

COMMITTEE OF ADJUSTMENT AGENDA TORONTO EAST YORK PANEL

Hearing Date: May 30, 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.	A0035/17TEY	4 AVENUE RD	Trinity-Spadina (20)
2.	A0059/17TEY	1912 QUEEN ST E	Beaches-East York (32)
3.	A0065/17TEY	33 NORLONG BLVD	Beaches-East York (31)
4.	A0066/17TEY	119 DURANT AVE	Toronto-Danforth (29)
5.	A0067/17TEY	372 BERKELEY ST	Toronto Centre-Rosedale (28)
6.	A0069/17TEY	84 FRATER AVE	Beaches-East York (31)
7.	A0070/17TEY	64 EAST LYNN AVE	Beaches-East York (32)
8.	A0072/17TEY	45 HEWITT AVE	Parkdale-High Park (14)
9.	A0073/17TEY	324 RUSHTON RD	St. Paul's (21)
10.	A0074/17TEY	583 CARLAW AVE	Toronto-Danforth (30)
11.	A0075/17TEY	81 WELLESLEY ST E	Toronto Centre-Rosedale (27)
12.	A0076/17TEY	5 PINE CRES	Beaches-East York (32)
13.	A0077/17TEY	239 ALBANY AVE	Trinity-Spadina (20)
14.	A0078/17TEY	136 BOULTBEE AVE	Toronto-Danforth (30)
15.	A0079/17TEY	41 BEATRICE ST	Trinity-Spadina (19)
16.	A0080/17TEY	151 GOLFVIEW AVE	Beaches-East York (32)
17.	A0081/17TEY	11 TREADWAY BLVD	Beaches-East York (31)

- RECESS -

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

File Number	Property	Community (Ward)
18. A0082/17TEY	96-100 OSSINGTON AVE	Trinity-Spadina (19)
19. A0083/17TEY	366 WINNETT AVE	St. Paul's (21)
20. A0084/17TEY	4 PLAYTER BLVD	Toronto-Danforth (29)
21. A0085/17TEY	54 SHALLMAR BLVD	St. Paul's (21)
22. A0086/17TEY	76 ASQUITH AVE	Toronto Centre-Rosedale (27)
23. A0087/17TEY	15 INDIAN GRV	Parkdale-High Park (14)
24. A0088/17TEY	311 CHAPLIN CRES	St. Paul's (22)
25. A0089/17TEY	46 GLEN STEWART CRES	Beaches-East York (32)
26. A0093/17TEY	16 FIELDING AVE	Toronto-Danforth (29)
27. A0096/17TEY	361 SOUDAN AVE	St. Paul's (22)

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

File Number	Property	Community (Ward)
28. A0097/17TEY	264 ARLINGTON AVE	St. Paul's (21)
29. A0098/17TEY	1086 BATHURST ST	Trinity-Spadina (20)
30. A0099/17TEY	11 SIMPSON AVE	Toronto-Danforth (30)
31. A0100/17TEY	1433 BATHURST ST	St. Paul's (21)
32. A0101/17TEY	150 RUSHTON RD	St. Paul's (21)
33. A0102/17TEY	297 WAVERLEY RD	Beaches-East York (32)
34. A0103/17TEY	308 SALEM AVE	Davenport (18)
35. A0104/17TEY	3 MARLOW AVE	Toronto-Danforth (29)
36. A0105/17TEY	1266 QUEEN ST W	Parkdale-High Park (14)
37. A0106/17TEY	125 SUNNYSIDE AVE	Parkdale-High Park (14)

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

File Number	Property	Community (Ward)
38. A0108/17TEY	79 SULLIVAN ST	Trinity-Spadina (20)
39. A0109/17TEY	132 CHILTERN HILL RD	St. Paul's (21)
40. A0110/17TEY	29 FAIRFIELD RD	St. Paul's (22)
41. A0111/17TEY	158 STERLING RD - BLOCK 3C	Davenport (18)
42A B0025/17TEY	140 EMERSON AVE	Davenport (18)
42B A0322/17TEY	PART 1	
42C A0323/17TEY	PART 2	

3. OTHER BUSINESS

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

1. 4 AVENUE RD

File Number:	A0035/17TEY	Zoning	CR 6.5 C 4.5; r 3.5 SS2 2044 & CR T6.5 c4.5;r3.5 (Waiver)
		Ward:	Trinity-Spadina (20)
		Heritage:	Listed
Property Address:	4 AVENUE RD	Community:	Toronto
Legal Description:	PLAN 301 LOTS 5 TO 7 PT LOTS 1 TO 4		

PURPOSE OF THE APPLICATION:

To alter the two existing mixed-use towers with connecting podium, by: consolidating the existing hotel use into the existing North Tower; converting the office and hotel in the existing South Tower to 65 residential dwelling units; constructing a new elevator core for the South Tower; and reconstructing the podium between the existing towers. The existing underground garage will be maintained.

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

1. Chapter 40.10.40.40.(1)(A) & 1(B), By-law 569 – 2013

The maximum permitted floor space index for all uses on the lot is 6.5 times the area of the lot (32,630 m²).

The maximum permitted floor space index for all non-residential uses on the lot is 4.5 times the area of the lot (22, 590 m²).

The altered building will have a floor space index for all uses on the lot equal to 7.8 times the area of the lot (38,552 m²).

The altered building will have a floor space index for non-residential uses on the lot equal to 5.5 times the area of the lot (27,549 m²).

2. Chapter 600.10.10(1)(A)(i), By-law 569-2013, as amended by By-law 1107-2016

Every tower must be set back the greater of 3.0 m from a lot line that abuts a street and 12.5 m from the centre line of that abutting street.

A portion of the tower will be set back 0.0 m from the lot line that abuts a street.

3. Chapter 600.10.10(1)(A)(iii), By-law 569-2013, as amended by By-law 1107-2016

Every tower must be set back at least 12.5 m from a lot line having no abutting street or lane.

A portion of the tower will be set back 9.3 m from the west lot line.

4. Chapter 200.5.1(3), By-law 569-2013

The minimum width of a drive aisle is 6.0 m.

The existing drive aisles are permitted in its existing configuration provided that the minimum width at any location is not reduced beyond the dimensions on the date the variance is approved.

5. **Chapter 200.5.10.1(1), By-law 569-2013**

Parking spaces are required to be provided at a minimum rate of 0.5 parking spaces for each one-bedroom dwelling unit and 0.8 spaces for each two-bedroom dwelling unit for a total of 43 parking spaces.

The number of parking spaces required for visitor parking is six spaces.

The altered building as extended will provide zero visitor parking spaces and maintain 36 of the existing undersized lawful below grade parking spaces for residential tenant use at a rate of 0.55 spaces for all dwelling units.
6. **Chapter 200.15.1.5(1)(A) & (B), By-law 569-2013**

The required accessible parking spaces must be closest to a principal pedestrian entrance to a building. The required accessible parking spaces must be at the same level as the pedestrian entrance to the building.

A total of two accessible parking spaces are being provided in the P1 level closest to the pedestrian entrance to a building and at the same level as the pedestrian entrance to the building. No accessible spaces are being provided at-grade.
7. **Chapter 200.15.10(1), By-law 569-2013**

The required minimum number of accessible parking spaces is four.

A total of two accessible parking spaces will be provided in the P1 level.
8. **Chapter 200.5.1.10.(2)(A), By-law 569-2013**

A parking space is required to have a minimum length of 5.6 m, width of 2.6 m and a vertical clearance of 2.0 m. A parking space accessed by a drive aisle with a width of less than 6.0 m, whether it is a one-way or two-way drive aisle is required to have a minimum length of 5.6 m, width of 2.9 m and vertical clearance of 2.0 m. The minimum width must be increased by 0.3 m for each side of the parking space that is obstructed.

The existing parking spaces are permitted with their existing dimensions provided that the length, width, and height of such existing parking spaces are not reduced beyond the dimensions of such parking spaces.
9. **Chapter 200.5.1.10(12)(A) & (C), By-law 569-2013**

The minimum width for a two-way vehicle entrance and exit driveway into and out of the building is 5.5 m.

The width of the existing two-way vehicle entrance and exit driveway for the altered building will be retained at its current width.

The minimum required setback for a vehicle entrance and exit is 6.0 m from the lot line abutting the street.

The vehicle entrances will be 0.0 m from the north lot line and 0.0 m from the east lot line.
10. **Chapter 220.5.10.1(6), By-law 569-2013**

The minimum required number of loading spaces for the altered building is one Type G, one Type B, and two Type C loading spaces.

The building as altered will provide one Type G and one Type B loading space on the lot and two Type C loading spaces will be provided on the adjacent lot.
11. **Chapter 230.5.1.10(8), By-law 569-2013**

A bicycle parking space is required to be provided on the lot.

In this case, the required bicycle parking will not be provided on the same lot and will be provided on the adjacent lot.

12. **Chapter 230.5.10.1(1) and (5), By-law 569-2013**
A minimum of 25 short-term bicycle parking spaces are required for residential and non-residential uses.
In this case, zero short-term bicycle parking spaces will be provided on the subject lot.
13. **Chapter 40.10.100.10.(1)(B) & (C), By-law 569-2013**
Where a corner lot does not abut a lane, vehicle access is not permitted from a major street.
The two existing vehicle accesses are from a major street, Avenue Road.

