

COMMITTEE OF ADJUSTMENT AGENDA TORONTO EAST YORK PANEL

Hearing Date: May 10, 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)
1A	A1284/16TEY	62 VIRGINIA AVE	Beaches-East York (31)
1.	A1294/16TEY	423 BELSIZE DR	St. Paul's (22)
2.	A0024/17TEY	143 COLIN AVE	St. Paul's (22)
3.	A0025/17TEY	189 COLERIDGE AVE	Beaches-East York (31)
4.	A0027/17TEY	9 LEE AVE	Beaches-East York (32)
5.	A0028/17TEY	124 COLERIDGE AVE	Beaches-East York (31)
6.	A0029/17TEY	60 WARREN RD	St. Paul's (22)
7.	A0031/17TEY	41 MANOR RD W	St. Paul's (22)
8.	A0032/17TEY	31 PRESTEIGN AVE	Beaches-East York (31)
9.	A0033/17TEY	357 O'CONNOR DR	Toronto-Danforth (29)
10.	A0036/17TEY	58 LEWIS ST	Toronto-Danforth (30)
11.	A0037/17TEY	70 MACDONELL AVE	Parkdale-High Park (14)
12.	A0038/17TEY	1334 DUNDAS ST W	Davenport (18)
13.	A0039/17TEY	92 MANOR RD E	St. Paul's (22)
14.	A0040/17TEY	232 HEATH STREET E	Toronto Centre-Rosedale (27)

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

File Number	Property	Community (Ward)
15. A0041/17TEY	31 AUSTIN AVE	Toronto-Danforth (30)
16. A0042/17TEY	529 GREENWOOD AVE	Toronto-Danforth (30)
17. A0043/17TEY	776 MARKHAM ST	Trinity-Spadina (20)
18. A0045/17TEY	114 BERTMOUNT AVE	Toronto-Danforth (30)
19. A0046/17TEY	51 HELENA AVE	St. Paul's (21)
20. A0047/17TEY	66 VIRGINIA AVE	Beaches-East York (31)
21. A0048/17TEY	598 SOUDAN AVE	St. Paul's (22)
22. A0049/17TEY	201 MARLBOROUGH PL	Toronto Centre-Rosedale (27)
23. A0050/17TEY	95 GLEN ALBERT DR	Beaches-East York (31)

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

File Number	Property	Community (Ward)
24. A0052/17TEY	29 MARLBOROUGH AVE	Toronto Centre-Rosedale (27)
25. A0053/17TEY	235 SYMINGTON AVE	Davenport (18)
26. A0054/17TEY	67 LEROY AVE	Toronto-Danforth (29)
27. A0055/17TEY	374 O'CONNOR DR	Toronto-Danforth (29)
28. A0056/17TEY	1112 QUEEN ST W	Davenport (18)
29. A0061/17TEY	631 COXWELL AVE	Beaches-East York (32)
30. A0062/17TEY	11 LOWTHER AVE	Trinity-Spadina (20)
31. A0063/17TEY	402 ASHDALE AVE	Toronto-Danforth (30)
32. A0064/17TEY	17 ALBEMARLE AVE	Toronto-Danforth (30)

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

File Number	Property	Community (Ward)
33A B0010/17TEY	8 RELMAR RD	St. Paul's (21)
33B A0057/17TEY	PARTS 1 & 5	
33C A0058/17TEY	PARTS 2, 3 & 4	
34A B0013/17TEY	70 LOWTHER AVE	Trinity-Spadina (20)
34B A0091/17TEY	PART 1	
34C A0092/17TEY	PART 2	
34D A0090/17TEY	PART 3	
35. B0012/17TEY	45 DUNFIELD AVE	St. Paul's (22)

3. OTHER BUSINESS

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

1A. 62 VIRGINIA AVE

File Number:	A1284/16TEY	Zoning	RS (f10.5; a325; d0.75) & R2A (ZZC)
Owner(s):		Ward:	Beaches-East York (31)
Agent:		Heritage:	Not Applicable
Property Address:	62 VIRGINIA AVE	Community:	East York
Legal Description:	PLAN 2059 PT LOT 245 PT LOT 246		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.40.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (85.33 m²).
The lot coverage will be equal to 35.5% of the lot area (86.38 m²).
 - 2. Chapter 200.5.1.10.(2), By-law 569-2013**
The required parking space must have a minimum width of 3.2 m.
The parking space will measure 2.84 m in width.
 - 3. 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 9.12 m.
 - 4. Chapter 10.40.40.10.(2)(A)(i) & (ii), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.0 m.
The height of the front and rear exterior main walls will be 7.6 m.
 - 5. Chapter 10.40.40.10.(4), By-law 569-2013**
The maximum permitted height of the first floor of a detached dwelling above established grade is 1.2 m.
The first floor of the new detached dwelling will have a height of 2.57 m above established grade.
 - 6. Chapter 10.40.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.61 m from the east side lot line.
- 1. Section 4.2.3, By-law 6752**
The required parking space must have a minimum width of 3.2 m.
The parking space will measure 2.84 m in width.
 - 2. Section 7.1.3, By-law 6752**

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.

3. Section 7.5.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (85.33 m²).

The lot coverage will be equal to 37% of the lot area (90.48 m²).

4. Section 7.5.3, By-law 6752

The maximum permitted floor space index of a new detached dwelling is 0.75 times the area of the lot (182.86 m²).

The new detached dwelling will have a floor space index equal to 0.88 times the area of the lot (213.86 m²).

5. Section 7.5.3, By-law 6752

The maximum permitted building height is 8.5 m.

The new detached dwelling will have a height of 9.12 m.

1. 423 BELSIZE DR

File Number:	A1294/16TEY	Zoning	R (d0.6)(x930) & R2 Z0.6 (Waiver)
Owner(s):		Ward:	St. Paul's (22)
Agent:		Heritage:	Not Applicable
Property Address:	423 BELSIZE DR	Community:	Toronto
Legal Description:	PLAN 1788 PT LOT 261		

PURPOSE OF THE APPLICATION:

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

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 of a detached dwelling is 0.6 times the area of the lot (174.2 m²).

The new detached dwelling will have a floor space index equal to 0.734 times the area of the lot (213.1 m²).

2. Chapter 10.5.40.10.(5), By-law 569-2013

A minimum of 10 m² of the first floor must be within 4 m of the front main wall.

In this case, 2.7 m² of the first floor will be within 4 m of the front main wall.

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.

The height of the side exterior main walls facing a side lot line will be 9 m.

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

The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (174.2 m²).

The new detached dwelling will have a gross floor area equal to 0.734 times the area of the lot (213.1 m²).

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

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

The rear ground floor deck will have a height of 2.71 m above grade.

- 3. Section 6(3) Part II 3, By-law 438-86**
The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.
The portion of the new detached dwelling exceeding the 17 m depth will be located 0.96 m from the east side lot line and 0.45 m from the west side lot line.
- 4. Section 6(3) Part IV 3 (II), By-law 438-86**
An integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line is not permitted.
The new detached dwelling will have an integral below grade garage.
- 5. Section 6(3) Part II 3, By-law 438-86**
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m and 1.2 m if there are openings.
The new detached dwelling will be located 0.68 m from the side wall of the west adjacent building, 421 Belsize Drive.
- 6. Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 9 m.
The new detached dwelling will have a height of 9.33 m.

2. 143 COLIN AVE

File Number:	A0024/17TEY	Zoning	RD (f9.0; d0.6)(x1402) & R1 H0.6 (ZZC)
Owner(s):		Ward:	St. Paul's (22)
Agent:		Heritage:	Not Applicable
Property Address:	143 COLIN AVE	Community:	Toronto
Legal Description:	PLAN 599E LOT 155		

PURPOSE OF THE APPLICATION:

To construct a new detached garage in the rear yard.

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

- 1. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (50.5 m²) of the rear yard shall be maintained as soft landscaping.
In this case, 46% (46.2 m²) of the rear yard will be maintained as soft landscaping.
- 2. Chapter 10.5.60.20.(6)(B), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure containing a parking space on a corner lot, and the vehicle access is from the street abutting the side lot line, is 6.0 m.
The main wall of the new garage will be located 0.96 m from the west side lot line and the roof projection will be located 0.4 m from west side lot line.
- 3. Chapter 10.5.60.40.(2)(B), By-law 569-2013**
The maximum permitted height of an ancillary building or structure is 4.0 m.
The new garage will have a height of 4.63 m (measured to the highest finished level of the roof).
- 4. Chapter 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted floor area of all ancillary buildings or structures on a lot is 40.0 m².
The new garage will have a floor area of 49.0 m².
- 1. Section 6(3) Part II 7(II) A, By-law 438-86**
The minimum required setback of an accessory structure to a residential building is 4.5 m.
The main wall of the new garage will be located 3.1 m from the main building on the lot and the roof projection will be located 2.58 m from the main building on the lot.
The main wall new garage will be located 1.17 m to the adjacent building at 139 Colin Avenue and the roof projection will be located 0.6 m to the adjacent building at 139 Colin Avenue.
- 2. Section 4(2)(D), By-law 438-86**
The maximum permitted height of an accessory structure is 4.0 m.
The new garage will have a height of 4.63 m.

