m from that stable top-of-bank.
- 4. Chapter 5.10.40.70.(6), By-law 569-2013**
The minimum required front yard setback is 7.93 m.
The front yard setback will be 5.66 m.
- 5. Chapter 10.20.40.20(1), By-law 569-2013**
The maximum permitted building length for a detached house is 17.0 m.
The altered building length will be 20.62 m.
- 6. 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 above the stable top-of-bank (198.30 m²).
The floor space index will be 0.90 times the area of the lot above the stable top-of-bank (508.19 m²).

7. **Chapter 10.20.40.70.(3)(C), By-law 569-2013**
The required minimum side yard setback is 1.2 m where the required minimum lot frontage is 12.0 m to less than 15.0 m.
The north-east side yard setback will be 0.9 m.
1. **Section 6(3) Part II 2(II), By-law 438-86**
A building located on an inside lot is required to have a minimum front lot line setback of 7.93 m.
The front lot line setback will be 5.66 m.
2. **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 must be soft landscaping (129.21 m²).
A total of 72.9% (125.63 m²) of the front yard not covered by a permitted driveway will be soft landscaping.

3. 41 CARUS AVE

File Number:	A0112/17TEY	Zoning	R(d0.6)(x739) & R2 Z0.6 (ZZC)
Property Address:	41 CARUS AVE	Ward:	St. Paul's (21)
Legal Description:	PLAN D1339 PT LOT 34	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition with interior alterations to all floors, including basement underpinning work; and, a rear ground deck and a rear second floor balcony.

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

- 1. 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 will be 0.05 m from the east lot line.
- 2. Chapter [10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth is 17.0 m.
The building depth will be 18.47 m.
- 1. Section 6(3) Part VI 1(V), By-law 438-86**
The by-law allows additions to the rear of detached house erected before October 15, 1953, or to a converted house, provided the depth of the residential building including the addition or additions does not exceed 17.0 m.
The building depth will be 18.47 m.

4. 188-190 WESTMINSTER AVE

File Number:	A0113/17TEY	Zoning	R (d0.6)(x575) & R2 Z0.6 (ZZC)
		Ward:	Parkdale-High Park (14)
		Heritage:	Not Applicable
Property Address:	188-190 WESTMINSTER AVE	Community:	Toronto
Legal Description:	PLAN 1277 PT LOT 59		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey duplex by constructing a second floor west side addition with a balcony and a third floor with front and rear terraces.

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

- Chapter 10.10.40.10.(1), By-law 569-2013**
The maximum permitted building height is 10.0 m.
The altered duplex will have a height of 10.65 m.
 - Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of exterior front and rear main walls facing is 7.5 m.
The height of the front and rear main walls will be 10.04 m.
 - Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted building depth for a duplex is 14.0 m.
The altered duplex will have a depth of 19.42 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 (236.82 m²).
The altered duplex will have a floor space index equal to 0.88 times the area of the lot (349.13 m²).
 - Chapter 10.10.40.70.(3), By-law 569-2013**
The minimum required side yard setback for a detached dwelling is 1.2 m
The altered duplex will be located 0.37 m from the east side lot line and 0.48 m from the west side lot line.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a 0.6 times the area of the lot (236.82 m²).
The altered duplex will have a residential gross floor area equal to 1.16 times the area of the lot (460.59 m²).
 - Section 4(2), By-law 438-86**
The maximum permitted building height is 10 m.
The altered duplex will have a height of 10.65 m.
 - Section 6(3) Part II 3.E.(i), By-law 438-86**
The minimum required side lot line setback from the side wall that contains openings is 1.2 m.
The altered duplex will be located 0.37 m from the east side lot line and 0.48 m from the west side lot line.

4. **Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The altered duplex will have a depth of 19.42 m.

5. 480 PALMERSTON BLVD

File Number:	A0114/17TEY	Zoning	R d0.6 H10.0m (ZZC)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	480 PALMERSTON BLVD	Community:	Toronto
Legal Description:	PLAN 659 BLK B PT LOT 136		

PURPOSE OF THE APPLICATION:

To re-construct a rear third-storey deck on the existing 2½-storey detached dwelling.

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

Chapter 10.5.40.50.(3), By-law 569-2013

The level of the floor of a platform located at or above the second storey of a residential building may be no higher than the level of the floor of the storey from which it gains access.

In this case, the third storey rear platform is higher than the level of the floor of the storey from which it gains access.

6. 266 DOVERCOURT RD

File Number:	A0115/17TEY	Zoning	R (d1.0)(x804) & R4 Z1.0 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	266 DOVERCOURT RD	Community:	Toronto
Legal Description:	PLAN 652 PT BLK A		

PURPOSE OF THE APPLICATION:

To alter the existing 2½ -storey semi-detached dwelling containing two dwelling units by maintaining the existing third dwelling unit in the basement which was constructed without the benefit of a building permit.

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

- 1. Chapter 200.5.10.1.(1), 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 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a semi-detached dwelling is 1.0 times the area of the lot (210.56 m²).
The altered semi-detached dwelling will have a gross floor area equal to 1.37 times the area of the lot (288.6 m²).
- 2. Section 4(5)(B), By-law 438-86**
A minimum of one parking space is required to be provided.
In this case, zero parking spaces will be provided.

7. 20 BLONG AVE

File Number:	A0116/17TEY	Zoning	R(d0.6)(x809) & R3 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	20 BLONG AVE	Community:	Toronto
Legal Description:	PLAN 682 PT LOT 15		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.50.10.(3)(B), By-law 569-2013**
A minimum of 25% (13.09 m²) of the rear yard must be maintained as soft landscaping.
In this case, 13.9% (7.31 m²) of the rear yard will be maintained as soft landscaping.
 - Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted depth of a townhouse is 14.0 m.
The altered townhouse will have a depth of 15.9 m.
 - Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a townhouse is 0.6 times the area of the lot (70.08 m²).
The altered townhouse will have a floor space index equal to 1.24 times the area of the lot (145.24 m²).
 - Chapter 10.10.40.80.(1), 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, 5.0 metres where there are openings to dwelling units in those main walls, and 11.0 metres where there are openings to dwelling units in each main wall.
The distance between main walls will be 1.37 m, measured to the east side of the rear one-storey addition.
The distance between main walls will be 1.42 m, measured to the east side of the rear third-storey addition.
The distance between main walls will be 0 m, measured to the west side of the rear third-storey addition.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a townhouse is 0.6 times the area of the lot (70.08 m²).
The altered townhouse will have a gross floor area equal to 1.24 times the area of the lot (145.24 m²).
 - Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a townhouse is 0.45 m where the side wall contains no openings.
The altered townhouse will be located 0 m from the west lot line.

- 3. Section 6(3) Part II 3.C(II), By-law 438-86**
The minimum required side lot line setback of a townhouse is 0.9 m where the side wall contains openings.
The altered townhouse will be located 0.71 m from the east side lot line.
- 4. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a townhouse is 14.0 m.
The altered townhouse will have a depth of 15.9 m.
- 5. Section 6(3) Part III 1(A), By-law 438-86**
A minimum of 30% of the lot area (35.04 m²) shall be landscaped open space.
In this case, 27.3% of the lot area (31.91 m²) will be landscaped open space.

8. 33 MAJOR ST

File Number:	A0117/17TEY	Zoning	R (d1.0) & R3 Z1.0 (ZZC)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	33 MAJOR ST	Community:	Toronto
Legal Description:	PLAN D10 PT LOT 6 PL87 3FT RES		

PURPOSE OF THE APPLICATION:

To alter the existing 2 1/2-storey townhouse/row house by constructing a rear third-storey addition and to convert the attic space into living space.

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

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

The maximum permitted floor space index is 1.0 times the area of the lot (132.31 m²).

The altered dwelling will have a floor space index equal to 1.43 times the area of the lot (190.16 m²).

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 (132.31 m²).

The altered dwelling will have a residential gross floor area equal to 1.43 times the area of the lot (190.16 m²).

9. 777 SPADINA RD

File Number:	A0118/17TEY	Zoning	RD(f15.0; d0.35) & R1 Z0.35 (ZZC)
Property Address:	777 SPADINA RD	Ward:	St. Paul's (22)
Legal Description:	PLAN 1860 LOT 8	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted building height is 7.2 m for a detached dwelling with a flat or shallow roof.
The new detached dwelling will have a height of 12.95 m.
- 2. Chapter 10.20.40.10.(4)(C), By-law 569-2013**
The maximum permitted number of storeys for a detached dwelling with a flat or shallow roof is two.
In this case, the new detached dwelling will be three storeys.
- 3. Chapter 10.20.40.20.(1)(A), 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 33.92 m.
- 4. 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 33.92 m.
- 5. 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 (449.58 m²).
The new detached dwelling will have a floor space index equal to 0.88 times the area of the lot (1129.53 m²).
- 6. Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform located at or above the second storey of a dwelling is 4.0 m².
The area of the rear third storey deck will be 8.15 m².
- 1. Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 11.0 m.
The new detached dwelling will have a height of 14.03 m.

2. 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 (449.58 m²).

The new detached dwelling will have a gross floor area equal to 0.74 times the area of the lot (948.16 m²).

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

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

The 15.72 m portion of the new detached dwelling, exceeding the 17.0 m depth, will be located 1.53 m from the north and south side lot lines.

4. Section 6(3) Part II 8 D (I), By-law 438-86

The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.

The rear stair landing will have a height of 2.96 m above grade.