Only one vehicle access to a lot is permitted.
In this case, there are three existing vehicle accesses to the lot and one new vehicle access to the loading spaces on the adjacent lane by private easement.
14. **Chapter 40.10.40.70(2)(C), By-law 569-2013**
Where the main wall of a building has windows or openings, the main wall must be set back at least 5.5 m from a side lot line that is not adjacent to a street or lane, otherwise no building setback is required.
The main wall will be setback 4.43 m from the west side lot line at the fourth and fifth storeys.
15. **Chapter 40.10.40.50(1) (A) & (B), By-law 569-2013**
The altered building must provide a minimum of 260 m² of amenity space of which 130 m² must be indoor amenity space and at least 40.0 m² of outdoor amenity space must be in a location adjoining or directly accessible to the indoor amenity space.
The altered building will provide a minimum of 260 m² of amenity space of which 130 m² will be indoor amenity space to be provided for the common use of residential tenants, hotel patrons and guests of the building. A minimum of 130 m² of outdoor residential amenity space will be provided, which will be located adjacent and directly accessible from a secondary amenity area, both of which will be provided for the exclusive use of the residents of the building.
1. **Section 12(2) 380 (1)(C), By-law 438-86, as amended by By-law 1106-2016**
Every tower must be no closer than 12.5 m to a lot line having no abutting street.
A portion of the tower will be located 9.3 m from the west side lot line.
2. **Section 8(3) Part I 1, By-law 438-86**
The maximum permitted combined non-residential and residential gross floor area is 6.5 times the area of the lot (32,630 m²).
The altered building will have a maximum combined non-residential and residential gross floor area equal to 7.8 times the area of the lot (39,379 m²).
3. **Section 8(3) Part I 2, By-law 438-86**
The maximum permitted non-residential gross floor area is 4.5 times the area of the lot (22,590 m²).
The altered building will have a maximum permitted non-residential gross floor equal to 5.61 times the area of the lot (28,118 m²).

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

The minimum required number of parking spaces in a building containing more than 6 units is:

0.5 parking spaces for each one-bedroom dwelling unit;

0.75 parking spaces for each two-bedroom dwelling unit; and

0.06 visitors' parking spaces for each dwelling unit, for a total requirement of 42 residential parking spaces and 4 residential visitors' parking spaces.

The minimum required number of parking spaces for the hotel is 1 parking space for each 371.0 square metres of total floor area, for a total of 60 parking spaces.

The minimum required number of parking spaces for retail and other non-residential uses is 1 parking space for each 100 square metres of net floor area, for a total of 59 parking spaces.

The altered building will provide a minimum rate of 0.55 parking spaces per dwelling unit for residential parking (36 parking spaces), and zero residential visitor parking spaces. The altered building will provide 43 parking spaces for hotel uses and zero parking spaces for retail and other non-residential uses. The total number of parking spaces on the lot for all uses will be 79 lawfully existing parking spaces located within the below-grade parking area.

5. Section 4(13)(A) & (C), By-law 438-86

A minimum of 10 bicycle parking spaces - visitor are required to be provided on the lot for residential uses, and 5 bicycle parking spaces – visitor are required to be provided on the lot for retail and other non-residential uses.

In this case, zero bicycle parking spaces - visitor will be provided on the lot.

6. Section 4(5)(i)(ii), By-law 438-86

The minimum width for a two-way vehicle driveway or passageway is 5.5 m.

The width of the existing undersized two-way vehicle entrance and exit driveways providing access to the below grade parking including the existing parking spaces will be retained at its current width.

7. Section 4(8)(B), By-law 438-86

One Type G loading space is required for the residential uses, one Type A loading space, three Type B loading spaces and one Type C loading spaces are required for the non-residential uses.

In this case, one Type G and one Type B loading space will be provided on the lot and two Type C loading spaces will be provided on the adjacent lot.

8. Section 8(3) Part II 1(A)(II), By-law 438-86

The window of a dwelling unit is to be setback a minimum of 5.5 m from a lot line that is not a street line or from a wall of a building.

The window of the altered building will be located 4.43 m measured from the fourth and fifth- storeys of the south tower.

9. Section 4(12), By-law 438-86

The altered building must provide a minimum of 130 m² of indoor residential amenity space, which must include a kitchen.

In this case, 130 m² of indoor residential amenity space will be provided which will not include a kitchen.

A minimum of 40 m² of the required 130 m² outdoor amenity space is to be adjacent to or directly accessible from the indoor residential amenity space.

The outdoor amenity space will be located adjacent and directly accessible from indoor residential amenity space which is not contiguous to the required indoor residential amenity space.

10. Section 12(2)380(1)(a), By-law 438-86, as amended by By-law 1106-2016

Every tower must be no closer than 3.0 metres from a lot line abutting a street that is a public highway and 12.5 metres to the centre line of that street.

A portion of the tower will be set back 0.0 metres from a lot line abutting a street that is a public highway.

11. Section 2, By-law 438-86

Indoor and outdoor residential amenity space is to be provided for the exclusive use of the residents in the building.

In this case, the altered building will provide indoor residential amenity space for the common use of residential tenants, hotel patrons and guests of the building. The outdoor residential amenity space provided will be for the exclusive use of residential tenants.

12. Section 4(17) (A) & (B), By-law 438-86

A parking space is required to have a minimum length of 5.6 m, width of 2.6 m and a vertical clearance of 2.0 m. A parking space accessed by a drive aisle with a width of less than 6.0 m, whether it is a one-way or two-way drive aisle is required to have a minimum length of 5.6 m, width of 3.0 m and vertical clearance of 2.0 m. The minimum width must be increased by 0.3 m for each side of the parking space that is obstructed.

The existing parking spaces are permitted with their existing dimensions provided that the length, width, and height of such existing parking spaces are not reduced beyond the dimensions of such parking space.

2. 1912 QUEEN ST E

File Number:	A0059/17TEY	Zoning	MCR T2.0 C1.0 R2.0 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	1912 QUEEN ST E	Community:	Toronto
Legal Description:	PLAN 747 PT LOT 7		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey mixed-use building containing retail and two residential units by constructing a three-storey rear addition and two-storey front addition above the existing retail space. A total of four residential units will be contained within the building.

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

- Section 8(3) Part II 4(A), By-law 438-86**
The minimum required building setback from a lot in a residential or park district is 7.5 m.
The altered mixed-use building will be located 5.33 m to a lot in a residential or park district.
- Section 4(4), By-law 438-86**
The minimum required number of parking spaces is four (one for each dwelling unit).
In this case, three readily accessible parking spaces and one tandem parking space will be provided.
- Section 4(17)(b), By-law 438-86**
The minimum required width of a parking space is 3.0 m plus an additional 0.3 m for any side with an obstruction. In this case, the interior parking space requires a width of 3.6 m, while the exterior space required a width of 3.0 m.
In this case, the interior parking space which is obstructed on both sides will contain a width of 3.08 m and the exterior parking space will contain a width of 2.47 m.
- Section 12(2)284(i), By-law 607-2013**
The minimum required building setback is 4.8 m from the curb of Queen Street East, immediately adjacent to the property.
The altered mixed-use building will be located 3.79 m to the curb of Queen Street East.
- Section 12(2)284(iv), By-law 607-2013**
An additional setback of 3.0 m is required above a building height of 9.5 m adjacent to any municipal road.
The altered mixed-use building will contain a height of 12.0 m and will be setback 0.0 m to Queen Street East.

3. 33 NORLONG BLVD

File Number:	A0065/17TEY	Zoning	RD (f9.0;a280;d0.45) & R1A (PPR)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	33 NORLONG BLVD	Community:	Toronto
Legal Description:	PLAN 3256 LOT 6		

PURPOSE OF THE APPLICATION:

To construct a second storey addition and a front porch.

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 0.45 times the area of the lot (340.58 m²).
The floor space index will be 0.52 times the area of the lot (177.66 m²).
2. **Chapter 10.40.40.70.(3) (A), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The side yard setback is 0.55 m.
3. **Chapter 10.20.30.40.(1) (A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (119.20 m²).
The lot coverage will be 36.12% of the lot area (123.02 m²).
4. **Chapter 10.5.40.60.(2) (A), By-law 569-2013**
A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering.
The canopy will encroach 0.43 m beyond the platform it is covering.
5. **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 project 0.43 m and are 0.11 m from the north lot line.
1. **Section 7.8, By-law 6752**
The maximum permitted floor space index is 0.45 x the lot area.
The floor space index will be 0.52 times the lot area.
2. **Section 7.8, By-law 6752**
The maximum permitted lot coverage is 35 % of the lot area.
The lot coverage will be 36.12% of the lot area.

4. 119 DURANT AVE

File Number:	A0066/17TEY	Zoning	RD (f9.0; a280; d0.45) & R1A (Waiver)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	119 DURANT AVE	Community:	East York
Legal Description:	PLAN 3098 PT LOT 20		

PURPOSE OF THE APPLICATION:

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

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

1. **Chapter 10.20.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the area of the lot (102.56 m²).
The lot coverage will be equal to 47.2% of the area of the lot (138.33 m²).
2. **Chapter 10.20.40.10.(4), By-law 569-2013**
The maximum permitted building height is 7.2 m.
The altered detached dwelling will have a height of 8.85 m.
3. **Chapter 10.20.40.10.(6), 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 2.13 m above established grade.
4. **Chapter 10.20.40.70.(3), By-law 569-2013**
The minimum required side yard setback for a detached house is 0.9 m.
The altered detached dwelling will be located 0.63 m from the side lot line.
1. **Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% times the area of the lot (102.56 m²).
The lot coverage will be equal to 41.91% times the area of the lot (122.81 m²).
2. **Section 7.2.3, By-law 6752**
The maximum permitted floor space index of a 0.45 times the area of the lot (131.8 m²).
The altered dwelling will have a floor space index equal to 1.18 times the area of the lot (345.79 m²).
3. **Section 7.2.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The altered detached dwelling will have a height of 8.85 m.