3. 189 COLERIDGE AVE

File Number:	A0025/17TEY	Zoning	RD & R1C (ZZC)
Owner(s):		Ward:	Beaches-East York (31)
Agent:		Heritage:	Not Applicable
Property Address:	189 COLERIDGE AVE	Community:	East York
Legal Description:	PLAN 1679 LOT 206		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.100.1.(a), By-law 569-2013**
A driveway is required a minimum width of 2.0 m.
The driveway will have a width of 1.32 m.
- 2. Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (77.22 m²).
The lot coverage will be 50% of the lot area (110.32 m²).
- 3. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.75 times the area of the lot (165.48 m²).
The altered dwelling will have a floor space index equal to 0.79 times the area of the lot (174.61 m²).
- 4. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.90 m provided they are no closer than 0.30 m to a lot line.
The roof eaves will project 0.30 m and will be located 0.0 m from the north lot line.
- 1. Section 7.4.3, By-law 6752**
The maximum permitted floor space index is 0.75 times the area of the lot (165.48 m²).
The altered dwelling will have a floor space index equal to 0.79 times the area of the lot (174.61 m²).
- 2. Section 7.4.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (77.22 m²).
The lot coverage will be 52% of the lot area (115.32 m²).
- 3. Section 7.4.3, By-law 6752**
The minimum required north side yard setback is 0.6 m.
The altered dwelling will be located 0.30 m from the north side lot line.
- 4. Section 6.1.3, By-law 6752**
A driveway is required a minimum width of 2.6 m.
The driveway will have a width of 1.32 m.

4. 9 LEE AVE

File Number:	A0027/17TEY	Zoning	R(d0.6)(x356) & R2 Z0.6 (PPR)
Owner(s):		Ward:	Beaches-East York (32)
Agent:		Heritage:	Not Applicable
Property Address:	9 LEE AVE	Community:	Toronto
Legal Description:	PLAN 654E LOT 1		

PURPOSE OF THE APPLICATION:

To construct a rear yard detached garage.

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

- 1. Chapter 10.10.60.20.(1) (A), By-law 569-2013**
The minimum required side lot line set back is 1.0 m.
The side lot line setback will be 0.66 m.
- 2. Section 6(3) Part II 7(II) A, By-law 438-86**
An accessory structure is required to have a minimum set back of 4.5 m to an adjacent residential building.
The set back to the adjacent building (2 Alfresco Lawn) will be 0.33 m.

5. 124 COLERIDGE AVE

File Number:	A0028/17TEY	Zoning	RD (f6.0;a185;d0.75) & R1C (ZZC)
Owner(s):		Ward:	Beaches-East York (31)
Agent:		Heritage:	Not Applicable
Property Address:	124 COLERIDGE AVE	Community:	East York
Legal Description:	PLAN 1679 LOT 160		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing front additions to the ground floor and second storey.

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

- 1. Chapter 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 2.73 m.
The altered detached dwelling will be located 2.17 m from the east front lot line.
- 2. 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 dwelling is 4 m².
In this case, the front second storey balcony will have an area of 6.76 m².
- 3. Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered detached dwelling will be located 0.33 m from the north side lot line.
- 4. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0.09 m from the north side lot line.
- 1. Section 7.1.1(1), By-law 6752**
Every such addition may retain the front yard setback and side yard setback of the existing dwelling, but in no case shall the said side yards be less than 0.45 m, except in the case of a semi-detached dwelling unit where there shall be no side yard setback requirement from the side lot line forming the common line between two attached dwelling units.
The altered detached dwelling will be located 0.33 m from the north side lot line.
- 2. Section 7.8, By-law 6752**
The minimum required front yard setback is 6 m.
The altered detached dwelling will be located 3.7 m from the east front lot line.

6. 60 WARREN RD

File Number:	A0029/17TEY	Zoning	RD (f12.0;d0.6)(x1424) & R1 Z0.6 (ZZC)
Owner(s):		Ward:	St. Paul's (22)
Agent:		Heritage:	Not Applicable
Property Address:	60 WARREN RD	Community:	Toronto
Legal Description:	PLAN 1324Y LOT 14		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by enlarging the front roof dormers, constructing a rear third storey addition with a rear third storey deck and by reconstructing the existing rear ground floor deck. A previous Committee of Adjustment decision (A0077/04T) permitted the construction of a side second storey addition with a bay window and a rear third storey addition.

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

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

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

The height of the front exterior wall will be 11 m and the height of the rear exterior main wall will be 10 m.

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

A minimum of 50% (199 m²) of the rear yard must be maintained as soft landscaping.

In this case, 39% (156 m²) of the rear yard has been maintained as soft landscaping.

7. 41 MANOR RD W

File Number:	A0031/17TEY	Zoning	R (d0.6) (x772) & R2 Z0.6 (ZZC)
Owner(s):		Ward:	St. Paul's (22)
Agent:		Heritage:	Not Applicable
Property Address:	41 MANOR RD W	Community:	Toronto
Legal Description:	PLAN 585E PT LOTS 30 & 31		

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted floor space index is 0.69 times the area of the lot (133.17 m²).

The altered dwelling will have a floor space index equal to 0.73 times the area of the lot (141.35 m²).

Section 6(3) Part VI 1(I), By-law 569-2013

The maximum permitted gross floor area is 0.69 times the area of the lot (133.17 m²).

The altered dwelling will have a gross floor area equal to 0.73 times the area of the lot (141.35 m²).

8. 31 PRESTEIGN AVE

File Number:	A0032/17TEY	Zoning	RD (f12.0, a370, d0.6) H 8.5 & R1B (ZZC)
Owner(s):		Ward:	Beaches-East York (31)
Agent:		Heritage:	Not Applicable
Property Address:	31 PRESTEIGN AVE	Community:	East York
Legal Description:	PLAN 3698 LOT 25		

PURPOSE OF THE APPLICATION:

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

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 17.5 m.
- 2. Chapter 10.20.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (135.9 m²).
The lot coverage will be equal to 43% of the lot area (167.24 m²).
- 3. Chapter 10.20.40.10.(1), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The altered dwelling will have a height of 9.23 m.
- 4. Chapter 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The height of the front exterior main walls will be 8.82 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 7 m.
The height of the rear exterior main walls will be 9.11 m.
- 6. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (232.97 m²).
The altered dwelling will have a floor space index equal to 0.8 times the area of the lot (310.19 m²).
- 7. Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.31 m from the north side lot line.

8. **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 0.11 m from the north side lot line.
9. **Chapter 10.5.100.1.(1)(C), By-law 569-2013**
The maximum permitted driveway width is 3.26 m.
In this case, the driveway width will be 3.38 m.
1. **Section 7.1.4, By-law 6752**
The maximum permitted driveway width is 3.26 m.
In this case, the driveway width will be 3.38 m.
2. **Section 7.3.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The altered dwelling will have a height of 9.23 m.
3. **Section 7.3.3, By-law 6752**
The minimum required north side yard setback is 0.9 m.
The altered dwelling will be located 0.31 m from the north side lot line.
4. **Section 7.3.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (135.9 m²).
The lot coverage will be equal to 44% of the lot area (170.14 m²).
5. **Section 7.3.3, By-law 6752**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (232.97 m²).
The altered dwelling will have a floor space index equal to 0.8 times the area of the lot (310.19 m²).
6. **Section 7.3.3, By-law 6752**
The maximum permitted building length for a detached dwelling is 16.75 m.
The altered dwelling will have a building length of 17.5 m.

9. 357 O'CONNOR DR

File Number:	A0033/17TEY	Zoning	RD (f9.0; a280; d0.45) & R1A (ZZC)
Owner(s):		Ward:	Toronto-Danforth (29)
Agent:		Heritage:	Not Applicable
Property Address:	357 O'CONNOR DR	Community:	East York
Legal Description:	PLAN 3081 PT LOT 5 W PT LOT 6		

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a second-storey addition, a rear two-storey addition, a rear ground floor deck, a rear second floor balcony, front exterior stairs, and a secondary suite.