10. 74 PENDRITH ST

File Number:	A0119/17TEY	Zoning	R(d0.6) & R2 Z0.6 (BLD)
		Ward:	Trinity-Spadina (19)
Property Address:	74 PENDRITH ST	Heritage:	Not Applicable
Legal Description:	PLAN 1088 PT LOTS 133 & 134	Community:	Toronto

PURPOSE OF THE APPLICATION:

To enclose the front porch.

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

- 1. Chapter 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 3.6 m.
The enclosed front porch will be located 1.8 m from the front lot line.
- 2. Chapter 10.10.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The enclosed front porch will be located 0.46 m from the east side lot line.
- 1. Section 6(3) Part II 3.C(II), By-law 438-86**
The minimum required side lot line setback is 0.9 m where the side wall contains openings.
The will be located 0.46 m from the east side lot line.

11. 93 KINGS PARK BLVD

File Number:	A0120/17TEY	Zoning	RS (f10.5; a325; d0.75)(x312) & R2A (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	93 KINGS PARK BLVD	Community:	East York
Legal Description:	PLAN M484 PT LOT 811 PT LOT 812		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.40.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the area of the lot (94.78 m²).
The lot coverage will be equal to 37% of the area of the lot (99.97 m²).
- Chapter 10.40.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.
In this case, the height of the side exterior main walls facing a side lot line will be 8.48 m.
- Chapter 10.40.40.10.(4), By-law 569-2013**
The maximum permitted height of the first floor of a dwelling above established grade is 1.2 m.
In this case, the first floor of the altered dwelling will be located 1.77 m above established grade.
- Chapter 10.40.40.40(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.75 times the area of the lot (203.1 m²).
The altered detached dwelling will have a floor space index equal to 0.93 times the area of the lot (254.36 m²).
- Chapter 10.40.40.50.(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 m².
In this case, the rear second storey platform will have an area of 6.82 m².
- Section 5.6(b)(iii), By-law 6752**
Steps or stairs required for access to the first storey of a permitted building may encroach into any yard, provided the steps or stairs are set back a minimum of 1.5 m from any lot line adjacent to the street.
The stairs will be located 1.17 m from the front lot line adjacent to Kings Park Boulevard, and will include a partial landing.
- Section 7.5.3, By-law 6752**
The minimum required front yard setback of a dwelling is 6 m.
The altered detached dwelling will be setback 4.07 m from the front lot line.

3. Section 7.5.3, By-law 6752

The minimum required side yard setback is 0.60 m.

The altered detached dwelling will be located 0.43 m from the east side lot line.

4. Section 7.5.3, By-law 6752

The maximum permitted lot coverage of a dwelling is 35% of the lot area (94.78 m²).

The altered dwelling will have a coverage equal to 38.4% of the lot area (104.17 m²).

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 (203.1 m²).

The altered dwelling will have a floor space index equal to 0.93 times the area of the lot (254.36 m²).

12. 67 HILLSDALE AVE E

File Number:	A0121/17TEY	Zoning	R (d0.6)(x931) & R2 Z0.6 (ZZC)
Property Address:	67 HILLSDALE AVE E	Ward:	St. Paul's (22)
Legal Description:	PLAN 866 PT LOT 25	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling.

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

- 1. 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 project between 0.28 and 0.30 m and will be located 0.0 m to the east and west side lot lines.
- 2. Chapter 10.5.60.10.(3), By-law 569-2013**
A parking space may not be located in a front or side yard abutting a street. In this case, the parking spot will be located partly in the front yard and partly in the street allowance.
- 3. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted height is 9.0 m.
The new dwelling will have a height of 9.79 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 7.0 m.
The height of the side exterior main walls facing a side lot line will be 9.55 m.
- 5. 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 (159.15 m²).
The new dwelling will have a floor space index equal to 0.79 times the area of the lot (210.0 m²).
- 6. Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new dwelling will be located 0.3 m to the east and west side lot lines.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (159.15 m²).
The new dwelling will have a gross floor area equal to 0.79 times the area of the lot (210.0 m²).
- 2. 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 new dwelling will be located between 0.30 and 0.35 m from the rear portion of the adjacent building at 63 Hillside Ave E.

- 3. Section 6(3) Part IV 1(E), By-law 438-86**
Motor vehicles located on the portion of the lot between the front lot line and front wall of the building are not permitted.
In this case, the parking space for motor vehicles will be located on the portion of the lot between the front lot line and front wall of the building.
- 4. Section 4(2)(a), By-law 438-86**
The maximum permitted height is 9.0 m.
The new dwelling will have a height of 9.79 m.

13. 9 TREADWAY BLVD

File Number:	A0122/17TEY	Zoning	RD (f9.0;a280;d0.45) & R1A (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	9 TREADWAY BLVD	Community:	East York
Legal Description:	PLAN 3680 LOT 53		

PURPOSE OF THE APPLICATION:

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

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

1. **Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (110.52 m²).
The lot coverage will be equal to 41% of the lot area (129.29 m²).
2. **Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a semi-detached dwelling is 0.45 times the area of the lot (142.1 m²).
The altered detached dwelling will have a floor space index equal to 0.55 times the area of the lot (174.96 m²).
1. **Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (110.52 m²).
The lot coverage will be equal to 41% of the lot area (129.29 m²).
2. **Section 7.2.3, By-law 6752**
The maximum permitted floor space index of a semi-detached dwelling is 0.45 times the area of the lot (142.1 m²).
The altered detached dwelling will have a floor space index equal to 0.55 times the area of the lot (174.96 m²).

14. 339 QUEEN ST E

File Number:	A0123/17TEY	Zoning	CR 3.0 (c3.0;r3.0)SS2(x2104) & MCR T3 (BLD)
		Ward:	Toronto Centre-Rosedale (28)
		Heritage:	Not Applicable
Property Address:	339 QUEEN ST E	Community:	Toronto
Legal Description:	PLAN 7A LOT 30 PT LOT 29 PT LOT 31		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey office building by constructing a south-east exit vestibule.

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

1. Chapter 40.5.40.41.(1), By-law 569-2013

The maximum permitted non-residential floor space index is 3.0 times the area of the lot (3,585 m²).

The lawful non-residential floor space index is 3.22 times the area of the lot (4,097 m²).

The altered office building will have a non-residential floor space index equal to 3.22 times the area of the lot (4,144 m²).

2. Chapter 220.5.10.11(2)(B), By-law 569-2013

If a lawfully existing non-residential has a change of use to other than a dwelling unit, additional loading spaces are not required if the lawful number of loading spaces is not reduced.

In this case, the new vestibule will be located in the area where the loading space was located.

3. Chapter 40.10.40.70.(2)(B)(i), By-law 569-2013

The minimum required building setback is 7.5 m from the rear lot line.

In this case, the building will be located 0.818 m from the rear lot line.

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

The maximum permitted non-residential gross floor area is 3.0 times the area of the lot (3,585 m²).

The lawful existing building on the lot on July 20, 1993, permits a maximum non-residential gross floor area equal to 3.22 times the area of the lot (4,097 m²).

The altered office building will have a non-residential gross floor area equal to 3.22 times the area of the lot (4,144 m²).

15. 202 - 204 BATHURST ST

File Number:	A0124/17TEY	Zoning	Site Specific By-law 409-2017 (ZPR)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	202 - 204 BATHURST ST	Community:	Toronto
Legal Description:	CON 1 FB PARK PT LOT 19 WOTH R O W		

PURPOSE OF THE APPLICATION:

To alter the redevelopment plan for a 7-storey mixed-use building currently under construction and approved under Site Specific By-law 409-2017 (OMB) by increasing the maximum permitted height.

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

Section 1(d), By-law 409-2017 (OMB)

No portion of any building or structure erected or used on the lot shall exceed the height limits shown in metres and indicated by the numbers following the letter "H" in the areas delineated by heavy lines on Map 2 of By-law 409-2017.

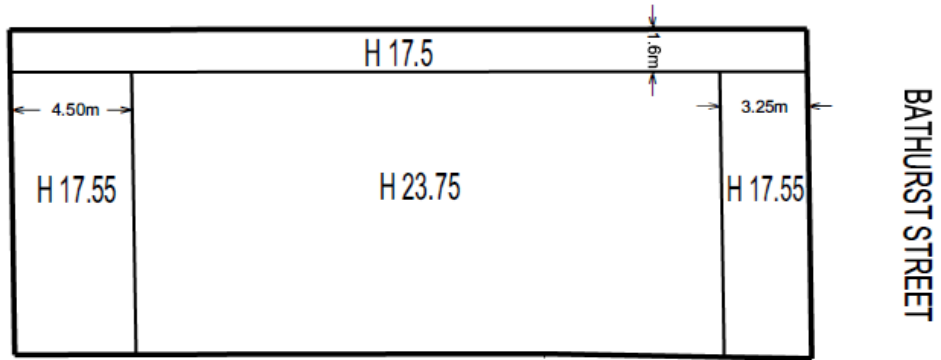
In this case, the height of the mixed-use building, measured to the top of the air-makeup unit will be 23.75 m, where 22.6 m is permitted, as indicated on the attached revised Map 2, date stamped received by the Committee of Adjustment on April 27, 2017.

Map 2

REVISED
4:43 pm, Apr 27, 2017

RECEIVED
By Committee of Adjustment TEY at 4:43 pm, Apr 27, 2017

WOLSELEY STREET



Note:
H denotes maximum height in metres above grade.

16. 196 GOWAN AVE

File Number:	A0125/17TEY	Zoning	RM (f13.5;a420;u3) (x269) & R2B (ZZC)
Property Address:	196 GOWAN AVE	Ward:	Toronto-Danforth (29)
Legal Description:	PLAN M39 PT LOT 181	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To construct a new single family detached dwelling with an integral garage.

