

COMMITTEE OF ADJUSTMENT AGENDA TORONTO EAST YORK PANEL

Hearing Date: January 18, 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.	A0677/16TEY	14 WHITEWOOD RD	St. Paul's (22)
2.	A0793/16TEY	313 SALEM AVE	Davenport (18)
3.	A0938/16TEY	299 INDIAN RD	Parkdale-High Park (14)
4.	A0939/16TEY	124 ATLAS AVE	St. Paul's (21)
5.	A0940/16TEY	344 CLINTON ST	Trinity-Spadina (19)
6.	A0941/16TEY	174 BARKER AVE	Beaches-East York (31)
7.	A0942/16TEY	130 OLD FOREST HILL RD	St. Paul's (21)
8.	A0943/16TEY	76 BOUSTEAD AVE	Parkdale-High Park (14)
9.	A0944/16TEY	944-952 QUEEN ST W	Trinity-Spadina (19)
10.	A0945/16TEY	662 QUEEN ST W	Trinity-Spadina (19)
11.	A0947/16TEY	63 STAFFORD ST	Trinity-Spadina (19)
12.	A0948/16TEY	104 PORTLAND ST	Trinity-Spadina (20)
13.	A0949/16TEY	760 A AVENUE RD	St. Paul's (22)
14.	A0955/16TEY	49 GRANDVIEW AVE	Toronto-Danforth (30)
15.	A1136/16TEY	6 FRANK CRES	St. Paul's (21)

RECESS

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

	File Number	Property	Community (Ward)
16.	A0950/16TEY	28 A GIVINS ST	Trinity-Spadina (19)
17.	A0951/16TEY	28 B GIVINS ST	Trinity-Spadina (19)

18.	A0952/16TEY	30 A GIVINS ST	Trinity-Spadina (19)
19.	A0953/16TEY	30 B GIVINS ST	Trinity-Spadina (19)
20.	A0956/16TEY	56 BURNSIDE DR	St. Paul's (21)
21.	A0957/16TEY	62 FERRIER AVE	Toronto-Danforth (29)
22.	A0958/16TEY	357 RONCESVALLES AVE	Parkdale-High Park (14)
23.	A0960/16TEY	106 HILLSDALE AVE E	St. Paul's (22)
24.	A0961/16TEY	7 DELAVAN AVE	St. Paul's (21)
25.	A0962/16TEY	595 BAY ST	Toronto Centre-Rosedale (27)
26.	A0963/16TEY	14 ST JOSEPH ST	Toronto Centre-Rosedale (27)

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

	File Number	Property	Community (Ward)
27.	A0964/16TEY	812 EUCLID AVE	Trinity-Spadina (20)
28.	A0965/16TEY	622 RUSHTON RD	St. Paul's (21)
29.	A0966/16TEY	1985 QUEEN ST E	Beaches-East York (32)
30.	A0967/16TEY	130 FERRIS RD	Beaches-East York (31)
31.	A0968/16TEY	172 WOODFIELD RD	Beaches-East York (32)
32.	A0969/16TEY	210 GLENWOOD CRES	Beaches-East York (31)
33.	A0703/16TEY	93-95 BERKELEY ST & 112, 114, 116, 118, 120, 122 & 124 PARLIAMENT ST	Toronto Centre-Rosedale (28)
34.	A0764/16TEY	175 BELLEFAIR AVE	Beaches-East York (32)
35.	A0970/16TEY	405 DUNDAS ST W	Trinity-Spadina (20)
36.	A0971/16TEY	26 CASSELS AVE	Beaches-East York (32)

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

	File Number	Property	Community (Ward)
37A	B0070/16TEY	394 O'CONNOR DR	Toronto-Danforth (29)
37B	A0995/16TEY	PART 1	
37C	A0996/16TEY	PART 2	
38.	B0077/16TEY	207 & 209 GERRARD ST E	Toronto Centre-Rosedale (28)
39A	B0078/16TEY	211 GERRARD ST E	Toronto Centre-Rosedale
39B	A1100/16TEY	211 GERRARD ST E -PART 1	(28)
39C	A1101/16TEY	209 GERRARD ST E -PART 2	

3. OTHER BUSINESS

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

1. 14 WHITEWOOD RD

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

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building or structure is 9.0 m.
The new two-storey detached dwelling will have a building height of 10.05 m.
- 2. Chapter 10.10.40.10.(2)(A)(i), (ii) & B(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.5 m.
The height of the front exterior main walls is 9.5 m.

The maximum permitted height of all rear exterior main walls is 7.5 m.
The height of the rear exterior main wall will be 9.84 m.

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 8.34 m.
- 3. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.68 m.
The new two-storey detached dwelling will be located 4.11 m from the east front lot line.
- 4. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth is 17.0 m.
The new two-storey detached dwelling will have a building depth of 17.41 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 (221.74 m²).
The new two-storey detached dwelling will have a floor space index equal to 0.77 times the area of the lot (284.64 m²).
- 6. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (22.63 m²), of the front yard shall be maintained as soft landscaping.
In this case, 55% (16.72 m²), of the front yard will be maintained as soft landscaping.