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

- 1. Chapter 10.5.100.1.(1)(C)(iv), By-law 569-2013**
The maximum permitted driveway width is 2.6 m.
In this case, the driveway width will be 2.70 m.
- 2. 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.
The front exterior stairs will be 2.35 m wide.
- 3. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (56.77 m²) of the required rear yard landscaped open space shall be in the form of soft landscaping.
In this case, 40.2% (45.69 m²) of the required rear yard landscaped open space will be in the form of soft landscaping.
- 4. Chapter 10.20.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (107.32 m²).
The lot coverage will be equal to 36.03% of the lot area (110.49 m²).
- 5. Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted building height is 7.2 m for a detached dwelling with a flat or shallow roof.
The altered dwelling will have a height of 8.36 m, measured to the top of the skylight.
- 6. Chapter 10.20.40.10.(4)(C), By-law 569-2013**
The maximum permitted number of storeys for a detached dwelling with a flat or shallow roof is two.
In this case, the altered dwelling will be three storeys.
- 7. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.45 times the area of the lot (137.98m²).
The altered dwelling will have a floor space index equal to 0.97 times the area of the lot (296.36 m²).

- 8. Chapter 10.20.40.50.(1)(A), By-law 569-2013**
A maximum of one platform is permitted to be located on each side wall at or above the second storey of a detached dwelling.
There will be two platforms located on the south rear wall at or above the second storey of the altered dwelling.
- 9. Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform located at or above the second storey of a dwelling is 4.0 m².
The area of the lower rear platform will be 8.65 m², and the area of the upper rear platform will be 5.16 m².
- 10. 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.
- 1. Section 5.6.(b)(i), By-law 6752**
Platforms are permitted to project a maximum of 2.5 m beyond a main rear wall of a building.
The lower rear platform will project 2.60 m beyond the main rear wall of the building.
- 2. Section 7.2.3, By-law 6752**
The maximum permitted floor space index of a detached dwelling is 0.45 times the area of the lot (137.98m²).
The altered dwelling will have a floor space index equal to 0.97 times the area of the lot (296.36 m²).
- 3. Section 5.6.(b)(iii), By-law 6752**
Steps or stairs required for access to the first storey of a building may encroach into any yard, provided the steps or stairs shall not include landings or partial landings
In this case, the front exterior stairs will include a landing.
- 4. Section 7.1.3, By-law 6752**
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.
- 5. Section 7.1.4, By-law 6752**
The maximum permitted driveway width is 2.6 m.
In this case, the driveway width will be 2.70 m.

10. 58 LEWIS ST

File Number:	A0036/17TEY	Zoning	R(d1.0)(x7) & R3 Z1.0 (BLD)
Owner(s):		Ward:	Toronto-Danforth (30)
Agent:		Heritage:	Not Applicable
Property Address:	58 LEWIS ST	Community:	Toronto
Legal Description:	PLAN D135 LOT 91 EXEMPT PER SEC 3(1)12(III) OF THE ASSM'T ACT R.S.O.(90) C.A.31.- SEE ACE PRIMARY -		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey assisted living facility containing 15 apartments and an administration office by constructing a rear one-storey addition for two accessible apartment units and converting the basement apartment into a lounge, kitchen, laundry room and accessible washrooms. A rear shed and garbage bin enclosure will also be constructed.

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

- 1. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line. The roof eaves will be located 0.17 m from the north side lot line.
- 2. Chapter 10.5.50.10.(4)(A), By-law 569-2013**
A minimum of 50% (307.77 m²) of the lot area must be maintained as landscaping. In this case, 42.7% (263.26 m²) of the lot area will be maintained as landscaping.
- 3. Chapter 10.5.50.10.(4)(B), By-law 569-2013**
A minimum of 50% (153.89 m²) of the required landscaping must be provided as soft landscaping. In this case, 19.4% (59.89 m²) of the required landscaping will be provided as soft landscaping.
- 4. Chapter 10.5.50.10.(5), By-law 569-2013**
A 1.5 m wide minimum strip of soft landscaping must be provided for a lot with an apartment building, along any part of a lot line abutting a lot in a Residential Zone. In this case, the 1.5 m strip of abutting soft landscaping will not be provided.
- 5. Chapter 10.5.60.20.(3)(B), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure located in the rear yard and 1.8 m or more from the residential building on the lot is 1.2 m. The rear shed will be located 0.33 m from the north side lot line.
- 6. Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted depth of an apartment building is 14.0 m. The altered apartment building will have a depth of 31.74 m.

7. **Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of an apartment building is 1.0 times the area of the lot (615.54 m²).
The altered apartment building will have a floor space index equal to 1.23 times the area of the lot (760.17 m²).
8. **Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered apartment building will be located 4.17 m from the rear lot line.
9. **Chapter 10.10.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered apartment building will be located 0.33 m from the north side lot line.
10. **Chapter 10.10.40.80.(1)(A), By-law 569-2013**
The minimum required distance between main walls for an apartment building is 2.0 m where there are no openings to dwelling units in those main walls.
The distance between main walls without openings to dwelling units will be 0.54 m.
11. **Chapter 10.10.40.80.(1)(B), By-law 569-2013**
The minimum required distance between main walls for a townhouse is 5.5 m where there are openings to dwelling units in those main walls.
The distance between main walls where one of the walls contains an opening to a dwelling will be 4.40 m.
12. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one additional parking space is required to be provided.
In this case, zero additional parking spaces will be provided.
13. **Chapter 230.5.10.1.(5)(A), By-law 569-2013**
A minimum of three bicycle parking spaces, two long term spaces and one short term space are required to be provided on site.
In this case, zero bicycle parking spaces will be provided on site.
1. **Section 4(13)(a)&(c), By-law 438-86**
A minimum of three bicycle parking spaces, two occupant spaces and one visitor space are required to be provided on site.
In this case, zero bicycle parking spaces will be provided on site.
2. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of an apartment building is 1.0 times the area of the lot (615.54 m²).
The altered apartment building will have a gross floor area equal to 1.17 times the area of the lot (720.97 m²).
3. **Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side yard setback is 1.2 m.
The altered apartment building will be located 0.33 m from the north side lot line.

- 4. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered apartment building will be located 4.17 m from the rear lot line.
- 5. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of an apartment building is 14.0 m.
The altered apartment building will have a depth of 31.74 m.
- 6. Section 6(3) Part II 6(i), By-law 438-86**
The minimum required distance between external walls is 11.0 m where there are openings to dwelling units in those external walls.
The distance between external walls where one of the walls contains an opening to a dwelling will be 4.40 m.
- 7. Section 6(3) Part II 6(ii), By-law 438-86**
The minimum required distance between external walls that face each other is 2.0 m where there are no openings to dwelling units in those external walls.
The distance between external walls without openings to dwelling units will be 0.54 m.
- 8. Section 6(3) Part II 7(III), By-law 438-86**
The minimum required setback from an accessory garden or storage shed having an area less than 9.0 m², or a private garage, to the main building is 1.5 m.
In this case, the rear shed will be located 1.23 m from the main building.
- 9. Section 6(3) Part III 1(B), By-law 438-86**
A minimum of 50% of the lot area (307.77 m²) shall be landscaped open space.
In this case, 45.8% of the lot area (282.16 m²) will be landscaped open space.

11. 70 MACDONELL AVE

File Number:	A0037/17TEY	Zoning	R (d0.6)(x296) & R2 Z0.6 (ZZC)
Owner(s):		Ward:	Parkdale-High Park (14)
Agent:		Heritage:	Not Applicable
Property Address:	70 MACDONELL AVE	Community:	Toronto
Legal Description:	PLAN 452 PT LOT E		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by constructing a two-storey rear addition, a rear deck and a new front porch.

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

1. Chapter 10.5.40.71.(4)(B), By-law 569-2013

The minimum required side yard setback for any addition or extension to the rear or the side of a lawfully existing building or structure on a lot is 0.32 m.

The altered dwelling will be set back 0.31 m from the north lot line.

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

A minimum of 50% (107.77 m²) of the rear yard shall be maintained as soft landscaping.

In this case, 24% (52.03 m²) of the rear yard will be maintained as soft landscaping.

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

An uncovered platform may project into the required setbacks provided that it does not extend beyond the side walls of the building.

The uncovered rear platform will project 0.01 m beyond the north side wall.

2. Section 6(3) Part III 1(a), By-law 438-86

A minimum of 30% of the lot area (133.36 m²) shall be landscaped open space.

In this case, 24% of the lot area (105.71 m²) will be landscaped open space.

12. 1334 DUNDAS ST W

File Number:	A0038/17TEY	Zoning	CR 2.5 (c1.0; R2.0) SS2 (x2264) & MCR T2.5 C1.0 R2.0 (ZZC)
Owner(s):		Ward:	Davenport (18)
Agent:		Heritage:	Not Applicable
Property Address:	1334 DUNDAS ST W	Community:	Toronto
Legal Description:	PLAN D1404 LOT 12		

PURPOSE OF THE APPLICATION:

To construct a new three-storey mixed-use building.