Note: In January 2017 the Committee refused a similar request under decision A0737/16TEY. The current proposal does not require variances for length and side yard setback, and the façade has been re-designed.

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

- Chapter 10.5.40.10.(5), By-law 569-2013**
A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
A total of 7.17 m² of the first floor will be within 4.0 m of the front wall.
 - Chapter 900.6.10(269)(D)(i), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The building height will be 8.86 m.
 - Chapter 10.80.40.50.(1)(A), 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.
The number of platforms located on the rear wall, at or above the second storey will be two.
 - 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 m².
The area of the rear second storey platform (rear deck) will be 15.67 m².
The area of the front platform at or above the second storey will be 4.88 m².
 - 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 7.0 m.
The height of the side exterior main walls facing a side lot line will be 8.41 m.
- Section 7.6.3, By-law 6752**
The maximum permitted floor space index is 0.75 times the lot area (261.36 m²).
The floor space index will be equal to 0.81 times the lot area (282.35 m²).
 - Section 7.6.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The building height will be 8.86 m.

- 3. Section 7.6.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The front yard setback will be 4.20 m.
- 4. Section 7.6.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The building length will be 17.15 m.
- 5. Section 5.6 (a), By-law 6752**
Eaves and gutters may i) project beyond the Main Front Wall or the Main Rear Wall; and ii) encroach into a required Front Yard or Rear Yard, to a maximum of 0.61 m.
The eaves and gutters along the front wall will project 1.53 m.
The eaves and gutters along the rear wall will project 1.32 m.

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

17. 103 DEWBOURNE AVE

File Number:	A0126/17TEY	Zoning	RD(fl2.0; a370;d0.4)(x1199) & R1(ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	103 DEWBOURNE AVE	Community:	Toronto
Legal Description:	PLAN M511 PT LOTS 135 & 136		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.40.(1) (A), By-Law 569-2013**
The maximum permitted floor space index is 0.4 times the area of the lot (232.26 m²).
The floor space index will be 0.53 times the area of the lot (309.99 m²).
- 1. Section (3)(i), York By-law 1-83**
The maximum permitted floor space index is 0.4 (232.26 m²).
The floor space index, excluding the area of the basement and enclosed parking area, will be 0.53 (309.99 m²).
- 1. Section 3. (b), York by-law 3623-97**
The maximum permitted floor space index is 306.26m²
The floor space index will be 309.99m².

18. 43 OLD FOREST HILL RD

File Number:	A0127/17TEY	Zoning	RD (f18.0; d0.35) (x1418) & R1 Z0.35 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	43 OLD FOREST HILL RD	Community:	Toronto
Legal Description:	PLAN 2240 LOT 35		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted height is 7.2 m.
The altered dwelling will have a height of 7.62 m.
 - Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17.0 m.
The altered dwelling will have a building length of 20.03 m.
 - 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 (282.66 m²).
The altered dwelling will have a floor space index equal to 0.69 times the area of the lot (556.70 m²).
 - Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum area of each platform at or above the second storey is 4.0 m².
In this case, the area of each platform at or above the second storey will be 8.27 m².
 - Chapter 10.20.40.70.(3)(E), By-law 569-2013**
The minimum required side yard setback is 1.8 m.
The altered dwelling will be located 0.0 m to the south side lot line and 1.30 m to the north side lot line.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.35 times the area of the lot (282.66 m²).
The altered dwelling will have a gross floor area equal to 0.69 times the area of the lot (556.70 m²).
 - Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the building not exceeding 17.0 m in depth is 0.9 m.
The altered dwelling will be located 0.0 m from the south side lot line.
 - Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the building exceeding 17.0 m in depth is 7.5 m.
The altered dwelling will be located 1.3 m from the north side lot line and 0.0 m from the south side lot line.

19. 22 FERNBANK AVE

File Number:	A0128/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	22 FERNBANK AVE	Community:	Toronto
Legal Description:	PLAN 622 BLK M PT LOT 13		

PURPOSE OF THE APPLICATION:

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

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

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

Additions to the rear of a semi-detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (150.58 m²).

The altered semi-detached dwelling will have a floor space index equal to 0.75 times the area of the lot (164.11 m²).

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

Additions to the rear of a semi-detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (150.58 m²).

The altered semi-detached dwelling will have a gross floor area equal to 0.75 times the area of the lot (164.11 m²).

20. 235 SHAW ST

File Number:	A0129/17TEY	Zoning	R (d1.0)(x806) & R4 Z1.0 (ZZC)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	235 SHAW ST	Community:	Toronto
Legal Description:	PLAN 399 BLK D PT LOTS 9 & 10		

PURPOSE OF THE APPLICATION:

To alter the existing 2 ½-storey semi-detached dwelling by construct a third-storey addition.

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

- 1. Chapter 10.10.40.70.(4)(B), By-law 569-2013**
The minimum required side yard setback for a semi-detached house is 0.45 m.
The altered dwelling will be located 0.00 m from the north side lot line and 0.40 m from the south side lot line, measured from the new third-floor addition.
- 2. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth for a semi-detached house is 17.0 m.
The altered dwelling will have a building depth of 17.22 m.
- 3. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building or structure is 10.0 m.
The altered dwelling will have a building height of 10.61 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 a side lot will be 10.26 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 (221.78 m²).
The altered dwelling will have a floor space index equal to 1.17 times the area of the lot (260.34 m²).
- 1. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback for a semi-detached house is 0.45 m, where the side wall contains no openings.
The altered semi-detached dwelling will be located 0.0 m from the north side lot line and 0.40 m from the south side lot line.
- 2. Section 6(3) Part II 3(I), By-law 438-86**
The minimum required side lot line setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
The altered semi-detached dwelling will be setback 0.00 m from the side wall of the north adjacent building at 237 Shaw Street and 0.64 m from the side wall of the south adjacent building at 233 Shaw Street, which contains no openings.

- 3. 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 of 17.22 m.
- 4. Section 4(2)(a), By-law 438-86**
The maximum permitted height of a building or structure is 10.0 m.
The altered semi-detached dwelling will have a building height of 10.61 m.
- 5. 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 (221.78 m²).
The altered semi-detached dwelling will have a residential gross floor area equal to 1.17 times the area of the lot (260.34 m²).

21. 90 FARNHAM AVE

File Number:	A0130/17TEY	Zoning	R (d0.6) (x762) & R2 Z0.6 (ZZC)
Property Address:	90 FARNHAM AVE	Ward:	St. Paul's (22)
Legal Description:	PLAN 947 PT LOT 23	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling by constructing a rear two-storey addition with rooftop deck, a rear ground floor deck, and front exterior stairs.

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

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

Additions to the rear of a semi-detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (209.34 m²).

The altered dwelling will have a floor space index equal to 0.89 times the area of the lot (270.61 m²).

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

Additions to the rear of a semi-detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (209.34 m²).

The altered dwelling will have a gross floor area equal to 0.89 times the area of the lot (270.61 m²).

22. 395 BROCK AVE

File Number:	A0131/17TEY	Zoning	R(d1.0)(x810) & R4 Z1.0 (ZZC)
Property Address:	395 BROCK AVE	Ward:	Davenport (18)
Legal Description:	PLAN 690 LOT 26	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing 5-unit apartment building by constructing a rear second-storey addition over the existing rear one-storey addition in order to accommodate a 6th residential dwelling unit.

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

- 1. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.50 m.
The altered apartment building will be located 3.22 m from the rear lot line.
- 2. Chapter 10.10.40.70.(4)(G), By-law 569-2013**
The minimum required side yard setback is 0.45 m where there are no windows or doors in that side of the building.
The altered apartment building will be located 0.06 m from the north side lot line.
- 3. Chapter 10.10.40.70.(3)(B(iv)), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered apartment building will be located 0.13 m from the south side lot line.
- 4. Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted depth of an apartment building is 14.0 m.
The altered apartment building will have a depth of 27.28 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 (236.99 m²).
The altered apartment building will have a floor space index equal to 2.32 times the area of the lot (550.49 m²).
- 6. Chapter 10.5.50.10.(4)(A), By-law 569-2013**
A minimum of 50% (118.50 m²) of the lot area must be maintained as landscaping.
In this case, 5% (11.12 m²) of the lot area will be maintained as landscaping.
- 7. Chapter 10.5.50.10.(4)(B), By-law 569-2013**
A minimum of 50% (59.25 m²) of the required landscaping must be provided as soft landscaping.
In this case, 9% (5.32 m²) of the required landscaping will be provided as soft landscaping.

8. **Chapter 10.5.50.10.(5), By-law 569-2013**
A 1.5 m wide minimum strip of soft landscaping must be provided for a lot with an apartment building, along any part of a lot line abutting a lot in a Residential Zone.
In this case, no strip of abutting soft landscaping will be provided along the north side lot line.
9. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of six resident parking spaces and one visitor parking space are required to be provided.
In this case, one resident parking space and zero visitor parking spaces will be provided.
1. **Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.50 m.
The altered apartment building will be located 3.22 m from the rear lot line.
2. **Section 6(3) Part II 3.F(I)(1)(A), By-law 438-86**
The minimum required side lot line setback of an apartment building is 0.45 m where the side wall contains no openings.
The altered apartment building will be located 0.06 m from the north side lot line.
3. **Section 6(3) Part II 3.F(I)(2), By-law 438-86**
The minimum required side lot line setback of an apartment building is 1.2 m where the side wall contains openings.
The altered apartment building will be located 0.13 m from the south 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 apartment building will be located 0.06 m from the side wall of the north adjacent building.
5. **Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of an apartment building is 14.0 m.
The altered apartment building will have a depth of 27.28 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 (236.99 m²).
The altered apartment building will have a gross floor area equal to 2.32 times the area of the lot (550.49 m²).
7. **Section 6(3) Part III 1(B), By-law 438-86**
A minimum of 50% of the lot area (118.50 m²) shall be landscaped open space.
In this case, 5% of the lot area (11.12 m²) will be landscaped open space.
8. **Section 4(5)(b), By-law 438-86**
A minimum of four resident parking spaces and one visitor parking space are required to be provided.
In this case, one resident parking space and zero visitor parking spaces will be provided.