- 1. Section 4(2), By-law 438-86**
The maximum permitted building height is 9.0 m.
The new two-storey detached dwelling will have a building height of 9.66 m.
- 2. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (221.71 m²).
The new two-storey detached dwelling will have a floor space index equal to 0.77 times the area of the lot (284.64 m²).
- 3. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback for a building on the inside lot is 4.68 m.
The new two-storey detached dwelling will be located 4.11 m from the east front lot line.
- 4. Section 6(3) Part II 3(I), By-law 438-86**
The minimum required setback to the side wall of an adjacent building that contains no openings is 0.9 m.
The new two-storey detached dwelling will be located 0.57 m from the side wall of the south adjacent building, 10 Whitewood Road, which contains no openings.
- 5. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the dwelling exceeding a building depth of 17.0 m is 7.5 m.
The portion of the new two-storey detached dwelling exceeding a building depth of 17.0 m will be located 0.91 m from the north side lot line.
- 6. Section 6(3) Part III 3(C), By-law 438-86**
A minimum of 75% (22.63 m²), of the front yard shall be maintained as soft landscaping.
In this case, 16.72% (5.91 m²), of the front yard will be maintained as soft landscaping.
- 7. Section 6(3) Part II 8 D(I), By-law 438-86**
The maximum permitted height of an uncovered platform which projects into the required setback is 1.2 m above grade.
The new rear deck will be 2.2 m above grade.

2. 313 SALEM AVE

File Number:	A0793/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	Davenport (18)
		Heritage:	Not Applicable
Property Address:	313 SALEM AVE	Community:	Toronto
Legal Description:	P622 BLK T L18 PT L19 PT		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by replacing the existing rear one-storey addition with a rear two-storey addition and by constructing a front basement walkout, a secondary suite, and a rear two-storey detached garage.

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 semi-detached dwelling is 0.6 times the area of the lot (138.8 m²).
The altered semi-detached dwelling will have a floor space index equal to 0.78 times the area of the lot (179.69 m²).
- 2. Chapter 10.5.60.40.(2)(B), By-law 569-2013**
The maximum permitted height of an ancillary building is 4.0 m.
The rear detached garage will have a height of 5.62 m.
- 3. Chapter 10.5.60.40.(3), By-law 569-2103**
An ancillary building or structure is permitted a maximum height of one storey.
The rear detached garage will have a height of two storeys.
- 4. Chapter 10.5.60.50.(2)(B), By-law 569-2103**
The maximum permitted total floor area of all ancillary buildings or structure on the lot is 40.0 m².
The rear detached garage will have a floor area of 52.45 m².
- 5. Chapter 10.5.60.20.(3)(C)(iii), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure located in the rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.
The rear detached garage will be located 0.14 m from the south side lot line.
- 6. 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 and the front basement walkout will alter a main wall that faces the street.
- 1. Section 6(2) 1(iii)A, By-law 438-86**
A converted dwelling is permitted, provided there is no exterior alteration or addition to the front main wall of the dwelling.
In this case, the addition and the front basement walkout will alter the front main wall of the dwelling
- 2. 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 (138.80 m²).

The altered semi-detached dwelling will have a gross floor area equal to 0.78 times the area of the lot (179.69 m²).

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

The maximum permitted height of an ancillary building is 4 m.

The rear detached garage will have a height of 5.62 m.

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

The minimum required setback of an accessory structure to all lot lines is 3.0 m.

The rear detached garage will be located 1 m from the north side lot line and 0.14 m from the south side lot line.

5. 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 (11.56 m²).

The rear detached garage will have a gross floor area equal to 23% of the lot area (52.45 m²).

3. 299 INDIAN RD

File Number:	A0938/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
		Ward:	Parkdale-High Park (14)
Property Address:	299 INDIAN RD	Heritage:	Not Applicable
Legal Description:	PLAN 922 PT LOT 27	Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by constructing: a rear one-storey addition, a rear second-storey deck and a new rear ground 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 (275.52 m²).

The altered detached house will have a floor space index equal to 0.89 times the area of the lot (354.26 m²).

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

A minimum of 50% (95.76 m²) of the rear yard shall be maintained as soft landscaping.

In this case, 41% (78.76 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 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 (275.52 m²).

The altered detached house will have a residential gross floor area equal to 0.89 times the area of the lot (354.26 m²).

4. 124 ATLAS AVE

File Number:	A0939/16TEY	Zoning	RM (f12.0; u2; d0.8)(x252) & R2 (ZZC)
Property Address:	124 ATLAS AVE	Ward:	St. Paul's (21)
Legal Description:	PLAN 2258 N PT LOT 20	Heritage:	Not Applicable
		Community:	York

PURPOSE OF THE APPLICATION:

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

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

1. Chapter 10.80.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index of a semi-detached dwelling is 0.8 times the area of the lot (119 m²).

The altered dwelling will have a floor space index equal to 0.92 times the area of the lot (138 m²).

1. Section 3(a), By-law 3623-97

The maximum permitted floor space index of a semi-detached dwelling is 0.8 times the area of the lot (119 m²).

The altered dwelling will have a floor space index equal to 0.92 times the area of the lot (138 m²).