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

- 1. Chapter 40.10.40.40(B), By-law 569-2013**
The maximum permitted non-residential floor space index is 1.0 times the area of the lot (261.0 m²).
The new three-storey mixed-use building will have a non-residential floor space index equal to 1.06 times the area of the lot (275.5 m²).
- 2. Chapter 40.10.40.70.(2)(B)(ii), By-law 569-2013**
Where the rear lot line abuts a lane, the building must be set back 7.5 m from the lot line of the lot abutting the lane on the opposite side of the lane.
The new three-storey mixed-use building will be setback 6.0 m from the lot line of the lot abutting the lane on the opposite side of the lane.
- 3. Chapter 40.10.40.10.(5), By-law 569-2013**
The minimum height of the first storey, measured between the floor of the first storey and the ceiling of the first storey is 4.5 m.
In this case, the height of the first storey will be 4.0 m.
- 1. Section 8(3) Part I 1, By-law 438-86**
The maximum permitted combined residential and non-residential gross floor area is 2.5 times the area of the lot (652.5 m²).
The new three-storey mixed-use building will have a combined residential and non-residential gross floor area equal to 2.73 times the area of the lot (711.4 m²).
- 2. Section 8(3) Part I 2, By-law 438-86**
The maximum permitted non-residential gross floor area is 1.0 times the area of the lot (261.0 m²).
The new three-storey mixed-use building will have a non-residential gross floor area equal to 1.12 times the area of the lot (292.7 m²).
- 3. 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 new three-storey mixed-use building will be located 6.0 m from a lot in a residential district.

13. 92 MANOR RD E

File Number:	A0039/17TEY	Zoning	R(d0.6)(x931) & R2 Z0.6 (ZZC)
Owner(s):		Ward:	St. Paul's (22)
Agent:		Heritage:	Not Applicable
Property Address:	92 MANOR RD E	Community:	Toronto
Legal Description:	PLAN 1789 PT LOT 162		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.100.1.(1)(C)(iii), By-law 569-2013**
The maximum permitted driveway width is 3.2 m.
In this case, the driveway width will be 4.27 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 7.0 m.
The height of the side exterior main walls facing a side lot line will be 9.0 m for 9.2% of the east elevation and 12% of the west elevation.
The height of the remainder of the specified pair of main walls is 8.12 m for 90.8% of the east elevation and 88% of the west elevation.
- 3. 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, 2.84 m² of the first floor will be within 4.0 m of the front main wall.
- 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 (212.92 m²).
The new detached dwelling will have a floor space index equal to 0.69 times the area of the lot (246.35 m²).
- 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 roof eaves will be located 0.24 m from the west side lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.60 times the area of the lot (212.92 m²).
The new detached dwelling will have a gross floor area equal to 0.74 times the area of the lot (264.36 m²).

- 2. Section 6(3) Part II 3(II), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that contains openings is 1.2 m.
The new detached dwelling will be located 0.67 m from the side wall of the west adjacent building.
- 3. 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.
- 4. Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 9.0 m.
The new detached dwelling will have a height of 9.8 m.

14. 232 HEATH ST E

File Number:	A0040/17TEY	Zoning	R(u2;d0.6)(x977) & R1S Z.6 (ZPR)
Owner(s):		Ward:	Toronto Centre-Rosedale (27)
Agent:		Heritage:	Not Applicable
Property Address:	232 HEATH ST E	Community:	Toronto
Legal Description:	PLAN 589E PT LOTS 15 & 16		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear two-storey addition, a rear ground floor deck and to enclose the existing front porch.

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

- 1. Chapter 10.5.40.60.70, By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided they are no closer than 0.30 m to a lot line.
The roof eaves will project 0.68 m and will be located 0.07 m from the east lot line.
- 2. Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 17.0 m.
The altered dwelling will have a building depth of 18.78 m.
- 3. Chapter 10.5.40.60.(1)(A)(i), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5 m if it is no closer to a side lot line than the required side yard setback.
The front platform will encroach 3.36 m into the required south front lot line.
- 4. Chapter 10.10.40.70.(1) & 10.5.40.70, By-law 569-2013**
The minimum required front yard setback is 7.62 m.
The altered dwelling will be located 5.16 m from the south front lot line.
- 1. Section 6(3) Part VI 1(V), By-law 438-86**
Additions to the rear of a detached house erected before October 15, 1953, provided the depth of the residential building including the addition or additions does not exceed 17.0 m
The altered detached house will have a building depth of 18.78 m.
- 2. Section 6(3) Part VI 2(ii), By-law 438-86**
A verandah erected before October 15, 1953, is permitted to be enclosed provided that the verandah is not extended.
In this case, the verandah will be extended.
- 3. Section 6(3) Part VI 2(iii), By-law 438-86**
Extensions to a porch or verandah constructed prior to October 15, 1953 are permitted provided the verandah does not project more than 2.5 m beyond the front wall.
The extended verandah will extend 3.36 m from the front wall.

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

15. 31 AUSTIN AVE

File Number:	A0041/17TEY	Zoning	R (d0.6) & R3 Z0.6 (ZZC)
Owner(s):		Ward:	Toronto-Danforth (30)
Agent:		Heritage:	Not Applicable
Property Address:	31 AUSTIN AVE	Community:	Toronto
Legal Description:	PLAN 549 PT LOT 11		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey row/townhouse by constructing a rear two-storey addition.

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

- 1. Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted building depth is 14.0 m.
The altered dwelling will have a building depth equal to 16.23 m.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot 87.08 m².
The altered dwelling will have a floor space index equal to 1.13 times the area of the lot (164.29 m²).
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot 87.08 m².
The altered dwelling will have a floor space index equal to 1.13 times the area of the lot (164.29 m²).
- 2. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The altered dwelling will have a building depth equal to 16.23 m.

16. 529 GREENWOOD AVE

File Number:	A0042/17TEY	Zoning	R (d0.6)(x736) & R2 Z0.6 (ZZC)
Owner(s):		Ward:	Toronto-Danforth (30)
Agent:		Heritage:	Not Applicable
Property Address:	529 GREENWOOD AVE	Community:	Toronto
Legal Description:	PLAN 483E PT LOT 14		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling by constructing a rear second and third storey addition, a new third storey dormer, and a rear third storey deck.

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

- Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0.02 m from the south side lot line.
 - Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.5 m.
The height of the front exterior main wall will be 8.75 m.
 - Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.5 m.
The height of the rear exterior main wall will be 9.4 m.
 - Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a semi-detached dwelling is 0.6 times the area of the lot (72.19 m²).
The altered semi-detached dwelling will have a floor space index equal to 1.13 times the area of the lot (135.71 m²).
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a semi-detached dwelling is 0.6 times the area of the lot (72.19 m²).
The altered semi-detached dwelling will have a gross floor area equal to 1.13 times the area of the lot (135.71 m²).
 - Section 6(3) Part II 3(I), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
The altered semi-detached dwelling will be located 0.46 m from the side wall of the north adjacent building, 531 Greenwood Avenue.

- 3. Section 6(3) Part II 3(II), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that contains openings is 1.2 m.
The altered semi-detached dwelling will be located 0.61 m from the side wall of the south adjacent building, 527 Greenwood Avenue.
- 4. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.
The altered semi-detached dwelling will be located 0 m from the north side lot line.
- 5. Section 6(3) Part II 3.C(II), By-law 438-86**
The minimum required side lot line setback of a semi-detached dwelling is 0.9 m where the side wall contains openings.
The altered semi-detached dwelling will be located 0.32 m from the south side lot line.

17. 776 MARKHAM ST

File Number:	A0043/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):		Ward:	Trinity-Spadina (20)
Agent:		Heritage:	Not Applicable
Property Address:	776 MARKHAM ST	Community:	Toronto
Legal Description:	PLAN 219 PT LOT 173 RP 63R4167 PART 3		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey row house/townhouse by constructing a rear third-storey dormer, rear ground floor deck and a rear shed.

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

- 1. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.5 m.
The height of the rear exterior main wall will be 9.3 m.
- 2. Chapter 10.10.40.60.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (82.8 m²).
The altered dwelling will have a floor space index equal to 0.84 times the area of the lot (116.6 m²).
- 3. Chapter 10.5.60.20.(3)(C)(iii), By-law 569-2013**
The minimum side yard setback for an ancillary building or structure in a rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.
The rear ancillary building will be located 0.15 m from the south side lot line.
- 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 (82.8 m²).
The altered dwelling will have a residential gross floor area equal to 0.84 times the area of the lot (116.6 m²).
- 2. Section 6(3) Part II 8 D, By-law 438-86**
The maximum permitted projection of an uncovered platform into the required setback is 2.5 m from the front or rear wall.
The uncovered rear platform will project 7.18 m from the rear wall.
- 3. Section 4(2)(A), By-law 438-86**
The maximum permitted height is 10.0 m.
The altered dwelling will have a building height of 10.6 m.
- 4. Section 6(3) Part II 7(II), By-law 438-86**
An accessory structure is required to have a minimum setback of 4.5 m to an adjacent residential building.
The rear shed will be located 3.7 m from south adjacent residential building, 774 Markham Street and 4.4 m from the north adjacent residential 778 Markham Street.