23. 300 STRATHMORE BLVD

File Number:	A0132/17TEY	Zoning	R(d0.6)(x322) & R2 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	300 STRATHMORE BLVD	Community:	Toronto
Legal Description:	557E LOT 611 PT LOT 610 PT LOT 612		

PURPOSE OF THE APPLICATION:

To construct a second floor addition to a detached dwelling.

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

- 1. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 5.5 m.
The front yard setback will be 4.66 m.
- 1. Section 6(3) Part II 8 A, By-law 438-86**
The projection of eaves or cornices into the required setback is restricted to a maximum of 0.45 m.
The eaves or cornices will project 0.46 m.
- 2. Section 4(4)(c)(i), By-law 438-86**
The minimum required driveway width is 2.6 m.
The driveway width will be 2.3 m.
- 3. Section 6(3) Part II 3.B(II), By-law 438-86**
The by-law requires a detached house to have a minimum side lot line setback of 0.9 m for that portion of the building not exceeding 17.0 m in depth, where the side wall contains openings.
The west side lot line setback is 0.46 m.
- 4. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 5.5 m.
The front yard setback will be 4.66 m.

****REVISED FOR AGENDA ****

24. 247 BELSIZE DRIVE

File Number:	A0133/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	St. Paul's (22)
Property Address:	247 BELSIZE DR	Heritage:	Not Applicable
Legal Description:	PLAN 1787 PT LOT 136	Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a front ground floor deck and a third floor addition with a rear deck.

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 9.0 m.
The height of the altered detached dwelling will be 9.25 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 7.0 m.
In this case, the height of the front exterior main wall of the altered dwelling will be 8.69 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 7.0 m.
In this case, the height of rear exterior main wall of the altered dwelling will be 9.06 m.
- 4. Chapter 10.10.40.10.(2)(B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.
In this case, the height of the side exterior main walls facing a side lot line will be 9.06 m.
- 5. 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 (173.74 m²).
The altered dwelling will have a floor space index equal to 0.81 times the area of the lot (235.23 m²).
- 6. Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback for a detached dwelling is 0.45 m.
The altered dwelling will be located 0.28 m from the west side lot line.
- 7. 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 (14.8 m²).
In this case, 67% (13.31 m²) of the front yard will be soft landscaping.
- *1. Section 4(2), By-law 438-86**
The maximum permitted building height is **9 m**.
The altered detached dwelling will have a height of 9.25 m.

- 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 (173.74 m²).
The altered dwelling will have a residential gross floor area equal to 0.81 times the area of the lot (235.23 m²).
- 3. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for a detached house in an R2 district is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.
The altered detached dwelling will be located 0.28 m from the west side lot line.
- 4. Section 6(3) Part II 3(i), By-law 438-86**
The minimum required side lot line setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
The altered dwelling will be located 0.56 m from the side wall of the adjacent building to the west at 245 Belsize Drive.
- 5. Section 6(3) Part III 3(B), By-law 438-86**
A minimum of 75% (14.8 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 67 % (13.31 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

25. 75 ALTON AVE

File Number:	A0134/17TEY	Zoning	R (d0.6) (x752) & R2 Z0.6 (BLD)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	75 ALTON AVE	Community:	Toronto
Legal Description:	PLAN M381 PT LOT 41		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear second floor addition, complete third-storey addition with rear rooftop deck, and rear basement walkout.

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

- Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.5 m.
The height of the rear exterior main walls will be 8.95 m.
 - Chapter 10.10.40.10.(2)(B)(i), by-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 8.95 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 (116.0 m²).
The altered dwelling will have a floor space index equal to 0.9 times the area of the lot (174.5 m²).
 - 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 2.3 m if it is no closer to a side lot line than the required side yard setback.
In this case, the platform will be located 0.3 m closer to the side lot line than the required setback.
 - Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
In this case, the stairs will be located 0.22 m from the north lot line.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (116.0 m²).
The altered dwelling will have a gross floor area equal to 0.9 times the area of the lot (174.5 m²).
 - Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for a depth not exceeding 17.0 m where the side walls contain no openings is 0.45 m.
The altered dwelling will be located 0.15 m from the north side lot line from the third floor north side wall.

26. 451 HILLSDALE AVE E

File Number:	A0135/17TEY	Zoning	R (d0.6)(x930) & R2 Z0.6 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	451 HILLSDALE AVE E	Community:	Toronto
Legal Description:	PLAN 866 PT LOTS 149 & 151		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a rear two-storey addition, a complete third storey addition, a rear third storey terrace, a rear ground floor deck, and a rear basement walkout.

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

- Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 7 m.
The altered semi-detached dwelling will have a height of 9.69 m.
 - Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.
The height of the side exterior main walls facing a side lot line will be 9.69 m.
 - Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a semi-detached dwelling is 17 m.
The altered semi-detached dwelling will have a depth of 18.02 m.
 - Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a semi-detached dwelling is 0.6 times the area of the lot (182.34 m²).
The altered semi-detached dwelling will have a floor space index equal to 0.81 times the area of the lot (246.45 m²).
 - Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one parking space is required to be provided.
In this case, zero parking spaces will be provided.
- Section 4(5)(B), By-law 438-86**
A minimum of one parking space is required to be provided.
In this case, zero parking spaces will be provided.
 - Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.
The altered semi-detached dwelling will be located 0 m from the east side lot line.

- 3. Section 6(3) Part II 3(I), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
The altered semi-detached dwelling will be located 0 m from the side wall of the adjacent building, 451 Hillsdale Avenue East.
- 4. Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted depth of a semi-detached dwelling is 17 m.
The altered semi-detached dwelling will have a depth of 18.02 m.
- 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 4.57 m from the rear wall.
- 6. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a semi-detached dwelling is 0.6 times the area of the lot (182.34 m²).
The altered semi-detached dwelling will have a gross floor area equal to 0.81 times the area of the lot (246.45 m²).
- 7. Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 9 m.
The altered semi-detached dwelling will have a height of 9.66 m.

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

27. 115 TRINITY ST

File Number:	A0136/17TEY	Zoning	R (d1.0)(x862) & R3 Z1.0 (ZZC)
		Ward:	Toronto Centre-Rosedale (28)
		Heritage:	Not Applicable
Property Address:	115 TRINITY ST	Community:	Toronto
Legal Description:	PLAN 108 PT LOT 8		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse/row house by constructing a third-floor addition.

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

- 1. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building or structure is 12.0 m.
The height of the altered building will be 12.3 m.
- 2. Chapter 10.10.40.10.(2), By-law 569-2013**
The maximum permitted height of all exterior main walls is 9.5 m.
The height of all the exterior main walls will be 11.75 m.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 1.0 times the area of the lot (78.41 m²).
The altered dwelling will have a floor space index equal to 1.85 times the area of the lot (145.44 m²).
- 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 (78.41 m²).
The altered dwelling will have a residential gross floor area equal to 1.85 times the area of the lot (145.44 m²).
- 2. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback is 0.45 m, where the side walls contain no openings.
The altered dwelling will be located 0.0 m from the south side lot line.
- 3. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 6.13 m from the west rear lot line.
- 4. Section 4(2), By-law 438-86**
The maximum permitted building height is 12.0 m.
The altered dwellings will have a building height of 12.3 m.

28. 55 RIDGE HILL DR

File Number:	A0137/17TEY	Zoning	RD (f12.0; d0.6) (x1335) & R1 Z0.6 (ZZC)
Property Address:	55 RIDGE HILL DR	Ward:	St. Paul's (21)
Legal Description:	PLAN 1596 PT LOT 51	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing south side two-storey addition.

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

Chapter 10.20.40.70.(3)(D), By-law 569-2013

The minimum required side yard setback is 1.5 m.

The altered dwelling will be located 0.94 m from the south side lot line.

29. 6 ADMIRAL RD

File Number:	A0138/17TEY	Zoning	R(f10.5, d1.0)(x714) & R2 Z1.0 (ZPR)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	6 ADMIRAL RD	Community:	Toronto
Legal Description:	PLAN M6 PT LOT 73 RP R2338 PART 2		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.40.70.(1)(A), By-law 569-2013**
The minimum required front yard setback is 8.38 m.
The altered semi-detached dwelling will be located 7.03 m from the front lot line, measured to the front porch.
- Chapter 10.10.40.10.(2)(A), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 9.5 m.
The height of the front and rear exterior main walls will be 11.41 m.
- 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 semi-detached dwelling will have a depth of 17.92 m, measured from the front porch to the rear main wall.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a semi-detached dwelling is 1.0 times the area of the lot (329.81 m²).
The altered semi-detached dwelling will have a floor space index equal to 1.16 times the area of the lot (384.18 m²).
- Chapter 10.10.40.70.(4)(B), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The altered semi-detached dwelling will be located 0.0 m from the north side lot line.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a semi-detached dwelling is 1.0 times the area of the lot (329.81 m²).
The altered semi-detached dwelling will have a gross floor area equal to 1.16 times the area of the lot (384.18 m²).