2. Section 3(a), By-law 3623-97

The minimum required side yard setback is 1.2 m.

The altered dwelling will be located 0.39 m from the north side lot line, and 0.0 m from the south side lot line.

5. 344 CLINTON ST

File Number:	A0940/16TEY	Zoning	R (d0.6)(x735) & R2 Z0.6 (ZZC)
Property Address:	344 CLINTON ST	Ward:	Trinity-Spadina (19)
Legal Description:	PLAN 75 PT LOT 22	Heritage:	Not Applicable
		Community:	Toronto

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:

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 (101.28 m²).

The altered semi-detached dwelling will have a floor space index equal to 0.86 times the area of the lot (125.85 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 (101.28 m²).

The altered semi-detached dwelling will have a gross floor area equal to 0.86 times the area of the lot (125.85 m²).

6. 174 BARKER AVE

File Number:	A0941/16TEY	Zoning	RD (f6/0; a185; d0.75) & R1C(ZZC)
Property Address:	174 BARKER AVE	Ward:	Beaches-East York (31)
Legal Description:	PLAN 1875 LOT 92	Heritage:	Not Applicable
		Community:	East York

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (81.05 m²).
The lot coverage will be equal to 45.6% of the lot area (105.64 m²).
- Chapter 10.20.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.
The height of the west side exterior main walls facing a side lot line will be 7.45 m.
- Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The front stairs will be located 0.0 m from the south front lot line.
- Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (12.17 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 37.1% (6.02 m²) of the required front yard landscaped open space will be in the form of soft landscaping.
- Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (68.55 m²) of the rear yard must be maintained as soft landscaping.
In this case, 43.4% (59.5 m²) of the rear yard will be maintained as soft landscaping.
- Section 7.4.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (81.05 m²).
The lot coverage will be equal to 39.4% of the lot area (91.15 m²).

- 2. Section 7.1.6, By-law 6752**
A minimum of 75% (12.17 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 37.1% (6.02 m²) of the required front yard landscaped open space will be in the form of soft landscaping.
- 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 are set back a minimum of 1.5 m from any lot line adjacent to the street.
The front stairs will be located 0.0 m from the south front lot line adjacent to a street.
- 4. Section 5.6.(b)(ii), By-law 6752**
Platforms are permitted to project a maximum of 3.6 m beyond a main rear wall of a building.
The rear ground floor deck will project 3.8 m beyond the main rear wall of the building.

7. 130 OLD FOREST HILL RD

File Number:	A0942/16TEY	Zoning	R (d2.0)(x543) & R2 Z2.0 (BLD)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	130 OLD FOREST HILL RD	Community:	Toronto
Legal Description:	PLAN M504 LOTS 13 & 14 PLAN M201 PT BLK C		

PURPOSE OF THE APPLICATION:

To alter the existing six-storey residential apartment building by converting a portion of a balcony on the sixth floor into additional living space.

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 2.0 times the area of the lot (4040 m²).
The altered six-storey apartment building will have a floor space index equal to 2.547 times the area of the lot (5145 m²).
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 2.0 times the area of the lot (4040 m²).
The altered six-storey apartment building will have a residential gross floor area equal to 2.547 times the area of the lot (5145 m²).
- 2. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered building will be located 2.1 m from the rear south lot line.
- 3. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a building is 14.0 m.
The altered building will have a depth of 50.6 m.

8. 76 BOUSTEAD AVE

File Number:	A0943/16TEY	Zoning	R(d0.6)(x290) & R2 Z0.6 (ZZC)
Property Address:	76 BOUSTEAD AVE	Ward:	Parkdale-High Park (14)
Legal Description:	PLAN 367 PT LOT 18	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

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

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 0.60 m.
The rear deck stairs will be located 0.45 m from the east side lot line.
- 1. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.
The altered dwelling will be located 0.00 m from the east side lot line.
- 2. Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted depth of a semi-detached dwelling is 17.00 m.
The altered dwelling will have a depth of 19.38 m.

9. 944-952 QUEEN ST W

File Number:	A0944/16TEY	Zoning	MCR T3.0 C1.0 R2.5 (ZZC)
		Ward:	Trinity-Spadina (19)
Property Address:	944-952 QUEEN ST W	Heritage:	Not Applicable
Legal Description:	CON 1 FB PT PARK LOT 24	Community:	Toronto

PURPOSE OF THE APPLICATION:

To construct a restaurant with a patio in the east building.

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

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

On any lot that abuts a lot in an R district or that is separated from a lot in an R district by a distance of less than 10 metres, no person shall use for the purposes of a patio any portion of the lot located between the rear wall of a building containing a restaurant and the rear lot line.

In this case, a patio will be located behind the rear wall of the building containing a restaurant.

10. 662 QUEEN ST W

File Number:	A0945/16TEY	Zoning	CR 3.0 (c1.5; r2.5) SS2 (x1581) H 16.0 PA 4 & MCR T3.0 C1.5 R2.5
Property Address:	662 QUEEN ST W	Ward:	Trinity-Spadina (19)
Legal Description:	PLAN D115 PT LOT 25	Heritage:	Designated
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To alter the existing four-storey mixed-use building containing ground floor retail by constructing a one-storey rear addition to facilitate a retail store.