5. 372 BERKELEY ST

File Number:	A0067/17TEY	Zoning	R (d1.0) (x516) & R3 Z1.0 (ZZC)
		Ward:	Toronto Centre-Rosedale (28)
		Heritage:	Listed
Property Address:	372 BERKELEY ST	Community:	Toronto
Legal Description:	PLAN 518 LOT 5		

PURPOSE OF THE APPLICATION:

To construct a rear detached garage to accommodate two vehicular parking spaces.

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

1. **Chapter 10.5.50.10.(3)(A), By-law 569-2013**
The minimum required rear yard soft landscaping area is 50% (44.27 m²).
The rear yard soft landscaping area will be equal to 18.5% (16.38 m²).
2. **Chapter 10.10.60.20(1)(A), By-law 569-2013**
The minimum required rear lot line setback is 1.0 m.
The rear detached garage will be located 0.23 m to the rear lot line.
3. **Chapter 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted total floor area of all ancillary buildings or structures on a lot is 40.0 m².
In this case, the rear detached garage will have a total floor area of 49.46 m².
4. **Chapter 10.5.60.60 (1), By-law 569-2013**
The eaves of a roof on an ancillary building may encroach into a building setback a maximum of 0.3 m, if the eaves are no closer to a lot line than 0.15 m.
The eaves will encroach 0.87 m into the required rear setback, and will be located 0.13 m from the rear lot line.
5. **Chapter 200.5.1.10(2)(B)(ii), By-law 569-2013**
The minimum required width of an obstructed parking space is 3.2 m.
The parking spaces will each have a width of 3.045 m.
1. **Section 4(17)(b), By-law 438-86**
The minimum required width of an obstructed parking space which is accessed by a drive aisle with a width of less than 6.0 m is 3.3 m.
The parking spaces will each have a width of 3.045 m.
2. **Section 6(3) Part IV 4(b), By-law 438-86**
The maximum permitted width of a driveway is 6.0 m.
In this case, the driveway will have a width of 6.65 m.

6. 84 FRATER AVE

File Number:	A0069/17TEY	Zoning	RS (f10.5;a325;d0.75) & R2A (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	84 FRATER AVE	Community:	East York
Legal Description:	PLAN M437 PT LOT 33		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with a rear ground floor deck, a rear third storey deck, and a rear basement walkout.

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

1. **Chapter 10.40.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (63.16 m²).
The lot coverage will be equal to 35.9% of the lot area (64.92 m²).
2. **Chapter 10.40.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The new detached dwelling will have a height of 8.9 m.
3. **Chapter 10.40.40.10.(2)(B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.
The height of the side exterior main walls facing a side lot line will be 8.9 m.
4. **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 (135.36 m²).
The new detached dwelling will have a floor space index equal to 1.04 times the area of the lot (187.91 m²).
5. **Chapter 10.40.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform located at or above the second storey of a dwelling is 4.0 m².
The area of each platform at or above the second storey will be 8.25 m².
6. **Chapter 10.40.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.21 m from the west side lot line.
1. **Section 7.6.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The new detached dwelling will have a height of 8.9 m.

2. 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 (135.36 m²).

The new detached dwelling will have a floor space index equal to 1.04 times the area of the lot (187.91 m²).

3. Section 7.5.3, By-law 6752

The minimum required front yard setback is 6 m.

The new detached dwelling will be located 4.27 m from the south front lot line.

4. Section 7.5.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (63.16 m²).

The lot coverage will be equal to 35.9% of the lot area (64.92 m²).

5. Section 7.5.3, By-law 6752

The minimum required side yard setback is 0.6 m.

The new detached dwelling will be located 0.21 m from the west side lot line.

7. 64 EAST LYNN AVE

File Number:	A0070/17TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	64 EAST LYNN AVE	Community:	Toronto
Legal Description:	PLAN E461 LOT 306		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves project a maximum of 0.9 m, provided that they are no closer than 0.3 m to a lot line.
The roof eaves will project into the required setback and will be located 0.0 m from the south side lot line.
- Chapter 10.10.40.10.(B)(ii), By-law 569-2013**
The maximum height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line is 9.25 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 (144.94 m²).
The altered dwelling will have a floor space index equal to 0.72 times the area of the lot (174.2 m²).
- Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 1.64 m.
The altered dwelling will be located 0.49 m from the east front lot line.
- Chapter 10.10.40.70.(4)(A), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The altered dwelling will be located 0.13 m from the south side lot line.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (144.94 m²).
The altered detached dwelling will have a residential gross floor area equal to 0.72 times the area of the lot (174.2 m²).
- Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front lot line setback for a building on an inside lot is 1.64 m.
The altered dwelling will be located 0.49 m from the east front lot line.
- Section 6(3) Part II 3.B (I), By-law 438-86**
The minimum required side lot line setback for a portion of the dwelling not exceeding a building depth of 17.0 m is 0.45 m.
The altered dwelling will be located 0.13 m from the south side lot line.

8. 45 HEWITT AVE

File Number:	A0072/17TEY	Zoning	(R d0.6 H10.0m x290) & (R2 Z0.6 H10.0m) (ZZC)
		Ward:	Parkdale-High Park (14)
		Heritage:	Not Applicable
Property Address:	45 HEWITT AVE	Community:	Toronto
Legal Description:	PLAN 485 PT LOT 25		

PURPOSE OF THE APPLICATION:

To convert the existing 2½-storey detached dwelling into two dwelling units by constructing: a third-storey addition, a rear two-storey addition, and a rear ground floor deck.

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

1. **Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 10 m.
The converted dwelling will have a height of 10.25 m.
2. **Chapter 10.10.40.10.(2)(B), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 9.6 m.
1. **Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10 m.
The converted dwelling will have a height of 10.25 m.

9. 324 RUSHTON RD

File Number:	A0073/17TEY	Zoning	RM(f12.0; u2; d0.8) & R2 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	324 RUSHTON RD	Community:	York
Legal Description:	PLAN 1827 LOT 22		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by constructing a third storey addition, south side one-storey addition and a new front porch.

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

- 1. Chapter 10.80.40.10.(2)(A), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 8.50 m.
The height of the front and rear exterior main walls will be 10.26 m.
- 2. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0.24 m from the north side lot line.

10. 583 CARLAW AVE

File Number:	A0074/17TEY	Zoning	R & R2 (PPR)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	583 CARLAW AVE	Community:	Toronto
Legal Description:	PLAN 96 PT LOT E5 PLAN 315E PT LOT 14		

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition and new detached garage in the rear yard of the existing two unit dwelling.

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

1. **Chapter 10.10.40.40.(2) (A), By-law 569-2013**
The maximum permitted floor space index for additions to the rear of a detached house erected before October 15, 1953 is 0.69 times the area of the lot (205.85 m²).
The floor space index will be 1.25 times the area of the lot (372.05 m²).
2. **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 building depth will be 18.13 m.
3. **Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted height of an ancillary building or structure is 4.0 m.
The height of the ancillary structure will be 4.98 m.
1. **Section 6(3) Part VI 1(I), By-law 438-86**
Additions to the rear of converted house erected before October 15, 1953, are permitted provided the residential gross floor area of the building as enlarged does not exceed 0.69 times the area of the lot (205.85 m²).
The residential gross floor area will be 1.25 times the area of the lot, 372.05 m², which exceeds the maximum permitted by 166.20 m².
2. **Section 6(3) Part VI 1(V), By-law 438-86**
Additions to the rear of converted house erected before October 15, 1953, are permitted provided the depth of the residential building including the addition or additions does not exceed 17.0 m.
The building depth will be 18.13 m.
3. **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 (89.50 m²).
The landscaped open space will be 25.8 % of the area of the lot (77.26 m²).
4. **Section 4(2), By-law 438-86**
The maximum permitted height of an accessory building is 4.0 m.
The accessory building height will be 4.98 m.

11. 81 WELLESLEY ST E

File Number:	A0075/17TEY	Zoning	CR 3.0(c1.7; r3.0) SS1 (x2145) & CR T3.0 C2.0 R3.0 (ZPR)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Not Applicable
Property Address:	81 WELLESLEY ST E	Community:	Toronto
Legal Description:	PLAN D191 PT LOTS 7A 8 & 9 'RT' STATUS PER ONT.REG.282/ 98 (SERVICE ORGANIZATION)		

PURPOSE OF THE APPLICATION:

To modify the development scheme for a 28-storey, mixed-use building approved under the Site Specific By-law approved by the OMB (PL140555), February 17, 2016, by reducing the required number of parking spaces.

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

- 1. Section 3(K), By-law 569-2013, as amended, (OMB PL140555)**
The minimum required number of parking spaces for resident use is 66.
In this case, 45 parking spaces will be provided.
- 2. Section 3(k), By-law 438-86, as amended, (OMB PL140555)**
The minimum required number of parking spaces for resident use is 66.
In this case, 45 parking spaces will be provided.