- 2. Section 6(3) Part II 2(III), By-law 438-86**
The minimum required front yard setback is 8.38 m.
The altered semi-detached dwelling will be located 7.03 m from the front lot line, measured to the front porch.
- 3. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.
The altered semi-detached dwelling will be located 0.0 m from the north side lot line.
- 4. Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted depth of a semi-detached dwelling is 17.0 m.
The altered semi-detached dwelling will have a depth of 21.26 m, measured from the front porch to the rear deck.

30. 462 SPADINA AVE

File Number:	A0139/17TEY	Zoning	CR 3.0(c2.0;r2.5)SS2(x2363) & MCR T3.0 C2.0 R2.5(WAIVER)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	462 SPADINA AVE	Community:	Toronto
Legal Description:	PLAN D225 PT LOTS 6 & 7		

PURPOSE OF THE APPLICATION:

To be permitted to complete the construction of a third storey addition to the existing building, that commenced prior to obtaining proper authorization; and to use the subject building as a night club and entertainment facility.

REQUESTED PERMISSION:

The property has a lawful-nonconforming status under the *Planning Act*, as the property was used as an entertainment facility (El Mocombo) prior to the passing of the Zoning By-law, which does not permit the said use in a CR 3.0(c2.0; r2.5) SS2 (x2363) & MCR T3.0 C2.0 R2.5 zone. Any change of use, alterations or additions to the building requires the permission of the Committee of Adjustment.

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

- Chapter Section 40.10.40.40 (1B), By-law 569-2013**
The maximum permitted floor space index is 2.0 times the area of the lot (871.24 m²).
In this case, the expanded building will have a commercial floor space index equal to 2.73 times the area of the lot (1190.0 m²).
 - Chapter Section 200.5.10.1 (1), By-law 569-2013**
A minimum of 8 on-site parking spaces are required to be provided.
In this case, no on-site parking will be provided.
 - Chapter Section 40.10.40.10 (5), By-law 569-2013**
The minimum required height of first floor shall not be less than 4.5 m.
In this case the height of the first floor will be 3.8 m.
 - Chapter Section 40.10.40.70 (2B), By-law 569-2013**
Where the rear lot line abuts a lane, the building is required to be setback 7.5 m from the lot line of the property on the opposite side of the lane.
In this case, the altered building will be located 3.66 m from the lot line off the property on the opposite side of the lane.
 - Chapter Section 40.10.20.100 (2), By-law 569-2103**
In a CR zone, a nightclub is a permitted use, provided the zone labeled of the lot has a "c" value of 4.0 or greater.
In this case, the property is zoned CR and has a "c" value 2.0.
- Section 4, 14(a)(ii), By-law 438-86**
The setback from the centre line of a public lane is to be at a minimum of 3 m.
The setback from the centre of the lane will be 1.83 m.

- 2. Section 4, 5(b), By-law 438-86**
The minimum parking criteria for a performing art studio is one parking space for 100 m² at a total of 4 parking spaces that can be accommodated at one time.
Zero parking spaces are provided.
- 3. Section 8, Part 3 (2), By-law 438-86**
The maximum floor space index in a MCR zone is to be no more than 2.0 times the area of the lot (871.24 m²).
The commercial floor space index will be 2.73 times the area of the lot (1,190 m²).
- 4. Section 8, 1(a), By-law 438-86**
A building on a lot zoned MCR to be used for the purpose of an entertainment facility, in not permitted.
In this case the proposal represents an expansion of a legal-non-conforming use requiring approval from the Committee of Adjustment.

Revised – 11/05/17

31. 469 SHAW ST

File Number:	A0140/17TEY	Zoning	R (d0.6) (x735) & R2 Z0.6 (ZPR)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	469 SHAW ST	Community:	Toronto
Legal Description:	PLAN 1054 PT LOT 20		

PURPOSE OF THE APPLICATION:

To convert the existing 2½-storey single family semi-detached dwelling into a fourplex and by constructing a rear three-storey addition and interior alterations.

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

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

A minimum of 50% of the rear yard must be maintained as soft landscaping (54.0 m²).
Decision A0301/15TEY permitted a rear yard soft landscaping area equal to 22.01% (6.04 m²).
In this case, 10% (10.8 m²) of the rear yard area will be maintained as soft landscaping.

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

Stairs may encroach into a required setback provided they are a minimum of 0.6 m to a lot line.
In this case, the stairs will be located 0.2 m to the front lot line.

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

The maximum permitted height is 10.0 m.
The altered dwelling will have a height of 10.36 m.

4. Chapter 10.10.40.10.(2), By-law 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
Decision A0301/15TEY permitted the side exterior main walls to have a height of 9.57 m.
The height of the side exterior main walls facing the side lot lines will be equal to 9.77 m.

5. 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 (135.39 m²).
Decision A0301/15TEY permitted a floor space index equal to 1.07 times the area of the lot (248.75 m²).
In this case, the altered dwelling will have a floor space index equal to 1.06 times the area of the lot (247.22 m²).

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

The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.762 m to the side lot line.

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

A semi-detached dwelling containing four dwelling units is not a permitted use.
Decision A0301/15TEY permitted a three dwelling units within the building.
In this case, the semi-detached dwelling will contain four dwelling units.

- 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 (135.39 m²).
Decision A0301/15TEY permitted a floor space index of 1.07 times the area of the lot (248.75 m²).
The altered dwelling will have a gross floor area equal to 1.51 times the area of the lot (341.62 m²).
- 3. Section 4(2), By-law 438-86**
The maximum permitted height is 10.0 m.
The altered dwelling will have a height equal to 10.36 m.
- 4. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front lot line setback is 3.5 m.
The altered dwelling will be located 1.14 m to 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 is 0.45 m where the side wall contains no openings and 1.2 m where the side wall contains openings.
The altered dwelling will be located 0.0 m to the north side lot line and 0.76 m to the south side lot line.
- 6. Section 6(3) Part II 3(I), By-law 438-86**
The minimum required building setback to the side wall of an adjacent building which contains no openings is 0.90 m, and 1.2 m to the side wall of an adjacent building which contains openings.
Decision A0301/15TEY permitted a setback of 0.0 m from the adjacent building to the north (471 Shaw Street).
The altered dwelling will be located 0.0 m from the adjacent building to the north.
- 7. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
Decision A0301/15TEY permitted a building depth of 16.54 m, on the first floor of the dwelling only.
The altered dwelling will have a building depth equal to 20.5 m.
- 8. Section 6(3) Part III 1(A), By-law 438-86**
The minimum required landscaped open space is 30% of the area of the lot (69.67 m²).
In this case, 2% of the lot will be maintained as landscaped open space (4.5 m²).

32. 116 ATLAS AVE

File Number:	A0141/17TEY	Zoning	RM (f12.0;u2;d0.8)(x252) & R2 (BLD)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	116 ATLAS AVE	Community:	York
Legal Description:	PLAN 2258 S PT LOT 22 N PT LOT 23		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.80.40.70.(3)(B) & 10.5.40.71.(3), By-law 569-2013**
The minimum required side yard setback is 0.27 m.
The altered semi-detached dwelling will be located 0.21 m from the north side lot line.
- Chapter 10.5.60.20.(2)(B), By-law 569-2013**
If an ancillary building or structure is located on a lot with a lot depth greater than 45 m, and its height is greater than 2.5 m or its floor area, including areas for the purpose of parking, is greater than 10 m², the minimum required rear yard setback for the ancillary building or structure is equal to half the height of the ancillary building or structure. The minimum required rear yard setback for an ancillary building is 2 m.
In this case, the rear semi-detached garage will be located 1.3 m from the west rear lot line.
- Chapter 10.5.60.20.(6)(A), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure containing a parking space where a side lot line abuts a lane, and vehicle access to the parking space is from the lane is 1 m.
In this case, the rear semi-detached garage will be located 0.2 m from the north side lot line.
- Section 8-3.(a), By-law 1-83**
The minimum required side yard setback is 1.2 m.
The altered semi-detached dwelling will be located 0.2 m from the north side lot line.
- Section 3.4.11.(c), By-law 1-83**
The maximum permitted height of an accessory building with a flat pitched roof is 3.7 m.
In this case, the rear semi-detached garage will have a height of 4 m.
- Section 3.1.4, By-law 1-83**
An accessory building must be setback a minimum of 1.5 m from a lot line abutting a lane.
In this case, the rear semi-detached garage will be located 0.2 m from the north side lot line.

33. 114 ATLAS AVE

File Number:	A0142/17TEY	Zoning	RM (f12.0;u2;d0.8)(x252) & R2 (BLD)
Property Address:	114 ATLAS AVE	Ward:	St. Paul's (21)
Legal Description:	PLAN 2258 S PT LOT 23	Heritage:	Not Applicable
		Community:	York

PURPOSE OF THE APPLICATION:

To construct a new rear semi-detached garage.

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

- 1. Chapter 200.5.1.10.(2)(A), By-law 569-2013**
The required parking space must have a minimum width of 3.2 m, a minimum length of 5.6 m, and a vertical clearance of 2 m.
In this case, the parking space will have a width of 3.1 m, a length of 6.2 m, and a vertical clearance of 2.4 m.
- 2. Chapter 10.5.60.70.(1), By-law 569-2013**
The area of the lot covered by all ancillary buildings and structures may not exceed 10% of the lot area (21.4 m²).
The rear semi-detached garage will have a lot coverage of 10.1% of the lot area (21.6 m²).
- 3. Chapter 10.5.60.20.(2)(B), By-law 569-2013**
If an ancillary building or structure is located on a lot with a lot depth greater than 45 m, and its height is greater than 2.5 m or its floor area, including areas for the purpose of parking, is greater than 10 m², the minimum required rear yard setback for the ancillary building or structure is equal to half the height of the ancillary building or structure. The minimum required rear yard setback is 1.35 m.
In this case, the rear semi-detached garage will be located 1.25 m from the west rear lot line.
- 1. Section 3.2.1 (a)(i)(1), By-law 1-83**
The required parking space must have a minimum width of 3.2 m and a minimum length of 5.6 m.
In this case, the parking space will have a width of 3.1 m and a length of 6.2 m.