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

- Chapter 40.10.40.70(2)(ii), By-law 569-2013**
Where the rear lot line abuts a lane, the building must be setback at least 7.5 m from the lot line of the lot abutting the lane on the opposite side of the lane.
In this case, the addition will be setback 3.277 m from the lot line of the lot abutting the lane on the opposite side of the lane.
- Chapter 200.5.10.1, 200.5.10.11(1) & 200.20.10(1) By-law 569-2013**
The minimum required number of parking spaces is two.
In this case, no parking will be provided on the lot.
- Chapter 40.5.40.70.(1)(B), By-law 569-2013**
A building or structure must be no closer than 3.5 m from the original centerline of a lane if the lot abutting the other side of the lane is in the Residential Zone category.
In this case, the altered building will be located 1.63 m from the original centerline of a lane.
- Section 4(4)(b) & 4(9)(a)(v), By-law 438-86**
The minimum required number of parking spaces is two.
In this case, no parking will be provided on the lot.
- 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 building will be located 3.27 m from a lot in a residential or park district.
- Section 4(14), By-law 438-86**
The minimum required setback from the centre line of a public lane is 3.5 m.
The altered building will be setback 1.63 m from the centre line of the public lane.

11. 63 STAFFORD ST

File Number:	A0947/16TEY	Zoning	R(d1.0) (x704) & R3 Z1.0 (PPR)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	63 STAFFORD ST	Community:	Toronto
Legal Description:	ORDNANCE RESERVE PT LOT 16 WITH ROW		

PURPOSE OF THE APPLICATION:

To construct a new rear ground floor addition, a new full third floor addition and to carry out interior alterations to all floors.

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

- Chapter 10.10.40.30.(1) By-law 569-2013**
The maximum permitted building depth for a townhouse is 14.00 m.
The building depth will be 15.22 m.
- Chapter 10.10.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 1.00 times the area of the lot (118.98 m²).
The floor space index will be 1.39 times the area of the lot (165.55 m²).
- Section 6(3) Part II 3.C(I), By-law 438-86**
A row house in an R3 district is required to have a minimum side lot line setback of 0.45 m where the side wall contains no openings.
The rear ground floor addition will have a side lot line setback of 0.00 m on the north side.
- Section 6(3) Part II 3.C(I), By-law 569-2013**
A row house in an R3 district is required to have a side lot line setback of 0.45 m where the side wall contains no openings.
The third storey addition will have a side lot line setback of 0.00 m on the north side and 0.00 m on the south side.
- Section 6(3) Part II 3.C(I), By-law 438-86**
A row house in an R3 district is required to have a side lot line setback of 0.45 m where the side wall contains no openings.
The rear third floor roof deck will have a side lot line setback of 0.00 m on the north side.
- Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.00 m.
The building depth will be 15.22 m.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 1.00 times the area of the lot (118.98 m²).
The residential gross floor area of the building will be 1.39 times the area of the lot (165.55 m²).

12. 104 PORTLAND ST

File Number:	A0948/16TEY	Zoning	CRE (x77) (Waiver)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	104 PORTLAND ST	Community:	Toronto
Legal Description:	MIL RESERVE SECTION G PT LOT 7		

PURPOSE OF THE APPLICATION:

To convert the existing three-storey residential building into a two-storey restaurant by constructing a rear two-storey addition and outdoor patios at the front and rear and to demolish the existing third-storey.

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

Chapter 50.10.40.80.(3), By-law 569-2013

The required minimum above-ground distance between windows and another main wall without windows or a lot line that does not abut a street or park is 7.5 metres.

The distance between the new windows and the north side lot line will be 0.0 m.

13. 760 A AVENUE RD

File Number:	A0949/16TEY	Zoning	R (d1.0) & R2 Z1.0 (WAIVER)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	760 A AVENUE RD	Community:	Toronto
Legal Description:	PLAN 2232 PT LOT 50 AND CON 3 FTB PT LOT 22 RP 66R23783 PARTS 2 TO 4 AND 6		

PURPOSE OF THE APPLICATION:

To maintain the existing rear deck.

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 0.6 m.

The rear platform will encroach 3.7 m into the required rear yard setback.

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

An uncovered platform is permitted to project a maximum of 2.5 m from the front or rear wall.

The uncovered platform projects 3.7 m from the rear wall.

14. 49 GRANDVIEW AVE

File Number:	A0955/16TEY	Zoning	R (d0.60)(x736) & R2 Z0.60 (ZZC)
		Ward:	Toronto-Danforth (30)
		Heritage:	Not Applicable
Property Address:	49 GRANDVIEW AVE	Community:	Toronto
Legal Description:	PLAN 60E PT LOT 24		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.50.(2), By-law 569-2013**
The minimum required side yard setback for a platform without main walls, attached to or less than 0.3 m from a building is 0.45 m.
The rear ground floor deck will be located 0.0 m from the west side lot line.
- 2. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The rear deck stairs will be located 0.0 m from the west side lot line.
- 3. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (24.0 m²) of the required front yard landscaping shall be in the form of soft landscaping.
In this case, 40% (12.80 m²) of the required front yard landscaping will be in the form of soft landscaping.
- 4. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (63.55 m²) of the rear yard must be maintained as soft landscaping.
In this case, 25.6% (32.6 m²) of the rear yard will be maintained as soft landscaping.
- 5. Chapter 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted total floor area of all ancillary buildings or structure on the lot is 40.0 m².
The rear detached garage will have a floor area of 40.95 m².
- 6. Chapter 10.5.100.1.(2)(B), By-law 569-2013**
The maximum permitted driveway width is 5.49 m.
In this case, the driveway width will be 6.5 m.
- 7. 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 9.83 m.