12. 5 PINE CRES

File Number:	A0076/17TEY	Zoning	RD (f12.0; d0.35)(x961) & R1 Z0.35 (ZPR)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	5 PINE CRES	Community:	Toronto
Legal Description:	PLAN M390 PT LOT 44		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.40.60.(1)(C), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer to a side lot line than 2.5 m.
In this case, the rear platform encroaches 4.31 m into the required rear yard setback and is 0.0 m from the south and north side lot lines.
- Chapter 10.5.40.60.(3)(A)(i), 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 longer than 1.5 horizontal units for each 1.0 vertical unit above grade at the point where the stairs meet the building or structure.
In this case, the front stair structure, including landings, has a length equal to 2.4 horizontal units for each 1.0 vertical unit.
- Chapter 10.5.40.60.(3)(A)(ii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 m.
In this case, the front stair structure, including landings, will be 4.01 m wide.
- 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 stair structure, including landings, will be 0.0 m from the front lot line.
- Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6.30 m.
The new dwelling will be located 3.96 m to the front lot line from the front one-storey portion.
- Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted height is 7.2 m for flat roof construction.
The new dwelling will have a height of 10.0 m.

7. **Chapter 10.20.40.10.(4)(C), By-law 569-2013**
The maximum number of storeys is two.
The new dwelling will contain three storeys.
8. **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 portion of the lot located above the top-of-bank (106.51 m²).
The new dwelling will have a floor space index equal to 1.26 times the area of the portion of the lot located above the top-of-bank (384.11 m²).
9. **Chapter 10.20.40.50.(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 front platform at the second storey will be 4.58 m².
10. **Chapter 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The side yard setback will be located 0.99 m to the principal dwelling, and 0.0 m to the north and south side yards from the rear deck and stairs.
11. **Chapter 5.10.40.1.(3), By-law 569-2013**
On lands under the jurisdiction of the Toronto and Region Conservation Authority, if a shoreline 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.
In this case, the rear deck with stairs and pool is located on the portion of the lot below the stable top of bank.
12. **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 m from that shoreline hazard limit or stable top-of-bank.
In this case, the rear deck with stairs and pool will be setback 0.0 m and the principal building is setback 3.51 m, measured to the window projection, from the stable top-of-bank on the same lot.
13. **Chapter 5.10.40.80.(1), By-law 569-2013**
On lands under the jurisdiction of the Toronto and Region Conservation Authority, a building or structure on a lot must be no closer than 10 m from a shoreline hazard limit or a stable top-of-bank not on that lot.
In this case, the rear deck with stairs and pool will be setback 0 m and the principal building will be setback 4.18 m, measured to the window projection, from the stable top-of-bank not on the same lot.
14. **Chapter 900.3.10(961)(A), By-law 569-2013**
In a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback.
In this case, the front platform at the second storey will encroach within the required front yard setback.
1. **Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10.0 m.
The new dwelling will have a height of 10.14 m measured from the average elevation along the side lot lines opposite the building to the highest point of the roof.

- 2. 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 (185.72 m²)
The new dwelling will have a gross floor area equal to 0.72 times the area of the lot (384.11 m²).
- 3. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front lot line setback is 6.30 m.
The new dwelling will be located 3.96 m to the front lot line measured at the front one-storey portion.
- 4. Section 6(3) Part II 8 (D), By-law 438-86**
The maximum permitted projection of an uncovered platform into the required setbacks from the front or rear wall is 2.5 m.
In this case, the front uncovered platform (front stair structure including landings) will project 4.01 m from the front wall and the rear uncovered platform (rear deck with stairs and a pool) will project 16.7 m from the rear wall.
- 5. 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 front uncovered platform (front stair structure including landings) will have a maximum height of 2.72 m above grade.
- 6. Section 6(3) Part II 8 D(II), By-law 438-86**
An uncovered platform may project into the required setbacks provided it does not extend beyond the side walls of the building as projected.
The rear uncovered platform (rear deck with stairs and a pool) will project 0.99 m beyond the south side wall and 1.2 m beyond the north side wall, and will be located 0.0 m from the south and north side lot lines.

13. 239 ALBANY AVE

File Number:	A0077/17TEY	Zoning	R (d1.0)(x900) Policy Area 1 & R2 Z1.0 (ZZC)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	239 ALBANY AVE	Community:	Toronto
Legal Description:	PLAN 535 N PT LOT 27 S PT LOT 28		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling containing two dwelling units by constructing a rear three-storey addition, a rear ground floor deck, rear second and third storey balconies, and the addition of a third dwelling unit.

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

1. **Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 9.5 m.
The height of the rear exterior main wall will be 9.9 m.
 2. **Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 9.5 m.
The height of the side exterior main walls facing a side lot line will be 9.9 m.
 3. **Chapter 10.10.40.70.(4)(A), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The altered detached dwelling will be located 0.14 m from the north side lot line.
 4. **Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.
The roof eaves will be located 0 m from the north side lot line.
 5. **Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (132.1 m²) of the rear yard must be maintained as soft landscaping.
In this case, 33% (87.7 m²) of the rear yard has been maintained as soft landscaping.
-
1. **Section 6(3) Part II 3.F(I)(1)(A), By-law 438-86**
A converted house in the 1.0 zone must have a minimum side yard setback of 0.45 m, where the side wall contains no openings.
The altered detached dwelling will be located 0.14 m from the north side lot line.
 2. **Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a detached dwelling is 14 m.
The altered detached dwelling will have a depth of 19.12 m.
 3. **Section 6(3) Part III 1(A), By-law 438-86**
A minimum of 30% of the lot area (130.6 m²) shall be landscaped open space.
In this case, 24.7 % of the lot area (107.7 m²) will be landscaped open space.

14. 136 BOULTBEE AVE

File Number:	A0078/17TEY	Zoning	R & R2 (ZZC)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	136 BOULTBEE AVE	Community:	Toronto
Legal Description:	PLAN 384E PT LOT 157		

PURPOSE OF THE APPLICATION:

To alter the existing 1½-storey detached dwelling by constructing a rear two-storey addition.

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

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

The maximum permitted floor space index is 0.6 times the area of the lot (101.48 m²).

The altered dwelling will have a floor space index equal to 1.38 times the area of the lot (234.24 m²).

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

The maximum permitted residential gross floor area is 0.6 times the area of the lot (101.48 m²).

The altered dwelling will have a residential gross floor area equal to 0.95 times the area of the lot (160.75 m²).

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

The minimum required side lot line setback from the side wall of an adjacent building that contains openings is 1.2 m.

The altered dwelling will be setback 1.15 m from the side wall of the east adjacent building at 138 Boulton Avenue and 0.70 m from the west adjacent building at, 134 Boulton Avenue which contains openings.

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 dwelling not exceeding a depth of 17 m is 0.9 m, where the side wall contains openings.

The portion of the dwelling not exceeding a building depth of 17.0 m will be located 0.15 m from the east side lot line and 0.36 m from the west side lot line.

15. 41 BEATRICE ST

File Number:	A0079/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	41 BEATRICE ST	Community:	Toronto
Legal Description:	PLAN 748 PT LOT 95		

PURPOSE OF THE APPLICATION:

To convert the existing 2½-storey semi-detached dwelling into three dwelling units by constructing: a rear third-storey addition, a rear two-storey addition, rear second and third floor decks, and a front basement walkout. The existing rear two-storey addition will be demolished.

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

- Chapter 150.10.40.1.(3)(A), By-law 569-2013**
A secondary suite is a permitted use provided that an exterior alteration to a building to accommodate a secondary suite does not alter a main wall or roof that faces a street.
The addition to the building will alter a main wall and roof that faces the street.
- Chapter 10.10.40.10.(2)(A), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.5 m.
The height of the front and rear exterior main walls will be 9.40 m.
- 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 (154.99 m²).
The converted dwelling will have a floor space index equal to 1.05 times the area of the lot (235.54 m²).
- 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 basement walkout stairs will be located 0.10 m from the west front 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 0.10 m from the south side lot line.
- Section 6(3) Part VI 1(I), By-law 438-86**
Additions to the rear of a semi-detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (154.99 m²).
The converted dwelling will have a gross floor area equal to 1.46 times the area of the lot (328.11 m²).

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

The maximum permitted floor space of an addition to a converted house is 0.15 times the area of the lot (33.69 m²) and only one addition may be erected either at the time of conversion or thereafter.

The rear two-storey addition and rear third-storey addition will have an area equal to 0.17 times the area of the lot (37.31 m²) and more than one addition will be constructed at the time of conversion.

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

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

In this case, substantial change will occur in the appearance of the dwelling.

16. 151 GOLFVIEW AVE

File Number:	A0080/17TEY	Zoning	R(f7.5;d0.6)(x750) & R2 Z0.6 (BLD)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	151 GOLFVIEW AVE	Community:	Toronto
Legal Description:	PLAN 1430 LOT 128		

PURPOSE OF THE APPLICATION:

To enclose the front porch.

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

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

The minimum required front yard setback is 2.67 m.

The altered semi-detached dwelling will be located 0.98 m from the front lot line.

17. 11 TREADWAY BLVD

File Number:	A0081/17TEY	Zoning	R & R2 (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	11 TREADWAY BLVD	Community:	Toronto
Legal Description:	PLAN 3680 LOT 52		

PURPOSE OF THE APPLICATION:

To alter an existing one-storey dwelling by constructing a one storey rear addition with a deck; and, a second floor addition.