34. 156 PALMERSTON AVE

File Number:	A0143/17TEY	Zoning	R (d1.0) & R4 Z1.0 (ZZC)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	156 PALMERSTON AVE	Community:	Toronto
Legal Description:	PLAN 89 PT LOT 40 RP 64R14341 PART 1		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with a front covered porch, and rear decks on the first, second and third floors.

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

- 1. Chapter 10.10.40.10.(2)(A), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.5 m.
The height of the front exterior main walls will be 8.20 m, and the height of the rear exterior main walls will be 8.92 m.
 - 2. Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17.0 m.
The new detached dwelling will have a depth of 19.00 m.
 - 3. 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 (294.10 m²).
The new detached dwelling will have a floor space index equal to 1.23 times the area of the lot (362.60 m²).
 - 4. Chapter 10.5.40.70.(1)(A), By-law 569-2013**
The minimum required front yard setback is 1.57 m.
The new detached dwelling will be located 0.0 m from the east front lot line.
 - 5. Chapter 10.10.40.70.(4)(A), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The new detached dwelling will be located 0.0 m from the north side lot line, and 0.0 m from the south side lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 1.0 times the area of the lot (294.10 m²).
The new detached dwelling will have a gross floor area equal to 1.23 times the area of the lot (362.60 m²).
 - 2. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 1.57 m.
The new detached dwelling will be located 0.0 m from the east front lot line.

3. 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 new detached dwelling will be located 0.0 m from the side wall of the north adjacent building at 811 Dundas Street West, and 0.0 m from the side wall of the south adjacent building at 154 Palmerston Boulevard.

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

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

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

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

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

The portion of the new detached dwelling, exceeding the 17.0 m depth, will be located 0.0 m from the north side lot line, and 0.0 m from the south side lot line.

35. 38 MERRITT RD

File Number:	A0144/17TEY	Zoning	RD(f12.0;a370;d0.6) & R1B (ZZC)
Property Address:	38 MERRITT RD	Ward:	Beaches-East York (31)
Legal Description:	PLAN 3496 LOT 142	Heritage:	Not Applicable
		Community:	East York

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a front one-storey addition and to reconstruct the front porch.

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

- 1. Chapter 10.5.40.60.(3)(A)(ii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into the required building setback if the stairs are no wider than 2.0 m.
The stairs will be 2.44 m wide.
- 2. Chapter 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6.0 m.
The altered dwelling will be located 4.87 m from the east front lot line.
- 1. Section 7.8, By-law 6752**
The minimum required front yard setback is 6.0 m.
The altered dwelling will be located 4.87 m from the east front lot line.

36. 47 INDIAN ROAD CRES

File Number:	A0145/17TEY	Zoning	R(d.06)(x737) & R2 Z0.6 (ZZC)
		Ward:	Parkdale-High Park (14)
		Heritage:	Not Applicable
Property Address:	47 INDIAN ROAD CRES	Community:	Toronto
Legal Description:	PLAN M179 PT LOTS 171 & 172		

PURPOSE OF THE APPLICATION:

To alter a three-storey detached dwelling by constructing a second floor front addition and a new front porch.

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

1. Chapter 10.5.40.70.(1), By-law 569-2013

In the Residential Zone category, if a lot is between two abutting lots in the Residential Zone category, each with a building fronting on the same street and those buildings are both, in whole or in part, 15.00 m or less from the subject lot, the required minimum front yard setback is the average of the front yard setbacks of those buildings on the abutting lots (8.36 m).

The second floor front addition will have a front yard setback of 7.42 m.

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

The minimum required side yard setback for a detached house is 0.45 m.

The second floor front addition will have a north side yard setback of 0.33 m.

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

The maximum permitted building depth for a detached house is 17.00 m.

The building depth will be 18.52 m.

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

The by-law requires the portion of the detached house exceeding 17.00 metres in depth to be setback a minimum distance of 7.50 m from the side lot lines.

The dwelling will have an overall depth of 18.52 m with a north side setback of 0.33 m and a south side setback of 1.53 m for the portion of the detached house exceeding 17.00 m in depth.

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

A building on an inside lot is required to have a minimum front lot line setback of 8.36 m.

The second floor front addition will have a front lot line setback of 7.42 m.

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

The minimum required side lot line setback is 0.45 m for a building depth not exceeding 17.00 m where the side walls contain no openings.

The second floor front addition will have a north side lot line setback of 0.33 m.

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

***REVISED FOR AGENDA**

37. 1687 BATHURST ST

File Number:	A0146/17TEY	Zoning	R(u2,d1.0) (x946) & R1S Z1.0 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	1687 BATHURST ST	Community:	Toronto
Legal Description:	PLAN M335 LOT 2 PT LOT 3		

PURPOSE OF THE APPLICATION:

To convert an existing two-storey fourplex into a two-storey triplex by constructing an attic addition, a front second storey addition, a new front porch and rear deck.

***REQUESTED PERMISSION:**

The property has a lawful-nonconforming status under the *Planning Act*, as the property was developed as the site of an apartment building, prior to the passing the Zoning By-law, which does not permit the said use in a R(u2,d1.0) (x946) & R1S Z1.0 zone. Any change of use, alterations or additions to the building requires the permission of the Committee of Adjustment.

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

- 1. Chapter 900.2.10 (946), By-law 569-2013**
No exterior alteration or addition to the building is allowed. The building must remain as it was on September 1, 1994.
In this case, the proposal includes an exterior addition to the building.
- 1. Section 12 (1) 365, By-law 438-86**
No exterior alteration or addition to the building is allowed. The building must remain as it was on September 1, 1994.
In this case, the proposal includes an exterior addition to the building.
- 2. Section 6(1), By-law 438-86**
The apartment building constitutes a non-conforming use. Any change of use, extension or enlargement requires the permission of the Committee of Adjustment.
- 3. 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 19.67 m (including the rear second floor deck).

38. 674 MORTIMER AVE

File Number:	A0147/17TEY	Zoning	RS (f10.5, a325, d0.75) & R2A (ZPR)
Property Address:	674 MORTIMER AVE	Ward:	Beaches-East York (31)
Legal Description:	PLAN M437 PT LOT 10	Heritage:	Not Applicable
		Community:	East York

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

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

- Chapter 10.40.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (67.91 m²).
The lot coverage will be equal to 44% of the lot area (85.7 m²).
- Chapter 10.40.40.10.(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 1.372 m above established grade.
- 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 (145.53 m²).
The new detached dwelling will have a floor space index equal to 0.85 times the area of the lot (164.26 m²).
- Chapter 10.40.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 2.97 m.
The new detached dwelling will be located 2.91 m from the front lot line.
- Chapter 10.40.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.366 m from the east side lot line and 0.204 m from the west side lot line.
- Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0.216 m from the east side lot line and 0.05 m from the west side lot line.
- Section 7.5.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The new detached dwelling will be located 2.9 m from the front lot line.

- 2. Section 7.5.3, By-law 6752**
The minimum required side yard setback is 0.6 m.
The new detached dwelling will be located 0.366 m from the east side lot line and 0.204 m from the west side lot line.
- 3. Section 7.5.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (67.91 m²).
The lot coverage will be equal to 44% of the lot area (85.7 m²).
- 4. 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 (145.53 m²).
The new detached dwelling will have a floor space index equal to 0.85 times the area of the lot (164.26 m²).
- 5. Section 5.6.(b)(iii), By-law 6752**
Steps or stairs required for access to the first storey of a building may encroach into any yard, provided the steps or stairs are set back a minimum of 1.5 m from any lot line adjacent to the street.
The front will be located 0.608 m from the front lot line adjacent to a street.

39. 22 WALLACE AVE

File Number:	A0148/17TEY	Zoning	R (d0.6)(x740) & R2 Z0.6 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	22 WALLACE AVE	Community:	Toronto
Legal Description:	PLAN 1276 LOT 6		

PURPOSE OF THE APPLICATION:

To convert the existing two-storey semi-detached dwelling into a triplex and by constructing a rear second-storey addition and rooftop deck above.

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

- Chapter 10.10.40.70.(3)(B)(ii), By-law 569-2013**
The minimum required side yard setback where the side wall contains openings is 1.2 m
The converted dwelling will be located 0.69 m from the second floor rear addition to the east side lot line.
- Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted building depth is 14.0 m.
The converted dwelling will have a building depth equal to 14.90 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 (131.98 m²).
The converted dwelling will have a floor space index equal to 1.23 times the area of the lot (270.61 m²).
- Chapter 10.10.40.70.(4)(E), By-law 569-2013**
The minimum required side yard setback where the side wall contains no openings is 0.45 m.
The converted dwelling will be located 0.17 m to the west side lot line.
- Chapter 10.10.40.70.(4)(E), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The converted dwelling at the rear third floor deck will be located 0.0 m to the west side lot line.
- Chapter 150.10.80.1.(1), By-law 569-2013**
The minimum required number of parking spaces is two.
In this case, one parking space will be provided within the existing detached garage.
- Section 6(3) Part II 3.F(I)(2), By-law 438-86**
The minimum required side yard setback where the side wall contains openings is 1.2 m.
The converted dwelling will be located 0.69 m from the second floor rear addition to the east side lot line.
- Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The converted dwelling will have a building depth equal to 14.90 m (including the rear second and third floor decks).