- 8. 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 (167.24 m²).
The altered dwelling will have a floor space index equal to 0.87 times the area of the lot (242.0 m²).
- 9. 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 0.83 m from the east side lot line.
- 10. 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 2.1 m if it is no closer to a side lot line than the required side yard setback.
The front platform will encroach 3.07 m into the required front yard setback.
- 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 (167.24 m²).
The altered dwelling will have a gross floor area equal to 0.87 times the area of the lot (242.0 m²).
- 2. 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, and the minimum required setback from the side wall of an adjacent building that contains openings is 1.2 m.
The altered dwelling will be located 0.87 m from the side wall of the west adjacent building, 47 Grandview 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 dwelling will be located 0.0 m from the west side lot line, measured to the rear ground floor deck.
- 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 detached dwelling, not exceeding a depth of 17 m will be located 0.83 m from the east side lot line.
- 5. Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10 m.
The altered dwelling will have a height of 10.09 m, measured to the top of the skylight.
- 6. Section 6(3) Part III 3(d)(i), By-law 438-86**
A minimum of 75% (24 m²) of the required front yard landscaping shall be in the form of soft landscaping.
In this case, 40 % (12.80 m²) of the required front yard landscaping will be in the form of soft landscaping.

7. Section 6(3) Part IV 4(b), By-law 438-86

The maximum width of a driveway, located between the front lot line, as projected to the side lot lines, and any wall facing the front lot line is 5.49 m.

In this case, the driveway width will be 6.5 m.

15. 6 FRANK CRES

File Number:	A1136/16TEY	Zoning	RD (f12.0; d0.35) & R1 Z0.35 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	6 FRANK CRES	Community:	Toronto
Legal Description:	PLAN D1366 S PT LOT 75 LOT 74		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 10.0 m.
The altered detached dwelling will have a building height of 10.14 m.
- 2. 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 (315.5 m²).
The altered detached dwelling will have a floor space index equal to 0.54 times the area of the lot (484.5 m²).
- 3. Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform located at or above the second storey of a dwelling is 4.0 m².
The area of the rear platform at the second storey will be 7.17 m².
- 4. Chapter 10.5.100.1.(1)(C), By-law 569-2013**
The maximum permitted driveway width is 3.2 m.
In this case, the driveway width will be 6.34 m.
- 1. Section 4(2), By-law 438-86**
The maximum permitted building height is 10 m.
The altered detached house will have a height of 10.14 m.
- 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 (315.5 m²).
The altered detached dwelling will have a residential gross floor area equal to 0.54 times the area of the lot (484.5 m²).

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

16. 28 A GIVINS ST

File Number:	A0950/16TEY	Zoning	R (d1.0) (x806) & R4 Z1.0 (BLD)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	28 A GIVINS ST	Community:	Toronto
Legal Description:	YORK CON 1 FTB PT PARK LOT 24 RP 66R25639 PARTS 10 TO 12		

PURPOSE OF THE APPLICATION:

To construct a rooftop deck above the existing one-storey rear garage.

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.
In this case, the rear yard setback will be 6.99 m.
- 2. Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback for a townhouse is 0.45 m.
The north side yard setback will be 0.0 m.
- 3. Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback for a townhouse is 0.45 m.
The south side yard setback will be 0.27 m.
- 4. Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 14.0 m.
The altered dwelling will have a building depth equal to 25.16 m.
- 5. Chapter 10.5.50.10.(3), By-law 569-2013**
A minimum of 25% of the required rear yard landscaping must be soft landscaping (23.61 m²).
In this case, the rear yard soft landscaping area will be equal to 7% (6.51 m²).
- 1. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
In this case, the rear yard setback will be 6.99 m.
- 2. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side yard setback where the side wall contains no openings is 0.45 m.
The north side yard setback will be 0.0 m.

- 3. Section 6(3) part II 3.C(I), By-law 438-86**
The minimum required side yard setback where the side wall contains no openings is 0.45 m.
The south side yard setback will be 0.27 m.

- 4. 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 25.16 m.

17. 28 B GIVINS ST

File Number:	A0951/16TEY	Zoning	R (d1.0) (x806) & R4 Z1.0 (BLD)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	28 B GIVINS ST	Community:	Toronto
Legal Description:	YORK CON 1 FTB PT PARK LOT 24 RP 66R25639 PARTS 7 TO 9		

PURPOSE OF THE APPLICATION:

To construct a rooftop deck above the existing one-storey rear garage.