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

1. **Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the area of the lot (142.09 m²).
The floor space index will be 0.56 times the area of the lot (178.38 m²).
2. **Chapter 10.5.40.71.(4), By-law 569-2013**
The minimum required south lot line setback is 0.81 m.
The south side lot line setback will be 0.77 m.
3. **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 44.23% of the lot area (139.68 m²).
1. **Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area.
The lot coverage is 41% of the lot area.
2. **Section 7.2.3, By-law 6752**
The minimum required south side yard setback is 0.90m.
The south side yard setback will be 0.77 m.
3. **Section 7.2.3, By-law 6752**
The maximum permitted floor space index is 0.45 times the lot area.
The floor space index is 0.56 times the lot area.

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

18. 96-100 OSSINGTON AVE

File Number:	A0082/17TEY	Zoning	CR 2.5 (c2.0; r1.5) SS2 (x1782) & CR T2.5 C2.0 R1.5 (BLD)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	96-100 OSSINGTON AVE	Community:	Toronto
Legal Description:			

PURPOSE OF THE APPLICATION:

To alter the existing two-storey commercial building by replacing a side loading bay with a new entrance and walkway to facilitate a fitness facility "Ride Cycle Club". Access to the building will be from Humbert Street.

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

1. Chapter 40.10.40.1.(6), By-law 569-2013

A pedestrian access for a lot which abuts a lot in the Residential Zone category or is separated from a lot in the Residential Zone category by a lane or a street may not be within 12.0 m of a lot in the Residential Zone Category.

In this case, the pedestrian access will abut a lot in the Residential Zone Category.

2. Chapter 40.10.40.70.(2)(SS2), By-law 569-2013

Where the main wall of a building has windows or openings, the main wall must be set back at least 5.5 m from a lot line which is not adjacent to a street or lane.

In this case, the main wall will be setback 0.0 m from the south lot line.

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

Where either limit of a public or private lane, alley, driveway or right-of-way constitutes the boundary or part of the boundary between a CR district and an R district, no person shall, in the CR district, use land or erect or use a building or structure on land that fronts on the lane, alley, driveway or right-of-way for a non residential use permitted in a CR district if the only means of access to the land is by the lane, alley, driveway or right-of-way.

In this case, the pedestrian access leading to the building in a CR district will abut a lot in the R District.

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

A building shall not front on or gain entrance from a flanking street.

In this case, the altered building will gain access from a flanking street.

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

All exterior commercial entrance doors shall be directly accessible from a sidewalk.

In this case, the entrances will not be directly accessible from the sidewalk.

19. 366 WINNETT AVE

File Number:	A0083/17TEY	Zoning	RM (f12.0;u2;d0.8)(x252) & R2 (ZR)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	366 WINNETT AVE	Community:	York
Legal Description:	PLAN 2339 PT LOT 175 PLAN 2596 PT BLK B		

PURPOSE OF THE APPLICATION:

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

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 roof eaves will be located 0.03 m from the south side lot line.
1. **Section 3.(a), By-law 1-83 and 3623-97**
The minimum required side yard setback is 0.5 m.
The altered detached dwelling will be located 0.17 m from the south side lot line.
2. **Section 3.(d), By-law 1-83 and 3623-97**
A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping (16.44 m²).
In this case, 58% of the front yard not covered by a permitted driveway will be maintained as soft landscaping (12.76 m²).

20. 4 PLAYTER BLVD

File Number:	A0084/17TEY	Zoning	RD & R1 (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	4 PLAYTER BLVD	Community:	Toronto
Legal Description:	PLAN 1463 LOT 27		

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted floor space index is 0.35 times the area of the lot (125.18 m²).

The altered dwelling will have a floor space index equal to 1.04 times the area of the lot (3473.47 m²), including the basement.

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

The maximum permitted residential gross floor area is 0.35 times the area of the lot (125.18 m²).

By virtue of the Committee of Adjustment decision A0981/11TEY the maximum permitted residential gross floor area is 0.77 times the area of the lot (275.5 m²).

The altered dwelling will have a residential gross floor area equal to 0.79 times the area of the lot (281.87 m²).

21. 54 SHALLMAR BLVD

File Number:	A0085/17TEY	Zoning	RD (f15.0, d0.6) & R1 Z0.6 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	54 SHALLMAR BLVD	Community:	Toronto
Legal Description:	PLAN 1850 LOT 209		

PURPOSE OF THE APPLICATION:

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

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

1. **Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached dwelling is 17 m.
The altered dwelling will have a building length of 17.13 m.
2. **Chapter 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 10.02 m.
The altered dwelling will be located 8.54 m from the south front lot line.
3. **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 west side lot line, and 0.8 m from the east side lot line.
1. **Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 10.02 m.
The altered dwelling will be located 8.54 m from the south front lot line.
2. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of a detached dwelling not exceeding a depth of 17 m is 0.9 m.
The portion of the altered dwelling, not exceeding a depth of 17 m will be located 0.8 m from the east side lot line.
3. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of a detached dwelling exceeding a depth of 17.0 m is 7.5 m.
The 0.13 m portion of the altered dwelling, exceeding the 17.0 m depth, will be located 6.17 m from the east side lot line, and 0.94 m from the west side lot line.

22. 76 ASQUITH AVE

File Number:	A0086/17TEY	Zoning	R(d1.0)(x702) & R3 Z1.0 (ZZC)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Not Applicable
Property Address:	76 ASQUITH AVE	Community:	Toronto
Legal Description:	PLAN 637 PT LOT 10		

PURPOSE OF THE APPLICATION:

To construct a new rear ground floor deck.

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

1. **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 5% of the lot area (6.9 m²).
The rear deck will have a lot coverage of 7.28% (10.05 m²).
2. **Chapter 10.5.50.10.(3)(B), By-law 569-2013**
A minimum of 25% (14.14 m²) of the rear yard must be maintained as soft landscaping.
In this case, 19.56% (11.06 m²) of the rear yard will be maintained as soft landscaping.
3. **Chapter 10.5.60.20.(11), By-law 569-2013**
The minimum required rear and side yard setback for a platform located no closer than 0.3 m from a building is a distance equal to the highest vertical distance between any part of the floor of the platform and the ground below it, 1.36 m.
The rear deck structure will be located 0.0 m from the east side lot line.
4. **Chapter 200.5.1.10.(2), By-law 569-2013**
The required parking space must have a minimum width of 2.9 m and a minimum length of 5.6 m.
The parking space will measure 2.35 m in width and 4.92 m in length.
1. **Section 6(3) Part II 7(I), By-law 438-86**
The minimum required setback of an accessory structure to all lot lines is 3.0 m.
The rear deck will be located 0.0 m from east side lot line, 1.43 m from the west side lot line and 2.75 m from the north rear lot line..
2. **Section 6(3) Part I 2, By-law 438-86**
An accessory building is permitted a maximum floor area no greater than 5% of the lot area (6.9 m²).
The rear deck will have a gross floor area equal to 7.28% of the lot area (10.04 m²).
3. **Section 4(17), By-law 438-86**
The required parking space must have a minimum width of 2.9 m and a minimum length of 5.6 m.
The parking space will measure 2.35 m in width and 4.92 m in length.

23. 15 INDIAN GRV

File Number:	A0087/17TEY	Zoning	R(d0.6)(x575) & R2 Z0.6 (PPR)
		Ward:	Parkdale-High Park (14)
		Heritage:	Not Applicable
Property Address:	15 INDIAN GRV	Community:	Toronto
Legal Description:	PLAN 1150 PT LOT E PLAN M253 PT LOT 28		

PURPOSE OF THE APPLICATION:

To construct a front addition by enclosing the front porch.

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

1. **Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is the average of the front yard setbacks of those buildings on the abutting lots, in this case 7.44 m.
The front yard setback will be 4.53 m.
2. **Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 17.00 m.
The altered building depth will be 18.54 m.
3. **Chapter 10.10.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 0.61 times the area of the lot (250.84 m²).
The floor space index will be 0.61 times the area of the lot (254.18 m²).
1. **Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front lot line setback is 7.44 m.
The front lot line setback will be 4.53 m.
2. **Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted housing depth is 17.00 m.
The depth of the altered house will be 18.54 m.
3. **Section 6(3) Part I 1, By-law 348-86**
The maximum permitted residential gross floor area is 0.60 times the area of the lot (250.84 m²).
The residential gross floor area of the building will be 254.18 m².

24. 311 CHAPLIN CRES

File Number:	A0088/17TEY	Zoning	RD (f10.5; d0.6)(x1329) & R1 Z0.6 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	311 CHAPLIN CRES	Community:	Toronto
Legal Description:	PLAN 2639 PT LOTS 11 & 12		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with third floor front and rear balconies.

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

- 1. Chapter 10.5.40.60.(1)(C), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer to a side lot line than 1.07 m.
In this case, the platform will encroach 2.36 m into the required rear yard setback and will be located 0.58 m from the west side lot line.
- 2. Chapter 10.5.40.60.(2)(A), By-law 569-2013**
A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering.
In this case, the canopy will encroach 0.1 m beyond the front platform it is covering towards the east and west lot lines.
- 3. Chapter 10.5.40.60.(5)(B)(ii), By-law 569-2013**
A chimney breast on a building may encroach into a required building setback a maximum of 0.6 m provided it is located no closer than 0.3 m to a lot line.
In this case, the chimney will be located 0.18 m from the west side lot line.
- 4. Chapter 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 8.5 m.
In this case, the height of the front exterior main wall of the new dwelling will be 9.03 m.
- 5. Chapter 10.20.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 8.5 m.
In this case, the height of rear exterior main wall of the new dwelling will be 9.03 m.
- 6. Chapter 10.20.40.40(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (146.76 m²).
The new detached dwelling will have a floor space index equal to 1.22 times the area of the lot (299.32 m²).