18. 114 BERTMOUNT AVE

File Number:	A0045/17TEY	Zoning	R (d0.6)(x809) & R3 Z0.6 (ZZC)
Owner(s):		Ward:	Toronto-Danforth (30)
Agent:		Heritage:	Not Applicable
Property Address:	114 BERTMOUNT AVE	Community:	Toronto
Legal Description:	PLAN 438E PT LOTS 17 & 18		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered semi-detached dwelling will be located 6.21 m from the west rear lot line.
- 2. Chapter 10.10.40.40.(2)(A), By-law 569-2013**
Additions to the rear of a semi-detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (90.28 m²).
The altered semi-detached dwelling will have a floor space index equal to 1.01 times the area of the lot (132.06 m²).
- 1. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered semi-detached dwelling will be located 6.21 m from the west rear lot line.
- 2. Section 6(3) Part VI 1(I), By-law 438-86**
Additions to the rear of a semi-detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (90.28 m²).
The altered semi-detached dwelling will have a gross floor area equal to 1.01 times the area of the lot (132.06 m²).

19. 51 HELENA AVE

File Number:	A0046/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):		Ward:	St. Paul's (21)
Agent:		Heritage:	Not Applicable
Property Address:	51 HELENA AVE	Community:	Toronto
Legal Description:	PLAN M54 LOT 92 PT LOT 93		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0.15 m from the west side lot line.
- 2. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17.0 m.
The altered dwelling will have a depth of 22.50 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 (194.98 m²).
The altered dwelling will have a floor space index equal to 0.87 times the area of the lot (282.08 m²).
- 4. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 9.5 m.
The height of the side exterior main walls facing a side lot line will be 10.07 m.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (194.98 m²).
The altered dwelling will have a floor space index equal to 0.87 times the area of the lot (282.08 m²).
- 2. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of a detached dwelling not exceeding a depth of 17 m is 0.9 m.
The portion of the altered dwelling, not exceeding a depth of 17 m will be located 0.45 m from the west 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 1.22 m portion of the altered dwelling, exceeding the 17.0 m depth, will be located 0.18 m from the west side lot line.

20. 66 VIRGINIA AVE

File Number:	A0047/17TEY	Zoning	RS & R2A (ZZC)
Owner(s):		Ward:	Beaches-East York (31)
Agent:		Heritage:	Not Applicable
Property Address:	66 VIRGINIA AVE	Community:	Toronto
Legal Description:	PLAN 2059 LOT 248 PT 249		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the detached dwelling which was altered by constructing a complete second storey addition, a rear two-storey addition, a rear deck and a new front canopy.

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

- 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 will be 0.39 m to the east lot line.
 - 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 (182.88 m²).
The floor space index will be 0.77 times the area of the lot (188.50 m²).
 - Chapter 10.5.40.60.(7), By-law 569-3013**
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 0.17 m from the east lot line.
The eaves will project 0.18 m from the west lot line.
 - 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 platform will encroach 0.33 m beyond the platform it is covering to the south lot line.
The platform will encroach 0.16 m beyond the platform it is covering to the east lot line.
The platform will encroach 0.14 m beyond the platform it is covering to the west lot line.
The platform will encroach 0.13 m beyond the platform it is covering to the north lot line.
- Section 7.5.3, By-law 6752**
The maximum permitted floor space index is 0.75 times the lot area (182.88 m²).
The floor space index will be 0.77 times the lot area (188.50 m²)
 - Section 7.6.3, By-law 6752**
The minimum required east side yard setback is 0.60m.
The east side yard setback will be 0.39 m.

21. 598 SOUDAN AVE

File Number:	A0048/17TEY	Zoning	R (d0.6)(x930) & R2 Z0.6 (ZZC)
Owner(s):		Ward:	St. Paul's (22)
Agent:		Heritage:	Not Applicable
Property Address:	598 SOUDAN AVE	Community:	Toronto
Legal Description:	PLAN 722 BLK R PT LOT 16		

PURPOSE OF THE APPLICATION:

To alter the approved building permit plans (16 226390 BLD) for a two-storey detached dwelling by constructing a rear second floor addition, a rear deck and a front porch.

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

- 1. 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 front canopy will encroach 0.60 m beyond the platform it is covering.
- 2. Chapter 10.5.40.60.(2)(B)(ii), By-law 569-2013**
A canopy, awning, or similar structure not covering a platform may encroach into a side yard a maximum of 1.5 m if it is no closer to the side lot line than 0.3 m.
In this case, the front canopy will be located 0 m from the east side lot line.
- 3. Chapter 10.10.40.10.(2)(B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.
The height of the side exterior main walls facing a side lot line will be 8.2 m.
- 4. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing the side lot line will be 8.2 m.
- 5. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth for a detached dwelling is 17.0 m.
The altered dwelling will have a depth of 18.26 m.
- 6. Chapter 10.10.40.40(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (156.07 m²).
The altered dwelling will have a floor space index equal to 0.80 times the area of the lot (208.19 m²).
- 7. Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback for a detached dwelling is 0.9 m.
The altered dwelling will be located 0.60 m from the east side lot line.

- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (156.07 m²).
The altered dwelling will have a residential gross floor area equal to 0.80 times the area of the lot (208.19 m²).
- 2. Section 6(3) Part II 3.A(I), By-law 438-86**
The minimum required setback from a flanking street is 4.98 m.
The altered dwelling will be located 0 m from the flanking street, Mann Avenue (measured from the overhang/canopy on the sidewall to the property 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 building exceeding a depth of 17.0 m is 7.5 m.
The altered dwelling will be located 0.6 m from the east side lot line and 0.47 m from the west side lot line.
- 4. Section 6(3) Part II 8 F(III), By-law 438-86**
A roof over a platform or terrace is permitted to project into the required setbacks provided it does not extend beyond the side walls of the building as projected.
In this case, the roof over the front canopy extends beyond the side wall as projected.

22. 201 MARLBOROUGH PL

File Number:	A0049/17TEY	Zoning	R(f5.0; d0.6)(x892) & R2 Z0.6 (ZZC)
Owner(s):		Ward:	Toronto Centre-Rosedale (27)
Agent:		Heritage:	Not Applicable
Property Address:	201 MARLBOROUGH PL	Community:	Toronto
Legal Description:	PLAN 624 PT LOTS 31 & 32		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse/rowhouse by constructing a rear third storey addition with a rear third storey balcony.

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 of a townhouse is 0.6 times the area of the lot (57.35 m²).
The altered townhouse will have a floor space index equal to 1.536 times the area of the lot (146.83 m²).
- 1. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a rowhouse is 0.45 m where the side wall contains no openings.
The altered rowhouse will be located 0.0 m from the east side lot line and 0.0 m from the west side lot line.
- 2. Section 6(3) Part II 8 B, By-law 438-86**
The maximum permitted height of a fence or safety railing which projects into the required setbacks is 2.0 m.
The privacy screen will have a height of 2.46 m.
- 3. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a rowhouse is 0.6 times the area of the lot (57.35 m²).
The altered rowhouse will have a gross floor area equal to 1.536 times the area of the lot (146.83 m²).

23. 95 GLEN ALBERT DR

File Number:	A0050/17TEY	Zoning	RD (f12.0; a370; d0.6) & R1B (ZZC)
Owner(s):		Ward:	Beaches-East York (31)
Agent:		Heritage:	Not Applicable
Property Address:	95 GLEN ALBERT DR	Community:	East York
Legal Description:	PLAN M630 LOT 203		

PURPOSE OF THE APPLICATION:

To construct a rear ground floor deck with a pergola.

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

- 1. Chapter 10.20.40.20.(1)(A), By-law 569-2013**
The maximum permitted building length for a detached dwelling is 17.0 m.
The altered detached dwelling will have a building length of 21.89 m, measured to the end of the pergola.
- 2. Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 19.0 m.
The altered detached dwelling will have a depth of 21.89 m, measured to the end of the pergola.
- 3. Chapter 10.10.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered detached dwelling will be located 0.59 m from the east side lot line.
- 1. Section 7.3.3, By-law 6752**
The maximum permitted building length for a detached dwelling is 16.75 m.
The altered detached dwelling will have a building length of 21.89 m, measured to the end of the pergola.
- 2. Section 7.3.3, By-law 6752**
The minimum required side yard setback is 0.9 m.
The altered detached dwelling will be located 0.59 m from the east side lot line.