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

- Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
In this case, the rear yard setback will be 6.98 m.
 - Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback for a townhouse is 0.45 m.
The north side yard setback will be 0.0 m.
 - Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback for a townhouse is 0.45 m.
The south side yard setback will be 0.0 m.
 - Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 14.0 m.
The altered dwelling will have a building depth equal to 25.21 m.
 - Chapter 10.10.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 1.0 times the area of the lot (152.83 m²).
The altered dwelling will have a floor space index equal to 1.22 times the area of the lot (186.94 m²).
 - Chapter 10.5.50.10.(3), By-law 569-2013**
A minimum of 25% of the required rear yard landscaping must be soft landscaping (19.06 m²).
In this case, the rear yard soft landscaping area will be equal to 6% (4.38 m²).
- Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
In this case, the rear yard setback will be 6.98 m.
 - Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side yard setback where the side wall contains no openings is 0.45 m.
The north side yard setback will be 0.0 m.

- 3. Section 6(3) part II 3.C(I), By-law 438-86**
The minimum required side yard setback where the side wall contains no openings is 0.45 m.
The south side yard setback will be 0.0 m.
- 4. 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 25.21 m.
- 5. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 1.0 times the area of the lot (152.83 m²).
The altered dwelling will have a gross floor equal to 1.22 times the area of the lot (186.94 m²).
- 6. 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 (45.85 m²).
In this case, the landscaped open space area will be equal to 26% of the area of the lot (39.59 m²).

18. 30 A GIVINS ST

File Number:	A0952/16TEY	Zoning	R (d1.0) (x806) & R4 Z1.0 (BLD)
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	30 A GIVINS ST	Community:	Toronto
Legal Description:	YORK CON 1 FTB PT PARK LOT 24 RP 66R25639 PARTS 4 TO 6		

PURPOSE OF THE APPLICATION:

To construct a rooftop deck above the existing one-storey rear garage.

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.
In this case, the rear yard setback will be 7.05 m.
 - 2. Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback for a townhouse is 0.45 m.
The north side yard setback will be 0.0 m.
 - 3. Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback for a townhouse is 0.45 m.
The south side yard setback will be 0.0 m.
 - 4. Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 14.0 m.
The altered dwelling will have a building depth equal to 25.23 m.
 - 5. Chapter 10.10.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 1.0 times the area of the lot (152.63 m²).
The altered dwelling will have a floor space index equal to 1.11 times the area of the lot (169.56 m²).
 - 6. Chapter 10.5.50.10.(3), By-law 569-2013**
A minimum of 25% of the required rear yard landscaping must be soft landscaping (19.06 m²).
In this case, the rear yard soft landscaping area will be equal to 3% (2.10 m²).
- 1. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
In this case, the rear yard setback will be 7.05 m.
 - 2. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side yard setback where the side wall contains no openings is 0.45 m.
The north side yard setback will be 0.0 m.

- 3. Section 6(3) part II 3.C(I), By-law 438-86**
The minimum required side yard setback where the side wall contains no openings is 0.45 m.
The south side yard setback will be 0.0 m.
- 4. 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 25.23 m.
- 5. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 1.0 times the area of the lot (152.63 m²).
The altered dwelling will have a gross floor equal to 1.11 times the area of the lot (169.56 m²).
- 6. 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 (45.79 m²).
In this case, the landscaped open space area will be equal to 26% of the area of the lot (39.36 m²).

19. 30 B GIVINS ST

File Number:	A0953/16TEY	Zoning	R (d1.0) (x806) & R4 Z1.0
		Ward:	Trinity-Spadina (19)
		Heritage:	Not Applicable
Property Address:	30 B GIVINS ST	Community:	Toronto
Legal Description:	YORK CON 1 FTB PT PARK LOT 24 RP 66R25639 PARTS 1 TO 3		

PURPOSE OF THE APPLICATION:

To construct a rooftop deck above the existing one-storey rear garage.

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

- Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
In this case, the rear yard setback will be 7.06 m.
- Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback for a townhouse is 0.45 m.
The south side yard setback will be 0.0 m.
- Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 14.0 m.
The altered dwelling will have a building depth equal to 25.26 m.
- Chapter 10.10.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 1.0 times the area of the lot (172.39 m²).
The altered dwelling will have a floor space index equal to 1.04 times the area of the lot (178.46 m²).
- Chapter 10.5.50.10.(3), By-law 569-2013**
A minimum of 25% of the required rear yard landscaping must be soft landscaping (21.54 m²).
In this case, the rear yard soft landscaping area will be equal to 14% (12.32 m²).
- Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
In this case, the rear yard setback will be 7.06 m.
- Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side yard setback where the side wall contains no openings is 0.45 m.
The south side yard setback will be 0.0 m.
- 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 25.26 m.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 1.0 times the area of the lot (172.39 m²).
The altered dwelling will have a gross floor equal to 1.04 times the area of the lot (178.46 m²).

20. 56 BURNSIDE DR

File Number:	A0956/16TEY	Zoning	RD (0.35) & R1 Z0.35 (ZZC)
Property Address:	56 BURNSIDE DR	Ward:	St. Paul's (21)
Legal Description:	PLAN D1427 PT LOTS 35 & 36	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To construct a front yard parking space.