7. **Chapter 10.20.40.50.(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 front platform at or above the second storey will have an area of 12.35 m² and the rear platform at or above the second storey will have an area of 30.65 m². The combined area of the platforms at or above the second storey will be 43.0 m².
8. **Chapter 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.67 m.
The new detached dwelling will be located 3.81 from the front lot line.
9. **Chapter 10.20.40.70.(2)(A), By-law 569-2013**
A minimum required rear yard setback is 7.5 m.
The new detached dwelling will be located 5.83 m from the rear lot line.
10. **Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback for a detached house is 0.9 m.
The new detached dwelling will be located 0.28 m from the west side lot line.
11. **Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves are permitted to project 0.9 m provided they are no closer than 0.3 m to a lot line.
In this case, the roof eaves will be located 0.18 m from the west lot line.
12. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one parking space is required to be provided.
In this case, no parking space will be provided.
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (146.76 m²).
The new detached dwelling will have a residential gross floor area equal to 1.22 times the area of the lot (299.32 m²).
2. **Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback on an inside lot is 4.67 m.
The new detached dwelling will be located 3.81 m from the front lot line.
3. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the dwelling not exceeding a depth of 17 m is 0.9 m.
The new three-storey dwelling will be located 0.18 m from the west side lot line (setback measured to the canopy).
4. **Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The new dwelling will be located 5.83 m from the rear lot line.
5. **Section 6(3) Part III 4, By-law 438-86**
The maximum width of a walkway located between the front lot line and any wall of the building facing the front lot line is 1.06 m
In this case, the front walkway will have a width of 2.62 m.

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

A minimum of 75% (28.35 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.

In this case, 40% (15.3 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

7. Section 4(4)(b), By-law 438-86

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

In this case, no parking space will be provided.

25. 46 GLEN STEWART CRES

File Number:	A0089/17TEY	Zoning	RD (f10.0; d0.35)(x1392) & R1 Z0.35 (BLD)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	46 GLEN STEWART CRES	Community:	Toronto
Legal Description:	PLAN M568 LOT 27		

PURPOSE OF THE APPLICATION:

To re-construct a one-storey attached garage on the west side of the existing one-storey detached dwelling.

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

1. **Chapter 200.5.1.10.(2)(A)(ii), By-law 569-2013**
The minimum required length of a parking space is 5.6 m.
In this case, the parking space will have a length of 5.02 m.
1. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback is 0.9 m.
The altered dwelling will be located 0.46 m to the side lot line.
2. **Section 4(17)(a), By-law 438-86**
The minimum required length of a parking space is 5.6 m.
In this case, the parking space will have a length of 5.02 m.
3. **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 containing openings is 1.2 m.
The altered dwelling will be setback 1.08 m to the adjacent building to the west.

26. 16 FIELDING AVE

File Number:	A0093/17TEY	Zoning	R (d0.6)(x322) & R2 Z0.6 (BLD)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	16 FIELDING AVE	Community:	Toronto
Legal Description:	PLAN E417 PT LOTS 92 & 93		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by partially enclosing the front porch.

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

Chapter 10.5.40.70.(1)(B), 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 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. The minimum required front yard setback is 5.7 m.

In this case, the altered semi-detached dwelling will be located 3.65 m from the south front lot line.

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 (90.6 m²). The altered semi-detached dwelling will have a floor space index equal to 0.72 times the area of the lot (108.8 m²).

27. 361 SOUDAN AVE

File Number:	A0096/17TEY	Zoning	R (d0.6) (x930) & R2 Z0.6 (BLD)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	361 SOUDAN AVE	Community:	Toronto
Legal Description:	PLAN 751 PT LOT 10		

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted building height is 9 m.

The altered dwelling will have a height of 9.8 m.

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

The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (187.32 m²).

The altered dwelling will have a floor space index equal to 0.72 times the area of the lot (225.4 m²).

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

The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (187.32 m²).

The altered dwelling will have a gross floor area equal to 0.72 times the area of the lot (225.4 m²).

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

The maximum permitted building height is 9.0 m.

The altered dwelling will have a height of 9.8 m.

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

28. 264 ARLINGTON AVE

File Number:	A0097/17TEY	Zoning	RM(f12.0; u2; d0.8)(x252) & R2 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	264 ARLINGTON AVE	Community:	York
Legal Description:	PLAN 2487 N PT LOT 22		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by enclosing the front porch and constructing new front stairs, a pergola over the existing rear deck and a new rear storage shed.

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

- 1. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The front stairs will be located 0.17 m from the east front lot line.
- 2. Chapter 10.80.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered detached dwelling will be located 0.29 m from the north side lot line and 1.07 m from the south side lot line.
- 3. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0.07 m from the north side lot line.
- 1. Section 7(3)(b), By-law 1-83 and By-law 3623-97**
The minimum required front yard setback is 2.58 m.
The altered detached dwelling will be located 1.09 m from the front lot line.
- 2. Section 7(3)(a), By-law 1-83 and By-law 3623-97**
The minimum required side yard setback is 0.5 m to the north side lot line and 1.2 m to the south side lot line.
The altered detached dwelling will be located 0.29 m from the north side lot line and 1.07 m from the south side lot line.
- 3. Section 3.4.7(a)(1), By-law 1-83 and By-law 3623-97**
The maximum permitted projection of an unenclosed porch into the required rear yard setback is 2.4 m.
The rear deck will project 3.51 m into the required rear yard setback.

4. **Section 3.2.1(v), By-law 1-83 and By-law 3623-97**
A minimum of one parking space is required to be provided.
In this case, zero parking spaces will be provided.

29. 1086 BATHURST ST

File Number:	A0098/17TEY	Zoning	CR (SS1) & MCR (BLD)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	1086 BATHURST ST	Community:	Toronto
Legal Description:	PLAN 696 LOT 1 PT LOT 2		

PURPOSE OF THE APPLICATION:

To alter the approved building permit plans issued under permit 16 26098 BLD for alterations to an existing two-storey mixed-use building by adding a window on the south side of the building.

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

- Chapter 40.10.40.70.(2)(C), By-law 569-2013 (Development Standard Set 2)**
The minimum required setback for a main wall that has windows or openings that is not adjacent to a street or lane is 5.5 m.
In this case, the main wall with a new window will be located 0.25 m from the south lot line.
- Section 8(3) Part II 1(A)(II), By-law 438-86**
A window of a dwelling unit shall not be closer than 5.5 m to a lot line that is not a street line or from a wall of a building.
In this case, the new window will be located 0.25 m from the south lot line.

30. 11 SIMPSON AVE

File Number:	A0099/17TEY	Zoning	R (d0.6)(x736) & R2 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	11 SIMPSON AVE	Community:	Toronto
Legal Description:	PLAN M95 LOT 89 LOT 90		

PURPOSE OF THE APPLICATION:

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

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

1. **Chapter 10.5.40.10.(5), By-law 569-2013**
A minimum of 10.0 m² of the first floor is required to be within 4.0 m of the front main wall.
In this case, a total of 3.93 m² of the first floor will be within 4.0 m of the front wall.
2. **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 new dwelling will have a building height of 10.79 m.
3. **Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line is 10.57 m.
4. **Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth is 17.0 m.
The new detached dwelling will have a building depth of 18.0 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 (157.64 m²).
The new detached dwelling will have a floor space index equal to 0.86 times the area of the lot (226.61 m²).
6. **Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback for a detached house is 0.9 m.
The new detached dwelling will be located 0.5 m from the west side lot line.
1. **Section 4(2)(a), By-law 438-86**
The maximum permitted height of a building is 10.0 m.
The new dwelling will have a building height of 10.79 m.
2. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (157.64 m²).
The new detached dwelling will have a residential gross floor area equal to 0.86 times the area of the lot (226.61 m²).

- 3. Section 6(3) Part II 3(II), By-law 438-86**
The minimum required side lot line setback from the side wall of an adjacent building that contains openings is 1.2 m.
The new detached dwelling will be setback 0.9 m from the side wall of the west adjacent building at 9 Simpson Avenue, which contains openings.
- 4. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the dwelling not exceeding a depth of 17 m is 0.9 m.
The new detached dwelling will be located 0.5 m from the west 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 1.0 m portion of the new three-storey dwelling, exceeding the 17 m depth, will be setback 0.5 m from the west side lot line and 2.05 m from the east side lot line.

31. 1433 BATHURST ST

File Number:	A0100/17TEY	Zoning	OR (Waiver)
		Ward:	St. Paul's (21)
		Heritage:	Listed
Property Address:	1433 BATHURST ST	Community:	Toronto
Legal Description:	PLAN D1380 LOT 1 LOT 2 S PT LOT 3		

PURPOSE OF THE APPLICATION:

To demolish the existing south side addition and to construct a two-storey addition on the south side and rear of the existing Toronto Library (Wychwood) with portion to be used by Wells Hill Lawn Bowling Club (private club use).