- 3. 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 (131.98 m²).
The converted dwelling will have a gross floor area equal to 1.23 times the area of the lot (270.61 m²).
- 4. Section 6(2)(v), By-law 438-86**
A converted house is a permitted use provided there is no substantial change in the appearance of the dwelling as the result of the conversion.
In this case, the second floor rear addition will substantially change the appearance of the dwelling.
- 5. Section 4(4)(b), By-law 438-86**
The minimum required number of parking spaces is two.
In this case, one parking space will be provided within the existing detached garage.
- 6. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side yard setback where the side wall contains no openings is 0.45 m.
The converted dwelling will be located 0.17 m to the west side lot line.
- 7. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side yard setback is 0.45 m where the side wall contains no openings.
The converted dwelling at the rear third floor deck will be located 0.0 m to the west side lot line.

40. 1 HOLLAND AVE (PART 1)

File Number:	A0149/17TEY	Zoning	RD & R1B (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	1 HOLLAND AVE (PART 1)	Community:	East York
Legal Description:	PLAN 3396 PT LOT 104 TO 106PT		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage on an undersized lot refused by the Committee of Adjustment in Decision B0039/16TEY which is now under appeal at the Ontario Municipal Board. The Committee also refused two associated Minor Variance Decisions A093/16TEY and A0694/16TEY, which were not appealed, resulting in the subject application being considered together with A0150/17TEY.

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

- 1. Chapter 10.20.30.10.(1), By-law 569-2013**
The minimum required lot area is 370 m².
The area of the conveyed lot will be 247.67 m².
- 2. Chapter 10.20.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the area of the lot (86.7 m²).
The lot coverage will be equal to 38% of the area of the lot (92.5 m²).
- 3. Chapter 10.20.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (148.56 m²).
The new two-storey detached dwelling will have a floor space index equal to 0.67 times the area of the lot (165.43 m²).
- 1. Section 7.3.3, By-law 6752**
The minimum required lot area is 370.0 m².
The area of the conveyed lot will be 247.67 m².
- 2. Section 7.3.3, By-law 6752**
The minimum required front yard setback is 6 m.
The new detached dwelling will be located 2.3 m from the front lot line.
- 3. Section 7.3.3, By-law 6752**
The maximum permitted lot coverage is 35% of the area of the lot (86.7 m²).
The new detached dwelling will have a lot coverage of 38% of the area of the lot (92.5 m²).
- 4. Section 7.3.3, By-law 6752**
The maximum permitted floor space index is 0.6 times the area of the lot (148.56 m²).
The new two-storey detached dwelling will have a floor space index equal to 0.67 times the area of the lot (165.43 m²).

41. 1 HOLLAND AVE (PART 2)

File Number:	A0150/17TEY	Zoning	RD & R1B (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	1 HOLLAND AVE (PART 2)	Community:	East York
Legal Description:	PLAN 3396 PT LOT 104 TO 106PT		

PURPOSE OF THE APPLICATION:

To maintain the existing two-storey detached dwelling on an undersized lot, refused by the Committee of Adjustment in Decision B0039/16TEY which is now under appeal at the Ontario Municipal Board. The Committee also refused two associated Minor Variance Decisions A093/16TEY and A0694/16TEY, which were not appealed, resulting in the subject application being considered together with A0149/17TEY.

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

1. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of two parking spaces are required to be provided behind the main front wall.
In this case, one parking space will be provided behind the main front wall.
2. **Chapter 10.20.30.10.(1), By-law 569-2013**
The minimum required lot area is 370 m².
The area of the retained lot will be 256.6 m².
3. **Chapter 10.20.40.70.(3)(4), By-law 569-2013**
The minimum required side yard setback is 0.9 m where the required minimum lot frontage is 12.0 m to less than 15.0 m.
The detached dwelling will be located 0.6 m from the west side lot line.
4. **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.
In this case, one parking space will be located in the front yard.
1. **Section 7.3.3, By-law 6752**
The minimum required lot area is 370.0 m².
The area of the retained lot will be 256.6 m².
2. **Section 7.3.3, By-law 6752**
The minimum required west side yard setback is 0.9 m.
The detached dwelling will be located 0.6 m from the west side lot line.
3. **Section 7.3.3, By-law 6752**
The minimum of two parking spaces are required to be provided.
In this case, one parking space will be provided behind the main front wall.
4. **Section 7.1.4, By-law 6752**
A required parking must be located behind the main front wall of the building.
In this case, the parking space will be located in front of the main front wall.

42A. 106 NORTHCOTE AVE

File Number:	B0090/16TEY	Zoning	R (d1.0 x804) & R4 Z1.0 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	106 NORTHCOTE AVE	Community:	Toronto
Legal Description:	PLAN 396 BLK B PT LOT 52		

THE CONSENT REQUESTED:

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

Retained- Part 2, Draft R-Plan

Part 2 has a lot frontage of 4.71 m and a lot area of 117.5 m². The existing residential building will be maintained and will require variances to the Zoning By-law as outlined in Application Number A1263/16TEY.

Conveyed- Part 1, Draft R- Plan

Part 1 has a lot frontage of 10.18 m and a lot area of 53.1 m². A new three-storey detached dwelling will be constructed and will require variances to the Zoning By-law as outlined in Application Number A1262/16TEY.

The Committee will consider Applications B0090/16TEY, A1262/16TEY and A1263/16TEY together.

42B. 106 NORTHCOTE AVE (PART 1)

File Number:	A1262/16TEY	Zoning	R (d1.0 x804) & R4 Z1.0 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	106 NORTHCOTE AVE (PART 1)	Community:	Toronto
Legal Description:	PLAN 396 BLK B PT LOT 52		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage on the newly conveyed lot, as described in consent application B0090/16TEY.

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

- 1. Chapter 10.10.30.10.(1)(A), By-law 569-2013**
The minimum lot area is 180 m².
The lot area will be 53.15 m².
- 2. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.5 m.
The height of the front and rear exterior main walls will be 9.70 m.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 1.0 times the area of the lot (53.15 m²).
The new three-storey detached dwelling will have a floor space index equal to 2.06 times the area of the lot (109.83 m²).
- 4. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6.0 m.
The new three-storey detached dwelling will be located 0.0 m from the front lot line.
- 5. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The new three-storey detached dwelling will be located 0.0 m from the rear lot line.
- 6. Chapter 10.10.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.0 m from the west side lot line.
- 7. Chapter 10.5.40.60.(1), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach into the required side yard setback a maximum of 1.5 m if the side yard abuts a street.
The platform will encroach 0.45 m into the required side yard setback but the side yard does not abut a street.

8. **Chapter 10.5.40.60.(2), By-law 569-2013**
A canopy, awning or similar structure not covering a platform may encroach in a side yard, a maximum of 1.5 m, if it is no closer to the side lot line than 0.3 m.
The third-storey canopy will encroach 0.45 m and will be located 0.0 m from the east side lot line.
9. **Chapter 10.5.40.50.(3), By-law 569-2013**
The level of the floor of a platform located at or above the second storey of a residential building may be no higher than the level of the floor of the storey from which it gains access.
The new platform on the top of the building is higher than the level of the floor of the storey from which it gains access.
10. **Chapter 10.5.40.70.(2), By-law 569-2013**
A building or structure may be no closer than 2.5 m from the original centreline of a lane.
The new detached dwelling will be located 1.43 m from the original centreline of the lane to the west of the lot.
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 (53.15 m²).
The new detached dwelling will have a residential gross floor area equal to 2.06 times the area of the lot (109.83 m²).
2. **Section 6(3) Part II, By-law 438-86**
The minimum required front yard setback is 6.0 m.
The new three-storey detached dwelling will be located 0.0 m from the front lot line.
3. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 0.9 m, where the side wall contains openings.
The new detached dwelling will be located 0.0 m from the west side lot line.
4. **Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side yard setback is 0.45 m, where the side wall contains no openings.
The new detached dwelling will be located 0.0 m from the west side lot line.
5. **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 2.77 m from the rear lot line.
6. **Section 6(3) Part III 1(A), By-law 438-86**
The minimum permitted landscaped open space is 30% of the area of the lot (15.95m²).
In this case, 5.8 % (3.1 m²) will be landscaped open space.
7. **Section 4(14)(A), By-law 438-86**
A building or structure may be no closer than 2.5 m from the original centreline of a lane.
The new detached dwelling will be located 1.43 m from the original centreline of the lane to the west of the lot.

The Committee will consider Applications B0090/16TEY, A1262/16TEY and A1263/16TEY together.

42C. 106 NORTHCOTE AVE (PART 2)

File Number:	A1263/16TEY	Zoning	R (d1.0 x804) & R4 Z1.0 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	106 NORTHCOTE AVE (PART 2)	Community:	Toronto
Legal Description:	PLAN 396 BLK B PT LOT 52		

PURPOSE OF THE APPLICATION:

To maintain the existing two-storey detached dwelling containing two units on the newly conveyed lot as described in consent application B0090/16TEY.

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

- 1. Chapter 10.10.30.10.(1)(A), By-law 569-2013**
The minimum lot area is 141.30 m².
The lot area will be 117.74 m².
- 2. 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 (117.74 m²).
The maintained detached dwelling will have a floor space index equal to 1.51 times the area of the lot (177.53 m²).
- 3. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The maintained detached dwelling will be located 2.77 m from the rear lot line.
- 4. Chapter 10.5.50.10.(3)(B), By-law 569-2013**
A minimum of 25% (3.45 m²), of the rear yard shall be maintained as soft landscaping.
In this case, 0% (0.0 m²), of the rear yard will be maintained as soft landscaping.
- 5. Chapter 200.5.10.1.(1), 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 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 (117.74 m²).
The maintained detached dwelling will have a residential gross floor area equal to 1.51 times the area of the lot (177.53 m²).
- 2. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The maintained detached dwelling will be located 2.77 m from the rear lot line.
- 3. Section 6(3) Part III 1(A), By-law 438-86**
The minimum permitted landscaped open space is 30% of the area of the lot (35.32 m²).
In this case, 19% (22.15 m²) will be landscaped open space.