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

- 1. Chapter 10.5.80.10.(3), By-law 569-2013**
A parking space is not permitted to be located in a front yard or side yard abutting a street.
In this case, the parking spot is located in the front yard.
- 2. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (19.86 m²), of the front yard landscaping is required to be soft landscaping.
In this case, 46% (12.12 m²) of the front yard will be maintained as soft landscaping.
- 1. Section 6(3) Part IV 1(E), By-law 438-86**
A parking space is not permitted to be located on the portion of the lot between the front lot line and the front wall of the building.
In this case, the parking spot is located in the front yard.

21. 62 FERRIER AVE

File Number:	A0957/16TEY	Zoning	R(d0.6)(x312) & R2 Z0.6 (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	62 FERRIER AVE	Community:	Toronto
Legal Description:	PLAN 1410 LOT 91		

PURPOSE OF THE APPLICATION:

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

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

- 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 8.88 m.
- Chapter 10.10.40.10.(7), By-law 569-2013**
Floor levels within an addition, extension or enlargement to the rear of a residential building may not be higher than the uppermost floor level in the existing building.
The floor level of the rear three-storey addition will be higher than the uppermost floor level of the existing building.
- Chapter 10.10.40.40.(2)(A), By-law 569-2013**
Additions to the rear of a detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (160.25 m²).
The altered dwelling will have a floor space index equal to 0.79 times the area of the lot (183.82 m²).
- Chapter 10.10.40.40.(2)(B), By-law 569-2013**
The minimum required side yard setback is 2.28 m.
The altered dwelling will be located 1.0 m from the south side lot line.
- Section 6(3) Part VI 1(I), By-law 438-86**
Additions to the rear of a detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (160.25 m²).
The altered dwelling will have a gross floor area equal to 0.79 times the area of the lot (183.82 m²).
- Section 6(3) Part VI 1(II), By-law 438-86**
Additions to the rear of a detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided no floor level of an addition is higher than the uppermost floor level in the existing building.
The floor level of the rear three-storey addition will be higher than the uppermost floor level of the existing building.
- Section 6(3) Part VI 1(IV), By-law 438-86**

Additions to the rear of a detached dwelling erected before October 15, 1953, or to a converted house are permitted provided no part of the addition is located closer to the side lot line than 2.28 m. The rear three-storey addition will be located 1.0 m from the south side lot line.

22. 357 RONCESVALLES AVE

File Number:	A0958/16TEY	Zoning	CR2.5(c1.0; r2.0) SS2 (x1554) PA4 & MCR T2.5 C1.0 R2.0 (ZZC)
Property Address:	357 RONCESVALLES AVE	Ward:	Parkdale-High Park (14)
Legal Description:	PLAN 729 PT LOT 16	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To continue to operate the outdoor patio at the rear of the existing ground floor restaurant, that was legalized by way of Decision Number A0820/12TEY, and permitted to operate as part of the restaurant for a term of 4 years, expiring on November 30, 2016.

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

1. Section 40.10.20.100.(21)(D), By-law 569-2013

An outdoor patio must be set back at least 30.0 m from a lot in the Residential Zone category or Residential Apartment Zone category.

The rear restaurant patio will be located 5.64 from a lot in the Residential Zone category.

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

A minimum of one parking space is required to be provided for the existing dwelling unit.

In this case, zero parking spaces will be provided.

1. Section 8(2) 7(a)(i), By-Law 438-86

A patio may be provided in connection with a permitted restaurant use provided that the subject lot does not abut a lot in an "R" district or the separation distance to a lot in an R District is greater than 10 m.

In this case, the rear restaurant patio will be on a lot that is separated from a lot in an R District by a public lane having an approximate width of 5.0 m.

2. Section 4(3)(a), By-law 438-86

An on-site parking facility is required to be maintained having a minimum depth of 6.0 m and having a minimum width equal to the width of the lot.

In this case, no parking facility will be provided.

23. 106 HILLSDALE AVE E

File Number:	A0960/16TEY	Zoning	R (d0.6)(x931) & R2 Z0.6 (ZZC)
		Ward:	St. Paul's (22)
		Heritage:	Not Applicable
Property Address:	106 HILLSDALE AVE E	Community:	Toronto
Legal Description:	PLAN 866 PT LOTS 38 & 40		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with a rear basement walkout and a rear ground floor deck. Decision A0059/08TEY permitted the construction of a two-storey detached dwelling with an integral garage and a rear ground floor deck.

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

- 1. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 9 m.
The new detached dwelling will have a height of 10.03 m.
- 2. Chapter 10.10.40.10.(2)(A)(i)(ii), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7 m.
The height of the front and rear exterior main walls will be 9.67 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 m.
The height of the side exterior main walls facing a side lot line will be 7.62 m.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (220.40 m²).
The new detached dwelling will have a floor space index equal to 0.723 times the area of the lot (265.42 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 (220.40 m²).
The new detached dwelling will have a gross floor area equal to 0.723 times the area of the lot (265.42 m²).
- 2. Section 6(3) Part II 8 D, By-law 438-86**
The projection of an uncovered platform into the required setbacks is restricted to a maximum of 2.50 m from the front or rear wall.
The rear ground floor deck will project 2.95 m from the rear wall.