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

24. 29 MARLBOROUGH AVE

File Number:	A0052/17TEY	Zoning	
Owner(s):		Ward:	Toronto Centre-Rosedale (27)
Agent:		Heritage:	Not Applicable
Property Address:	29 MARLBOROUGH AVE	Community:	Toronto
Legal Description:	PLAN 309 PT LOT 34 RP 63R-3930 PART 1		

PURPOSE OF THE APPLICATION:

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

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

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 22.5 m including the rear deck.

25. 235 SYMINGTON AVE

File Number:	A0053/17TEY	Zoning	R (d0.6) (x751) H 12.0 & R2 Z0.6 H 12.0 (ZZC)
Owner(s):		Ward:	Davenport (18)
Agent:		Heritage:	Not Applicable
Property Address:	235 SYMINGTON AVE	Community:	Toronto
Legal Description:	PLAN M13 PT LOTS 253 & 254		

PURPOSE OF THE APPLICATION:

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

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

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

Additions to the rear of a semi-detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (94.5 m²).

The altered dwelling will have a floor space index equal to 0.95 times the area of the lot (129.6 m²).

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

Additions to the rear of a semi-detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (94.5 m²).

The altered dwelling will have a gross floor area equal to 0.95 times the area of the lot (129.6 m²).

26. 67 LEROY AVE

File Number:	A0054/17TEY	Zoning	RS(10.5; a325; d0.75)(x312) & R2A (ZZC)
Owner(s):		Ward:	Toronto-Danforth (29)
Agent:		Heritage:	Not Applicable
Property Address:	67 LEROY AVE	Community:	East York
Legal Description:	PLAN 2037 PT LOT 235 PT LOT 236		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the two-unit two-storey detached dwelling with front and rear one-storey additions which were constructed without a building permit.

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

- 1. Chapter 10.5.100.1.(1)(A), By-law 569-2013**
The minimum required driveway width is 2.0 m.
In this case, the driveway width will be 1.27 m.
- 2. Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 3.65 m.
The altered building will be located 2.77 m from the front lot line, measured to the enclosed front porch.
- 3. Chapter 10.40.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The front one-storey addition will be located 0.38 m from the south side lot line.
- 4. Chapter 10.40.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The rear one-storey addition will be located 0.48 m from the south side lot line.
- 5. Chapter 10.40.40.20.(1)(A), By-law 569-2013**
The maximum permitted building length is 17.0 m.
The altered building will have a building length of 19.5 m.
- 6. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (40.8 m²) of the rear yard must be maintained as soft landscaping.
In this case, 9.8% (8.0 m²) of the rear yard will be maintained as soft landscaping.
- 7. 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 additions to the building will alter the front main wall that faces the street.

- 1. Section 5.6 (G), By-law 6752**
A minimum setback of 0.45 m is required from all lot lines
The enclosed front porch will be setback 0.38 m from the north side lot line.
- 2. Section 7.5.3, By-law 6752**
A minimum of one parking space is required to be provided behind the main front wall.
In this case, there will be zero parking spaces provided behind the main front wall.
- 3. Section 7.5.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The altered building will have a building length of 19.50 m.
- 4. Section 7.1.2.(2), By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (81.6 m²).
The altered building will have a lot coverage equal to 44% of the lot area (103 m²).
- 5. Section 7.1.2.(2), By-law 6752**
The minimum required side yard setback is 0.6 m.
The front one-storey addition will be located 0.38 m from the south side lot line.
- 6. Section 7.1.2.(2), By-law 6752**
The minimum required side yard setback is 0.6 m.
The rear one-storey addition will be located 0.48 m from the south side lot line.
- 7. Section 7.1.2.(2), By-law 6752**
The minimum required rear yard setback is 9.0 m.
The altered building will be located 8.39 m from the rear lot line.
- 8. Section 7.1.3.(e), By-law 6752**
One additional Dwelling Unit may be permitted within each One-Family Detached Dwelling, provided there is no addition to, nor substantial alteration to, the exterior appearance of the front of the One-Family Detached Dwelling and, in the case of a corner lot, on the side of the One-Family Detached Dwelling facing a street, as a result of the introduction of a second suite, including but not limited to, a new private entrance in any street facade.
The exterior appearance of the front wall will be substantially alternated.
- 9. Section 5.6.(b)(iii), By-law 6752**
Steps or stairs required for access to the first storey of a building may encroach into any yard, provided the steps or stairs are set back a minimum of 1.5 m from any lot line adjacent to the street.
The front stairs will be located 1.13 m from the front lot line adjacent to a street.

27. 374 O'CONNOR DR

File Number:	A0055/17TEY	Zoning	RD (f12.0, a370, d0.6) & R1B (ZZC)
Owner(s):		Ward:	Toronto-Danforth (29)
Agent:		Heritage:	Not Applicable
Property Address:	374 O'CONNOR DR	Community:	Toronto
Legal Description:	PLAN 2923 PT BLK A		

PURPOSE OF THE APPLICATION:

To construct a new two storey rear addition and a partial second storey addition.

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

- Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.90 m.
The two storey rear addition will have a west side yard setback of 0.85 m.
- Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached house is 17.00 m.
The altered building length will be 18.13 m.
- Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum lot coverage is 35% of the lot area (97.55 m²).
The lot coverage will be 49% of the lot area (136.39 m²).
- Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.60 times the area of the lot (167.23 m²).
The floor space index will be 0.66 times the area of the lot (183.96 m²).
- Section 7.3.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The altered building length will be 18.13 m.
- Section 7.3.3, By-law 6752**
The maximum permitted floor space index is 0.60 times the area of the lot (167.23 m²).
The floor space index will be 0.66 times the area of the lot (183.96 m²).
- Section 7.3.3, By-law 6752**
The maximum permitted lot coverage is 35% of the area of the lot (97.55 m²).
The lot coverage will be 49% of the lot area (136.39 m²).

28. 1112 QUEEN ST W

File Number:	A0056/17TEY	Zoning	MCR T3.0 C1.0 R2.5 (ZZC)
Owner(s):		Ward:	Davenport (18)
Agent:		Heritage:	Not Applicable
Property Address:	1112 QUEEN ST W	Community:	Toronto
Legal Description:	PLAN 531 LOT E		

PURPOSE OF THE APPLICATION:

To legalize and maintain the existing second floor deck connecting the existing three-storey mixed-use building to the rear garage and to convert the existing rear garage into storage space.

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

- 1. Section 4(3)(a)(i), By-law 438-86**
A parking facility having a minimum depth of 6.0 m is required to be provided on the lot.
In this case, a parking facility will not be provided on the lot.
- 2. Section 4(14)(a), By-law 438-86**
The minimum required setback from the centre of a public lane is 3.5 m.
The building or structure will be located 2.69 m from the centre line of the public lane.
- 3. Section 8(3), Part II 4(A), By-law 438-86**
The minimum required set back from a lot in a Residential or Park District is 7.5 m.
The building will be set back 4.52 m from a Residential District.

29. 631 COXWELL AVE

File Number:	A0061/17TEY	Zoning	R (d0.6)(x736) & R2 Z0.6 (ZZC)
Owner(s):		Ward:	Beaches-East York (32)
Agent:		Heritage:	Not Applicable
Property Address:	631 COXWELL AVE	Community:	Toronto
Legal Description:	PLAN 547 EPTBLK A		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear two-storey addition, a rear ground floor deck, a partial enclosure of the front porch, a south side bay window, and a rear basement walkout.

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

1. 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 bay window will be located 0 m from the south side lot line.

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

The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (93.11 m²).

The altered detached dwelling will have a floor space index equal to 0.84 times the area of the lot (130.87 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 (93.11 m²).

The altered detached dwelling will have a gross floor area equal to 0.84 times the area of the lot (130.87 m²).

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

The minimum required setback from a flanking street is 5.21 m.

The altered detached dwelling will be located 0 m from the south flanking street, Earl Haig Avenue.

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

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

The altered detached dwelling will be located 0.33 m from the north side lot line.

30. 11 LOWTHER AVE

File Number:	A0062/17TEY	Zoning	
Owner(s):		Ward:	Trinity-Spadina (20)
Agent:		Heritage:	Designated
Property Address:	11 LOWTHER AVE	Community:	Toronto
Legal Description:	PLAN 371 PT LOT 5		

PURPOSE OF THE APPLICATION:

To alter the existing 2 1/2-storey semi-detached dwelling by constructing a canopy over the existing rear deck.

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

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

A roof over a first floor platform or terrace, which platform or terrace is not more than 1.2 m above grade, attached to the rear wall of a residential building other than an apartment building is permitted a maximum projection of 2.5 m from the wall to which it is attached.

The rear canopy will project 4.76 m from the rear wall of the residential building.