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

A minimum of one parking space is required to be provided.

In this case, zero parking spaces will be provided.

The Committee will consider Applications B0090/16TEY, A1262/16TEY and A1263/16TEY together.

43A. 9 KINTYRE AVE

File Number:	B0019/17TEY	Zoning	R(d1.0)(x808) & R3 Z1.0 (ZZC)
Property Address:	9 KINTYRE AVE	Ward:	Toronto-Danforth (30)
Legal Description:	PLAN 312 PT LOT 8	Heritage:	Not Applicable
		Community:	Toronto

THE CONSENT REQUESTED:

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

Conveyed - Part 1, Draft R-Plan

Address to be assigned

Part 1 has a frontage of 4.57 m and an area of 116.26 m². The existing dwelling will be demolished and a new three-storey semi-detached dwelling will be constructed, requiring variances as outlined in Minor Variance application A0193/17TEY.

Retained - Part 2, Draft R-Plan

Address to be assigned

Part 2 has a frontage of 4.57 m and an area of 119.18 m². The existing dwelling will be demolished and a new three-storey semi-detached dwelling will be constructed, requiring variances as outlined in Minor Variance application A0194/17TEY.

The Committee will consider Applications B0019/17TEY, A0193/17TEY & A0194/17TEY together.

43B. 9 KINTYRE AVE (PART 1)

File Number:	A0193/17TEY	Zoning	R(d1.0)(x808) & R3 Z1.0 (ZZC)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	9 KINTYRE AVE (PART 1)	Community:	Toronto
Legal Description:	PLAN 312 PT LOT 8		

PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached dwelling on the conveyed lot described in consent application B0019/17TEY.

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 0.31 m.
The front porch will encroach 1.07 m into the required front yard setback.
- 2. Chapter 10.5.40.60.(2)(B)(i), By-law 569-2013**
A canopy, awning or similar structure not covering a platform may encroach in a front yard 0.31 m.
The portion of the front canopy not covering a platform will encroach 0.61 m into the required front yard setback.
- 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 if the stairs are no closer to a lot line than 0.6 m.
The front stairs will be located 0.0 m from the front lot line
- 4. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6.03 m.
The new semi-detached dwelling will be located 0.61 m from the front lot line.
- 5. Chapter 10.5.50.10.(3)(B), By-law 569-2013**
A minimum of 25% (6.89 m²) of the rear yard must be maintained as soft landscaping.
In this case, 16.2% (4.47 m²) of the rear yard will be maintained as soft landscaping.
- 6. Chapter 10.10.30.10.(1)(B), By-law 569-2013**
The minimum required lot area is 180.0 m².
The area of the conveyed lot will be 116.26 m².
- 7. Chapter 10.10.30.20.(1)(B), By-law 569-2013**
The minimum required lot frontage is 6.0 m.
The frontage of the conveyed lot will be 4.57 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 9.5 m.
The height of the side exterior main walls facing a side lot line will be 10.62 m.
9. **Chapter 10.10.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a semi-detached dwelling above established grade is 1.2 m.
The first floor of the new semi-detached dwelling will have a height of 1.22 m above established grade.
10. **Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 17.0 m.
The new semi-detached dwelling will have a height of 18.29 m.
11. **Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a semi-detached dwelling is 1.0 times the area of the lot (116.26 m²).
The new semi-detached dwelling will have a floor space index equal to 1.61 times the area of the lot (186.92 m²).
12. **Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The new semi-detached dwelling will be located 5.46 m from the rear lot line.
13. **Chapter 10.10.40.70.(3)(A)(ii), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new semi-detached dwelling will be located 0.0 m from the west side lot line.
14. **Chapter 200.5.1.10.(2)(A)(ii), By-law 569-2013**
The required parking space must have a minimum length of 5.6 m.
The parking space will measure 5.46 m in length.
1. **Section 4(17)(a), By-law 438-86**
The required parking space must have a minimum length of 5.6 m.
The parking space will measure 5.46 m in length.
2. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a semi-detached dwelling is 1.0 times the area of the lot (116.26 m²).
The new semi-detached dwelling will have a gross floor area equal to 1.61 times the area of the lot (186.92 m²).
3. **Section 6(3) Part II 2(III), By-law 438-86**
The minimum required front yard setback is 6.03 m.
The new semi-detached dwelling will be located 0.61 m from the front lot line.
4. **Section 6(3) Part II 3.A(I), By-law 438-86**
The minimum required setback from a flanking street is 6.0 m.
The new semi-detached dwelling will be located 0.0 m from the west flanking street (Hamilton Street).

5. **Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.
The new semi-detached dwelling will be located 0.0 m from the east side lot line.
6. **Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The new semi-detached dwelling will be located 5.46 m from the rear lot line.
7. **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 18.29 m.
8. **Section 6(3) Part III 1(A), By-law 438-86**
A minimum of 30% of the lot area (34.88 m²) shall be landscaped open space.
In this case, 9.7 % of the lot area (11.28 m²) will be landscaped open space.
9. **Section 6(3) Part VII 1(II), By-law 438-86**
The minimum required frontage of a lot is 6.0 m.
In this case, the conveyed will have frontage of 4.57 m.

The Committee will consider Applications B0019/17TEY, A0193/17TEY & A0194/17TEY together.

47. 9 KINTYRE AVE (PART 2)

File Number:	A0194/17TEY	Zoning	R(d1.0)(x808) & R3 Z1.0 (ZZC)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	9 KINTYRE AVE (PART 2)	Community:	Toronto
Legal Description:	PLAN 312 PT LOT 8		

PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached dwelling on the retained lot described in consent application B0019/17TEY.

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 0.54 m.
The front porch will encroach 1.07 m into the required front yard setback.
- 2. Chapter 10.5.40.60.(2)(B)(i), By-law 569-2013**
A canopy, awning or similar structure not covering a platform may encroach in a front yard 0.54 m.
The portion of the front canopy not covering a platform will encroach 0.61 m into the required front yard setback.
- 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 if the stairs are no closer to a lot line than 0.6 m.
The front stairs will be located 0.0 m from the front lot line
- 4. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6.03 m.
The new semi-detached dwelling will be located 1.07 m from the front lot line.
- 5. Chapter 10.5.50.10.(3)(B), By-law 569-2013**
A minimum of 25% (7.92 m²) of the rear yard must be maintained as soft landscaping.
In this case, 14.6% (4.63 m²) of the rear yard will be maintained as soft landscaping.
- 6. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (0.8 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 46.7% (0.5 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

7. **Chapter 10.10.30.10.(1)(B), By-law 569-2013**
The minimum required lot area is 180.0 m².
The area of the retained lot will be 119.18 m².
8. **Chapter 10.10.30.20.(1)(B), By-law 569-2013**
The minimum required lot frontage is 6.0 m.
The frontage of the retained lot will be 4.57 m.
9. **Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 9.5 m.
The height of the side exterior main walls facing a side lot line will be 10.62 m.
10. **Chapter 10.10.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a semi-detached dwelling above established grade is 1.2 m.
The first floor of the new semi-detached dwelling will have a height of 1.22 m above established grade.
11. **Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 17.0 m.
The new semi-detached dwelling will have a height of 18.29 m.
12. **Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a semi-detached dwelling is 1.0 times the area of the lot (119.18 m²).
The new semi-detached dwelling will have a floor space index equal to 1.57 times the area of the lot (186.92 m²).
13. **Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The new semi-detached dwelling will be located 6.67 m from the rear lot line.
14. **Chapter 10.10.40.70.(3)(A)(ii), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new semi-detached dwelling will be located 0.0 m from the east side lot line.
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a semi-detached dwelling is 1.0 times the area of the lot (119.18 m²).
The new semi-detached dwelling will have a gross floor area equal to 1.57 times the area of the lot (186.92 m²).
2. **Section 6(3) Part II 2(III), By-law 438-86**
The minimum required front yard setback is 6.03 m.
The new semi-detached dwelling will be located 1.07 m from the front lot line.
3. **Section 6(3) Part II 3(II), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that contains openings is 1.2 m.
The new semi-detached dwelling will be located 0.91 m from the side wall of the east adjacent building.

- 4. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.
The new semi-detached dwelling will be located 0.0 m from the west and east side lot lines.
- 5. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The new semi-detached dwelling will be located 6.67 m from the rear lot line.
- 6. 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 18.29 m.
- 7. Section 6(3) Part III 1(A), By-law 438-86**
A minimum of 30% of the lot area (35.75 m²) shall be landscaped open space.
In this case, 11.5% of the lot area (13.81 m²) will be landscaped open space.
- 8. Section 6(3) Part III 3 (B/C/D), By-law 438-86**
A minimum of 75% (0.8 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 46.7% (0.5 m²) of the required front yard landscaped open space will be in the form of soft landscaping.
- 9. 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.
The front walkway will have a width of 1.30 m.
- 10. Section 6(3) Part VII 1(II), By-law 438-86**
The minimum required frontage of a lot is 6.0 m.
In this case, the retained will have frontage of 4.57 m.

The Committee will consider Applications B0019/17TEY, A0193/17TEY & A0194/17TEY together.