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

1. **Chapter 200.5.10.1.(1), By-Law 569-2013**
The minimum required number of additional parking spaces required for the new library area is at a minimum rate of 0.5 for each 100 square meters of gross floor area, in this case 4.49 required parking spaces.
In this case, 0 additional parking spaces will be provided.
2. **Chapter 90.30.40.70.(2)(B), By-Law 569-2013**
The minimum required rear and side yard setbacks are 3.0 m.
The rear yard setback will be 0.0 m.
The north side yard setback will be 1.31 m.
The south side yard setback will be 0.0 m.
3. **Chapter 220.5.10.1.(8), B-Law 569-2013**
A building with ... any other use similar involving shipping, loading ... must provide a minimum of one loading space for 500 to 2,300 square meters of Gross Floor Area. One loading space is required.
No additional loading spaces will be provided.
1. **Section 8(3) Part II 4(a), By-Law 438-86**
The by-law requires the building to be set back a distance of at least 7.5 m from a lot in a residential (R) or park (G) district.
The building wall will be set back 0.0 m from the adjacent G district to the east.
The canopy projection, on the east side, overhangs the property line 1.8 m on the adjacent G district to the east.
2. **Section 12(2)222, By-Law 438-86**
No person shall, in any CR or MCR district of Bathurst-St. Clair, erect any non-residential building or the non-residential portion of a mixed-use building in such a manner so that the front wall of any such building is located more than 0.3 m from the front lot line.
New portions of the front wall vary from 11.76 m to 14.5 m away from the front lot line.

32. 150 RUSHTON RD

File Number:	A0101/17TEY	Zoning	R (d0.6) & R2 Z0.6 (WAIVER)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	150 RUSHTON RD	Community:	Toronto
Legal Description:	PLAN D1346 PT LOT 8 PT LOT 9		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a rear two-storey addition and first and second floor front and side bay windows.

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

- Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth is 17.0 m.
The altered dwelling will have a building depth of 17.7 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 (89.67 m²).
The altered dwelling will have a floor space index equal to 1.04 times the area of the lot (155.56 m²).
 - Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 3.12 m.
The altered dwelling will be located 2.43 m from the front lot line.
 - Chapter 10.5.40.60.6(B)(ii), By-law 569-2013**
A bay window, or other window projection from a main wall of a building, which increases floor area or enclosed space and does not touch the ground, may encroach provided that they are no closer to the side lot line than 0.6 m.
In this case, the window will be located 0.1 m from the south lot line.
-
- Section 6(3) Part II 3.C(II), By-law 438-86**
The minimum required side lot line setback where the side wall contains openings is 0.9 m.
The altered dwelling will be located 0.1 m to the south side lot line at the bay window.
 - 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 (89.67 m²).
The altered dwelling will have a gross floor area equal to 1.04 times the area of the lot (155.56 m²).
 - Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 3.12 m.
The altered dwelling will be located 2.43 m from the front lot line at the enlarged bay window.
 - 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 17.6 m.

5. 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.

In this case, the altered dwelling will be located 0.52 m from the adjacent building.

33. 297 WAVERLEY RD

File Number:	A0102/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZPR)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	297 WAVERLEY RD	Community:	Toronto
Legal Description:	PLAN M252 PT LOT 33		

PURPOSE OF THE APPLICATION:

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

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

1. **Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 10 m.
The altered detached dwelling will have a height of 10.24 m.
2. **Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 10.02 m.
3. **Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (158.81 m²).
The altered detached dwelling will have a floor space index equal to 0.72 times the area of the lot (189.92 m²).
1. **Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10 m.
The altered detached dwelling will have a height of 10.24 m.
2. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (158.81 m²).
The altered detached dwelling will have a gross floor area equal to 0.72 times the area of the lot (189.92 m²).

34. 308 SALEM AVE

File Number:	A0103/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	308 SALEM AVE	Community:	Toronto
Legal Description:	PLAN 622 BLK S PT LOT 29		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling containing two dwelling units by adding a third dwelling unit in the basement.

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

- 1. Section 6(2), 1(iii)A, By-law 438-86**
The maximum permitted floor space of an addition to a converted house is 0.15 times the area of the lot (42.31 m²).
The rear two-storey addition previously permitted under building permit 15-152316 BLD will have an area equal to 0.26 times the area of the lot (73.44 m²)
- 2. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (169.22 m²).
The altered dwelling will have a gross floor area equal to 0.86 times the area of the lot (243.39 m²).
- 3. Section 6(2) 1(v), By-law 438-86**
A converted dwelling is permitted provided that there is no substantial change in the appearance of the dwelling as the result of the conversion.
In this case, the rear two-storey addition previously permitted under building permit 15-152316 BLD will substantially change the appearance of the dwelling.

35. 3 MARLOW AVE

File Number:	A0104/17TEY	Zoning	RS(f10.5; a325; d0.75)(x312) & R2A (BLD)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	3 MARLOW AVE	Community:	East York
Legal Description:	PLAN 2587 PT LOT 45		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by enclosing the front porch and reconstructing the front stairs.

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

- 1. 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 (190.3 m²).
The altered semi-detached dwelling will have a floor space index equal to 1.24 times the area of the lot (177.39 m²).
- 2. Chapter 10.40.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 3.17 m.
The altered semi-detached dwelling will be located 0.72 m from the front lot line.
- 3. Chapter 10.40.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered semi-detached dwelling will be located 0.0 m from the north side lot line.
- 4. 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 0.49 m from the north side lot line.

36. 1266 QUEEN ST W

File Number:	A0105/17TEY	Zoning	II D2 Max Hgt 14.0 M (Waiver)
		Ward:	Parkdale-High Park (14)
		Heritage:	Not Applicable
Property Address:	1266 QUEEN ST W	Community:	Toronto
Legal Description:	PLAN 294 PT LOTS 2 & 3 PLAN 1121 LOT 2		

PURPOSE OF THE APPLICATION:

To construct third and fourth floor additions to an existing two-storey building. The building will continue to be used for offices.

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

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

The maximum permitted height of a building or structure is 14.0 m (measured from the average grade from the sidewalk on Queen Street, which is 18.95 m after construction).

The building will exceed the allowable 14.0 m by 4.95 m, for a total of 18.95 m.

The new rear east stairwell is 19.11 m in height.

2. Section 9(1)(F), By-law 438-86

Office is not listed as a permitted use in an I1 zone.

In this case, the building will continue to be used for offices.

3. Section 9(3) Part I 2, By-law 438-86

The non-residential gross floor area in the building is not permitted to be more than 2.0 times the area of the lot (4524.92 m²).

The non-residential gross floor area of the building will be 2.48 times the area of the lot (5608.75 m²).

37. 125 SUNNYSIDE AVE

File Number:	A0106/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	Parkdale-High Park (14)
		Heritage:	Not Applicable
Property Address:	125 SUNNYSIDE AVE	Community:	Toronto
Legal Description:	PLAN 951 PT LOTS 15 & 16		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey semi-detached dwelling by reconstructing the rear two-storey addition and to construct a new rear third-floor dormer and a rear third-floor deck.

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

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

Additions to the rear of a detached house erected before October 15, 1953, are permitted provided the floor space index as enlarged does not exceed 0.69 times the area of the lot (156.80 m²).

The altered semi-detached house will have a floor space index equal to 1.08 times the area of the lot (246.38 m²).

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

A minimum of 50% (44.18 m²) of the rear yard shall be maintained as soft landscaping.

In this case, 48% (42.71 m²) of the rear yard will be maintained as soft landscaping.

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

Additions to the rear of a semi-detached house erected before October 15, 1953, or to a converted house are permitted, provided the residential gross floor area as enlarged does not exceed 0.69 times the area of the lot (156.80 m²).

The altered semi-detached house will have a residential gross floor area equal to 1.07 times the area of the lot (244.08 m²).

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

38. 79 SULLIVAN ST

File Number:	A0108/17TEY	Zoning	R (f4.5;d1.0)(x834) & R3 Z1.0 (ZZC)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	79 SULLIVAN ST	Community:	Toronto
Legal Description:	PLAN 317 PT LOTS 14 AND 15		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey townhouse by constructing a rear ground floor addition and a rear third storey addition. The existing rear ground floor addition will be demolished.

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

- 1. Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted depth of a townhouse is 14 m.
The altered townhouse will have a depth of 18.94 m.
- 2. Chapter 10.10.40.80.(1)(C), By-law 569-2013**
The minimum required distance between main walls for a townhouse is 11 m where there are openings to dwelling units in those main walls.
The distance between main walls will be 2.18 m.
- 3. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 9.5 m.
The height of the side exterior main walls facing a side lot line will be 9.65 m.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a townhouse is 1.0 times the area of the lot (172.8 m²).
The altered townhouse will have a floor space index equal to 1.25 times the area of the lot (216.84 m²).
- 1. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a townhouse is 14 m.
The altered townhouse will have a depth of 18.94 m.
- 2. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a townhouse is 1.0 times the area of the lot (172.8 m²).
The altered townhouse will have a gross floor area equal to 1.25 times the area of the lot (216.84 m²).
- 3. Section 6(3) Part II (6)(I), By-law 438-86**
No person shall erect or use a building or structure in an R district having a distance between external walls of a building or structure, that face each other that is less than 11 m.
The distance between the main walls will be 2.18 m.