31. 402 ASHDALE AVE

File Number:	A0063/17TEY	Zoning	R & R2 (ZZC)
Owner(s):		Ward:	Toronto-Danforth (30)
Agent:		Heritage:	Not Applicable
Property Address:	402 ASHDALE AVE	Community:	Toronto
Legal Description:	PLAN 1357 PT LOT 62		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 5.15 m.
The altered dwelling will be located 3.59 m from the east 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 project 0.30 m and will be located 0.21 m from the north side lot line.
- Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.65 m from the north side lot line, measured to the front enclosed porch.
- Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 5.15 m.
The altered dwelling will be located 3.59 m from the east front lot line.
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of 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 0.65 m from the north side lot line, measured to the front enclosed porch.

32. 17 ALBEMARLE AVE

File Number:	A0064/17TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (ZZC)
Owner(s):		Ward:	Toronto-Danforth (30)
Agent:		Heritage:	Not Applicable
Property Address:	17 ALBEMARLE AVE	Community:	Toronto
Legal Description:	PLAN 60E W PT LOT 47		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey detached dwelling by constructing a rear three-storey addition, rear ground, second and third floor decks, and a new rear detached garage.

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

- Chapter 10.5.60.40.(4), By-law 569-2013**
The maximum permitted height of the top of an entrance into an ancillary building is 2.5 m above the average elevation of the grade along the entrance of the ancillary building.
The height of the top of the entrance to the rear detached garage is 2.54 m above the average elevation of the grade along the entrance of the ancillary building.
- 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 9.3 m.
- 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 (161.4 m²).
The altered detached dwelling will have a floor space index equal to 0.94 times the area of the lot (254.18 m²).
- Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 1.63 m.
The altered detached dwelling will be located 1.39 m from the front lot line.
- Chapter 10.10.60.20.(1)(A), By-law 569-2013**
The minimum required rear yard setback for an ancillary building or structure is 1.0 m.
The rear detached garage will be located 0.46 m from the rear lot line.
- 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 (161.4 m²).
The altered detached dwelling will have a gross floor area equal to 0.81 times the area of the lot (217.82 m²).

- 2. Section 6(3) Part II 2 (II), By-law 438-86**
The minimum required front yard setback of a building on an inside lot is 1.63 m.
The altered detached dwelling will be located 1.39 m from the front lot line.
- 3. Section 6(3) Part II 3(II), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that contains openings is 1.2 m.
The altered detached dwelling will be located 1.16 m from the side wall of the west adjacent building and 0.8 m from the east adjacent building.
- 4. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of a detached dwelling not exceeding a depth of 17 m is 0.9 m.
The portion of the altered detached dwelling, not exceeding a depth of 17 m will be located 0.57 m from the east side lot line and 0.42 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 2.49 m portion of the altered detached dwelling, exceeding the 17.0 m depth, will be located 0.57 m from the east side lot line and 0.42 m from the west side lot line.
- 6. Section 6(3) Part XI 2, Bylaw 438-86**
An accessory building is not permitted in the rear yard of a residential lot where both the front and rear lots lines adjoin a street and the street adjoining the rear lot line has a width of at least 9.0 m.
The rear detached garage will be located in the rear yard and rear lot line adjoins Sparkhall Avenue which has a width of at least 9.0 m.
- 7. Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10.0 m.
The altered detached dwelling will have a height of 12.65 m.

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

33A. 8 RELMAR RD

File Number:	B0010/17TEY	Zoning	R(u2; d1.0)(x621) & R1S Z1.0 (ZZC)
Owner(s):		Ward:	St. Paul's (21)
Agent:		Heritage:	Not Applicable
Property Address:	8 RELMAR RD	Community:	Toronto
Legal Description:	PLAN M408 PT LOTS 1 6 7		

THE CONSENT REQUESTED:

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

RETAINED - PARTS 1 & 5, Draft R-Plan

Address to be assigned

Parts 1 & 5 have a frontage of 8.38 m and an area of 339.62 m². The existing dwelling will be demolished and a new three-storey semi-detached dwelling will be constructed requiring variances as outlined in Minor Variance application A0057/16TEY.

Part 5 is subject to an existing easement/right-of-way.

CONVEYED – PARTS 2, 3 & 4, Draft R-Plan

Address to be assigned

Parts 2, 3 & 4 have a frontage of 6.25 m and an area of 310.78 m². The existing dwelling will be demolished and a new three-storey semi-detached dwelling will be constructed requiring variances as outlined in Minor Variance application A0058/16TEY.

Parts 3 & 4 are subject to existing easements/rights-of-way.

Applications B0010/17TEY, A0057/17TEY & A0058/17TEY are considered jointly.

33B. 8 RELMAR RD – PARTS 1 & 5

File Number:	A0057/17TEY	Zoning	R(u2; d1.0)(x621) & R1S Z1.0 (ZZC)
Owner(s):		Ward:	St. Paul's (21)
Agent:		Heritage:	Not Applicable
Property Address:	8 RELMAR RD – PARTS 1 & 5	Community:	Toronto
Legal Description:	PLAN M408 PT LOTS 1 6 7		

PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached dwelling on the retained lot described in Consent Application B0010/17TEY.

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

- 1. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (72.69 m²) of the rear yard must be maintained as soft landscaping.
In this case, 13% (18.95 m²) of the rear yard will be maintained as soft landscaping.
- 2. Chapter 10.10.40.10.(1), By-law 569-2013**
The maximum permitted building height is 11.0 m.
The new semi-detached dwelling will have a height of 12.31 m.
- 3. Chapter 10.10.40.10.(2)(B), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.
The height of the side exterior main walls facing a side lot line will be 12.31 m.
- 4. Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted depth of a semi-detached dwelling is 17.0 m.
The new semi-detached dwelling will have a depth of 17.07 m.
- 5. Chapter 200.5.1.10.(3)(D)(ii), By-law 569-2013**
The maximum permitted width of a parking space is 3.2 m.
The parking space will measure 3.81 m in width.
- 1. Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted depth of a semi-detached dwelling is 17.0 m.
The altered detached dwelling will have a depth of 17.09 m.
- 2. Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 11.0 m.
The new semi-detached dwelling will have a height of 12.95 m.

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

A minimum of 75% (29.13 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.

In this case, 47 % (26.06 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

33C. 8 RELMAR RD - PARTS 2, 3 & 4

File Number:	A0058/17TEY	Zoning	R(u2; d1.0)(x621) & R1S Z1.0 (ZZC)
Owner(s):		Ward:	St. Paul's (21)
Agent:		Heritage:	Not Applicable
Property Address:	8 RELMAR RD PARTS 2, 3 & 4	Community:	Toronto
Legal Description:	PLAN M408 PT LOTS 1 6 7		

PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached dwelling on the conveyed lot described in Consent Application B0010/17TEY.

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

- 1. Chapter 900.2.10.(621)(C)(ii), By-law 569-2013**
The minimum required frontage of a lot is 7.5 m.
In this case, the lot will have frontage of 6.25 m.
- 2. Chapter 10.5.50.10.(3), By-law 569-2013**
A minimum of 50% (82.72 m²) of the rear yard must be maintained as soft landscaping.
In this case, 19% (31.92 m²) of the rear yard will be maintained as soft landscaping.
- 3. Chapter 10.10.40.10.(1), By-law 569-2013**
The maximum permitted building height is 11.0 m.
The new semi-detached dwelling will have a height of 12.71 m.
- 4. 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 8.5 m.
The height of the side exterior main walls facing a side lot line will be 12.71 m.
- 5. Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 7.37 m.
The new semi-detached dwelling will be located 6.25 m from the front lot line.
- 6. Chapter 200.5.1.10.(3)(D)(ii), By-law 569-2013**
The maximum permitted width of a parking space is 3.2 m.
The parking space will measure 3.81 m in width.
- 1. Section 6(3) Part II 2 (II), By-law 438-86**
The minimum required front yard setback of a building on an inside lot is 7.37 m.
The new semi-detached dwelling will be located 6.25 m from the front lot line.

2. **Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 11.0 m.
The new semi-detached dwelling will have a height of 13.30 m.

3. **Section 6(3) Part VII 1(I), By-law 438-86**
The minimum required frontage of a lot is 7.5 m.
In this case, the lot will have frontage of 6.25 m.

34A. 70 LOWTHER AVE

File Number:	B0013/17TEY	Zoning	R (d1.0) (x471) & R2 Z1.0 (Waiver)
Owner(s):		Ward:	Trinity-Spadina (20)
Agent:		Heritage:	Not Applicable
Property Address:	70 LOWTHER AVE	Community:	Toronto
Legal Description:	PLAN M6 PT LOTS 93 & 94		

THE CONSENT REQUESTED:

To obtain a consent to sever the property into three lots.

Retained – Part 1, Draft R-Plan

Address to be assigned

The lot frontage is 14.94 m and the lot area is 368.61 m².

A new three-storey detached dwelling will be constructed and requires variances to the Zoning By-law as outlined in application A0091/17TEY.

Conveyed – Part 2, Draft R-Plan

Address to be assigned

The lot frontage is 8.69 m and the lot area is 214.42 m².

A new three-storey semi-detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A0092/17TEY.

Conveyed – Part 3, Draft R-Plan

Address to be assigned

The lot frontage is 8.69 m and the lot area is 214.21 m².

A new three-storey semi-detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A0090/17TEY.

File Numbers B0013/17TEY, A0090/17TEY, A0091/17TEY & A0092/17TEY are considered jointly.

34B. 70 LOWTHER AVE (PART 1)

File Number:	A0091/17TEY	Zoning	R (d1.0) (x471) & R2 Z1.0 (ZZC)
Owner(s):		Ward:	Trinity-Spadina (20)
Agent:		Heritage:	Not Applicable
Property Address:	70 LOWTHER AVE (PART 1)	Community:	Toronto
Legal Description:	PLAN M6 PT LOTS 93 & 94		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage on the retained lot described in Consent Application B0013/17TEY.

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

- 1. Chapter 10.5.80.40.(3)(B), By-law 569-2013**
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
The vehicle access to a parking space will be from a main street.
- 2. Chapter 10.10.40.40(1)(A), By-law 569-2015**
The maximum permitted floor space index is 1.0 times the area of the lot (368.6 m²).
The new detached dwelling will have a floor space index equal to 1.01 times the area of the lot (370.89 m²).
- 3. Chapter 10.5.40.70/(1), By-law 569-2013**
The minimum required front yard setback is 6.12 m.
The new detached dwelling will be located 0.65 m from the front west lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 1.0 times the area of the lot (368.6 m²).
The new detached dwelling will have a floor space index equal to 1.01 times the area of the lot (370.89 m²).
- 2. Section 6(3) Part II 2(III), By-law 438-86**
The minimum required front yard setback shall be equal to the shortest distance by which the front wall of the only adjacent building is setback from its front lot line, which in this case, is 6.12 m.
The new detached dwelling will be located 0.65 m from the front west lot line.
- 3. Section 6(3) Part II 3.A(II), By-law 438-86**
The minimum required setback from a flanking street is 6.0 m.
The new detached dwelling will be located 1.52 m (measured to attached structures without walls) from the flanking street.
- 4. Section 6(3) Part II 8 A, By-law 438-86**
The maximum permitted projection of the eaves or cornices into the required setback is 0.45 m.
The eaves or cornices will project 0.51 m into the north side yard.

5. **Section 6(3) Part II 8 C, By-law 438-86**
The maximum permitted projection of a chimney breast into the required setback is 0.3 m.
The chimney breast will project 0.46 m.
6. **Section 6(3) Part IV 2, By-law 438-86**
A building on a lot that abuts a flanking street or public lane is required to gain its vehicular access from the flanking street or public lane.
The access to the vehicle parking is from the main street.
7. **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.

File Numbers B0013/17TEY, A0090/17TEY, A0091/17TEY & A0092/17TEY are considered jointly.

34C. 70 LOWTHER AVE (PART 2)

File Number:	A0092/17TEY	Zoning	R (d1.0) (x471) & R2 Z1.0 (ZZC)
Owner(s):		Ward:	Trinity-Spadina (20)
Agent:		Heritage:	Not Applicable
Property Address:	70 LOWTHER AVE (PART 2)	Community:	Toronto
Legal Description:	PLAN M6 PT LOTS 93 & 94		

PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached dwelling with an integral garage on the conveyed lot described in Consent Application B0013/17TEY.

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

- 1. Chapter 10.10.40.40(1)(A), By-law 569-2015**
The maximum permitted floor space index is 1.0 times the area of the lot (214.21 m²).
The new semi-detached dwelling will have a floor space index equal to 1.49 times the area of the lot (321.25 m²).
- 2. Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6.12 m.
The new semi-detached dwelling will be located 0.76 m from the front west lot line.
- 3. Chapter 10.10.40.70.(2), By-law 569-2013**
A minimum required rear yard setback is 7.5 m.
The new semi-detached dwelling will be located 7.4 m from the rear east lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 1.0 times the area of the lot (214.21 m²).
The new semi-detached dwelling will have a floor space index equal to 1.49 times the area of the lot (321.25 m²).
- 2. Section 6(3) Part II 2(III), By-law 438-86**
The minimum required front yard setback is 6.12 m.
The new semi-detached dwelling will be located 0.76 m from the front west lot line.
- 3. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The new semi-detached dwelling will be located 7.4 m from the rear east lot line.
- 4. Section 6(3) Part IV 3(II), By-law 438-86**
An integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line is not permitted.
The new semi-detached dwelling will have an integral below grade garage.

File Numbers B0013/17TEY, A0090/17TEY, A0091/17TEY & A0092/17TEY are considered jointly.

34D. 70 LOWTHER AVE (PART 3)

File Number:	A0090/17TEY	Zoning	R (d1.0) (x471) & R2 Z1.0 (ZZC)
Owner(s):		Ward:	Trinity-Spadina (20)
Agent:		Heritage:	Not Applicable
Property Address:	70 LOWTHER AVE (PART 3)	Community:	Toronto
Legal Description:	PLAN M6 PT LOTS 93 & 94		

PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached dwelling with an integral garage on the conveyed lot described in Consent Application B0013/17TEY.

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

- 1. Chapter 10.10.40.40(1)(A), By-law 569-2015**
The maximum permitted floor space index is 1.0 times the area of the lot (214.21 m²).
The new semi-detached dwelling will have a floor space index equal to 1.49 times the area of the lot (321.25 m²).
- 2. Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6.12 m.
The new semi-detached dwelling will be located 0.76 m from the front west lot line.
- 3. Chapter 10.10.40.70.(2), By-law 569-2013**
A minimum required rear yard setback is 7.5 m.
The new semi-detached dwelling will be located 7.4 m from the rear east lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 1.0 times the area of the lot (214.21 m²).
The new semi-detached dwelling will have a floor space index equal to 1.49 times the area of the lot (321.25 m²).
- 2. Section 6(3) Part II 2(III), By-law 438-86**
The minimum required front yard setback is 6.12 m.
The new semi-detached dwelling will be located 0.76 m from the front west lot line.
- 3. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The new semi-detached dwelling will be located 7.4 m from the rear east lot line.
- 4. Section 6(3) Part IV 3(II), By-law 438-86**
An integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line is not permitted.
The new semi-detached dwelling will have an integral below grade garage.

File Numbers B0013/17TEY, A0090/17TEY, A0091/17TEY & A0092/17TEY are considered jointly.

35. 45 DUNFIELD AVE

File Number:	B0012/17TEY	Zoning	R (d2.0) (x689) & R2 Z0.6 (Waiver)
Owner(s):		Ward:	St. Paul's (22)
Agent:		Heritage:	Not Applicable
Property Address:	45 DUNFIELD AVE	Community:	Toronto
Legal Description:	PLAN 653Y BLK E LOTS 16 TO 32 PT LOTS 11 TO 15 RP 66R23094 PARTS 11 TO 15		

THE CONSENT REQUESTED:

To obtain consent to sever to create two lots and various easements/rights-of-way.

Conveyed – Part 1, Draft R-Plan

Address to be assigned

The lot has a frontage of 88.54 m on Dunfield Avenue (at grade), 73.42 m on Lillian Street (at grade) and 91.45 m on Soudan Avenue (at grade) and has a lot area of 7,475 m².

The lot is vacant.

Easements/Rights-of-Way

Part 1 will be subject to easements/rights-of-way in favour of Parts 2, 3 and 4 for the installation, operation, maintenance and repair of utility lines such as storm and sanitary sewers, water and gas mains and telephone lines, for pedestrian and vehicle access and egress over roadways, driveways, aisles, walkways and sidewalks from both Dunfield Avenue and Lillian Street, and for parking.

Conveyed – Parts 2, 3 and 4, Draft R-Plan

45 Dunfield Avenue

The lot has a frontage of 55.82 m on Dunfield Avenue (at grade) and 65.63 m on Lillian Street (at grade), and has a lot area of 5,810 m².

The existing 27-storey residential building will remain.

Easements/Rights-of-Way

Parts 2, 3 and 4 will be subject to easements/rights-of-way in favour of Part 1 for the installation, operation, maintenance and repair of utility lines such as storm and sanitary sewers, water and gas mains and telephone lines, for pedestrian and vehicle access and egress over roadways, driveways, aisles, walkways and sidewalks from both Dunfield Avenue and Lillian Street, and for parking.

Existing easements will remain as described in Instrument No. AT1596964.