39. 132 CHILTERN HILL RD

File Number:	A0109/17TEY	Zoning	RD (f12.0;a370;d0.4) & R1 (ZPR)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	132 CHILTERN HILL RD	Community:	York
Legal Description:	PLAN M511 LOT 158		

PURPOSE OF THE APPLICATION:

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

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 (149.57 m²).
The altered dwelling will have a floor space index equal to 0.65 times the area of the lot (243.65 m²).
2. **Chapter 200.5.10.1.(1), By-law 569-2013**
The minimum required number of parking spaces for a detached house is one.
In this case, zero parking spaces will be provided.
1. **Section 3.4.7(a)(1), By-law 1-83**
Porches, verandahs, decks and balconies shall not project within a required side yard setback.
The rear deck projects 0.50 m into the required side yard setback.
2. **Section 3(I), By-law 1-83**
The maximum permitted floor space index is 0.4 times the area of the lot (149.57 m²).
The altered dwelling will have a floor space index equal to 0.65 times the area of the lot (243.99 m²).
3. **Section 3.2.1(V), By-law 1-83**
A minimum of one parking space is required to be provided on the lot.
In this case, zero parking spaces will be provided on the lot.
4. **Section 3(a), By-law 1-83 as amended by By-law 3623-97**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.79 m from the north side lot line.
5. **Section 3(b), By-law 1-83 as amended by By-law 3623-97**
The maximum permitted floor space index is 0.59 times the area of the lot (223.57 m²).
The altered dwelling will have a floor space index equal to 0.65 times the area of the lot (243.99 m²).
6. **Section 3(g), By-law 1-83**
The minimum required side yard setback for a residential building is 1.2 m.
The altered dwelling will be located 0.79 m from the north side yard lot line.

40. 29 FAIRFIELD RD

File Number:	A0110/17TEY	Zoning	R (f9.0; u2; d0.6) (x956) & R1S Z0.6 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	29 FAIRFIELD RD	Community:	Toronto
Legal Description:	PLAN 639 PT LOT 28		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage, front porch, rear first floor deck, and a rear basement walkout.

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

1. **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.
In this case, 7.29 m² of the first floor will be within 4.0 m of the front main wall.
2. **Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 9.0 m.
The new detached dwelling will have a height of 9.53 m.
3. **Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.
The height of the side exterior main walls facing a side lot line will be 7.54 m.
4. **Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.60 times the area of the lot (187.26 m²).
The new detached dwelling will have a floor space index equal to 0.676 times the area of the lot (211.1 m²).
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.60 times the area of the lot (187.26 m²).
The new detached dwelling will have a gross floor area equal to 0.676 times the area of the lot (211.1 m²).
2. **Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 8.02 m.
The new detached dwelling will be located 7.07 m from the north front lot line.
3. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of a new detached dwelling not exceeding a depth of 17 m is 0.9 m.
The portion of the new detached dwelling, not exceeding a depth of 17 m will be located 0.75 m from the east side lot line.

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

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

The front porch will have a height of 1.24 m above grade, and the rear first floor deck will have a height of 2.36 m above grade.

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

An integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line, is not permitted.

The new detached dwelling will have an integral below grade garage.

41. 158 STERLING RD - BLOCK 3C

File Number:	A0111/17TEY	Zoning	I3 D3 & Site-Specific Zoning By-law 943-2015(OMB) (ZPR)
		Ward:	Davenport (18)
		Heritage:	Designated
Property Address:	158 STERLING RD BLOCK 3C	Community:	Toronto
Legal Description:	PLAN 1261 BLK F PLAN 1260 PT BLK E PLAN M-44 LOTS 45 TO 53 PT LOTS 22 24 25 44 PT 1 FT RESERVE RP 66R25805 PARTS 1 TO 7 14		

PURPOSE OF THE APPLICATION:

To alter the redevelopment plan approved under Site Specific By-law 943-2015(OMB) by constructing a west one-storey glass addition for an office lobby, a west one-storey glass addition for a takeout restaurant, and a three-storey freight elevator addition on the north side of Block 3C.

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

1. Section 6.(4)(a), By-law 943-2015(OMB)

No portion of a building erected above grade shall be located otherwise than wholly within the maximum permitted building heights shown on Map 4.

In this case, the three-storey freight elevator addition on the north side of Block 3C will have a height of 16.5 m.

2. Section 6.(2)(a), By-law 943-2015(OMB)

No portion of a building erected above grade shall be located otherwise than wholly within the area delineated by heavy lines shown on Map 4.

In this case, the west one-storey glass additions on Block 3C will be located outside of the building envelope lines as shown on the site plan (A-1.01) date stamped received by the Committee of Adjustment on March 22, 2017.

42A. 140 EMERSON AVE

File Number:	B0025/17TEY	Zoning	R (d0.6)(x740) & R2 Z0.6 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	140 EMERSON AVE	Community:	Toronto
Legal Description:	PLAN M88 BLK R PT LT 19		

THE CONSENT REQUESTED:

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

Retained – Part 1, Draft R-Plan

Address to be assigned

The lot frontage is 5.48 m and the lot area is 200.3 m². A new three-storey detached dwelling will be constructed and will require variances to the Zoning By-law, outlined in Application number A0322/17TEY.

Conveyed – Part 2, Draft R-Plan

Address to be assigned

The lot frontage is 5.48 m and the lot area is 200.3 m². A new three-storey detached dwelling will be constructed and will require variances to the Zoning By-law, outlined in Application number A0323/17TEY.

Applications B0025/17TEY, A0322/17TEY and A0323/17TEY will be considered jointly.

42B. 140 EMERSON AVE (PART 1)

File Number:	A0322/17TEY	Zoning	R (d0.6)(x740) & R2 Z0.6 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	140 EMERSON AVE (PART 1)	Community:	Toronto
Legal Description:	PLAN M88 BLK R PT LT 19		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with rear yard parking pad.

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

- Chapter 10.10.30.20.(1)(B), By-law 569-2013**
The minimum required lot frontage is 6.0 m.
The newly severed lot will have a frontage of 5.48 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 (120.53 m²).
The new dwelling will have a floor space index equal to 1.16 times the area of the lot (233.07 m²).
 - 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 0.60 m.
The front yard basement walkout stairs will be 0.45 m from the north side lot line.
 - Chapter 10.5.50.10.(1)(A), By-law 569-2013**
A minimum of 100% of the front yard, excluding a permitted driveway, must be landscaping (20.86 m²).
In this case, 74% of the front yard will be landscaping (15.42 m²).
 - Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the front yard landscaping must be maintained as soft landscaping (15.65 m²).
In this case, 36% of the front yard will be maintained as soft landscaping (7.58 m²).
-
- Section 6(VII)(1)(ii), By-law 438-86**
The minimum required lot frontage is 6.0 m.
The newly severed lot will have a frontage of 5.48 m.
 - Section 6(3) Part II 3(I), By-law 438-86**
The minimum required setback to the side wall of an adjacent building that contains no openings is 0.90 m.
The new dwelling will be located 0.75 m to the adjacent building to the south.

3. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback from the portion of the building exceeding 17.0 m in depth is 7.5 m.
The new detached dwelling will have a depth of 19.44 m and will be located 0.45 m to the north side lot line and 0.46 m to the south side lot line.
4. **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 (120.53 m²).
The new dwelling will have a gross floor area equal to 1.16 times the area of the lot (233.07 m²).
5. **Section 6(3) Part III 3(B), By-law 438-86**
A minimum of 75% of the front yard landscaping must be maintained as soft landscaping (7.82 m²).
In this case, 73% of the front yard will be maintained as soft landscaping (7.58 m²).
6. **Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front lot line setback is 3.81 m.
The new dwelling will be located 2.59 m to the front lot line at the second floor balcony and 2.80 to the front lot line at the third floor balcony.
7. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback from the portion of the building exceeding 17.0 m in depth is 7.5 m.
The new detached dwelling will have a depth of 19.44 m (to the second and third floor rear decks) and will be located 0.46 m to the north side lot line and 0.46 m to the south side lot line.

Applications B0025/17TEY, A0322/17TEY and A0323/17TEY will be considered jointly.

42C. 140 EMERSON AVE (PART 2)

File Number:	A0323/17TEY	Zoning	R (d0.6)(x740) & R2 Z0.6 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	140 EMERSON AVE (PART 2)	Community:	Toronto
Legal Description:	PLAN M88 BLK R PT LT 19		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with rear yard parking pad.

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

- Chapter 10.10.30.20.(1)(B), By-law 569-2013**
The minimum required lot frontage is 6.0 m.
The newly severed lot will have a frontage of 5.48 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 (120.31 m²).
The new dwelling will have a floor space index equal to 1.16 times the area of the lot (233.07 m²).
 - 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 0.60 m.
The front yard basement walkout stairs will be 0.45 m from the north side lot line.
 - Chapter 10.5.50.10.(1)(A), By-law 569-2013**
A minimum of 100% of the front yard, excluding a permitted driveway, must be landscaping (20.99 m²).
In this case, 73% of the front yard will be landscaping (15.41 m²).
 - Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the front yard landscaping must be maintained as soft landscaping (15.74 m²).
In this case, 37% of the front yard will be maintained as soft landscaping (7.83 m²).
-
- Section 6(VII)(1)(ii), By-law 438-86**
The minimum required lot frontage is 6.0 m.
The newly severed lot will have a frontage of 5.48 m.
 - Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (120.31 m²).
The new dwelling will have a gross floor area equal to 1.16 times the area of the lot (233.07 m²).

- 3. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback from the portion of the building exceeding 17.0 m in depth is 7.5 m.
The new detached dwelling will have a depth of 19.44 m and will be located 0.45 m to the north side lot line and 0.45 m to the south side lot line.
- 4. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front lot line setback is 3.77 m.
The new dwelling will be located 2.58 m to the front lot line at the second floor balcony and 2.79 to the front lot line at the third floor balcony.
- 5. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback from the portion of the building exceeding 17.0 m in depth is 7.5 m.
The new detached dwelling will have a depth of 19.44 m (to the second and third floor rear decks) and will be located 0.45 m to the north side lot line and 0.45 m to the south side lot line.

Applications B0025/17TEY, A0322/17TEY and A0323/17TEY will be considered jointly.