24. 7 DELAVAN AVE

File Number:	A0961/16TEY	Zoning	RD (f12.0;d0.65)(x1321) & R1 Z0.35 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	7 DELAVAN AVE	Community:	Toronto
Legal Description:	PLAN M408 LOT 57		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted length of a detached dwelling is 17 m.
The new detached dwelling will have a length of 18.97 m.
 - Chapter 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The new detached dwelling will be located 0.94 m from the west side lot line.
 - Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (156.6 m²) of the rear yard must be maintained as soft landscaping.
In this case, 40.3% (126.3 m²) of the rear yard has been maintained as soft landscaping.
 - Chapter 10.5.60.20.(2)(B), By-law 569-2013**
If an ancillary building or structure is located on a lot with a lot depth greater than 45 m, and its height is greater than 2.5 m or its floor area, including areas for the purpose of parking, is greater than 10 m², the minimum rear yard setback for the ancillary building or structure is equal to half the height of the building or structure. The minimum required rear yard setback is 2 m.
The rear shed will be located 0.74 m from the south rear lot line.
 - 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 stairs will be 2.9 m wide.
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.
The portion of the new detached dwelling exceeding the 17.0 m depth will be located 1.98 m from the west side lot line.
 - 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 shed will be located 0.74 m from the south rear lot line and 0.53 m from the west side lot line.

25. 595 BAY ST

File Number:	A0962/16TEY	Zoning	CR 7.8 (c2.0; r7.8)(SS1)(x2192) & CR T7.8 C2.0 R7.8 (BLD)
		Ward:	Toronto Centre-Rosedale (27)
		Heritage:	Not Applicable
Property Address:	595 BAY ST	Community:	Toronto
Legal Description:	PLAN 243 LOTS 1 TO 11 PT LOT 12 PLAN 2A LOTS 4 24 TO 34 PT LOT 23 RP 63R14021 PARTS 1 TO 11 RP 66R17427 PART 1		

PURPOSE OF THE APPLICATION:

To construct an accessible ramp on the south side of the existing commercial building (Atrium on Bay).

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

- 1. Section 8(3), Part XI 2(iii), By-law 438-86**
All exterior commercial entrance doors shall be directly accessible from the sidewalk by a level surface or a ramp having a slope not greater than 1 in 25 (4%).
In this case, the entrance is accessible by a ramp having a slope of 1 in 5.634 (17.75%).
- 2. Section 10 (a)(iii), By-law 522-79**
No building or structure shall be erected or used above grade on the lot unless such building or structure is set back at least 2.4 m from the Dundas Street lot line.
In this case, the platform is set back 0.08 m from the Dundas Street lot line.

26. 14 ST JOSEPH ST

File Number:	A0963/16TEY	Zoning	R(d1.0) (x872) & R3 Z1.0 (ZZC)
Property Address:	14 ST JOSEPH ST	Ward:	Toronto Centre-Rosedale (27)
Legal Description:	PLAN D3 PT LOTS 16 & 17	Heritage:	Designated
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To effect a change of use in the building as follows: by completing interior renovation work to convert an existing hair salon space to an office space at the basement, ground and second floor levels. Additionally, interior renovations will be completed to the third floor residential apartment which is currently an existing use.

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

Chapter 10.10.20.10.(1), By-law 569-2013

Lists the uses permitted on lands zoned R(d1.0) (x872) Residential.
An office is not a permitted use on the subject land.

Section 6(1)(a), By-law 438-86

Lists the uses permitted on lands zoned R3 Z1.0 Residential.
An office is not a permitted use on the subject land.

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

27. 812 EUCLID AVE

File Number:	A0964/16TEY	Zoning	R (d0.6) (BLD)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	812 EUCLID AVE	Community:	Toronto
Legal Description:	PLAN 219 PT LOT 214		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse/row house by constructing a front porch and a basement walk out.

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

- 1. Chapter 10.5.40.60.(1)(A)(i), By-law 569-2013**
A platform without main walls attached to or less than 0.3 m from a building may encroach into the required front yard setback 1.62 m, if it is no closer to a side lot line than the required side yard setback. The front porch will project 1.97 m into the front yard setback.
- 2. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing access to a building may be no closer than 0.6 m to a lot line. The front porch stairs will be located 0.51 m from the east front lot line.
- 3. Chapter 10.5.50.10.(1)(A), By-law 569-2013**
A minimum of 100% (13.14 m²) of the front yard excluding a permitted driveway is required to be soft landscaping.
In this case, 24.20% (3.18 m²), of the front yard will be maintained as soft landscaping.
- 4. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (9.85 m²) of the front yard landscaping shall be maintained as soft landscaping. In this 20.32% (2.67 m²), of the front yard landscaping will be maintained as soft landscaping.

28. 622 RUSHTON RD

File Number:	A0965/16TEY	Zoning	RD & R1 (ZZC)
		Ward:	St. Paul's (21)
		Heritage:	Not Applicable
Property Address:	622 RUSHTON RD	Community:	York
Legal Description:	PLAN 1741 N PT LOT 134 PT BLK E WITH ROW		

PURPOSE OF THE APPLICATION:

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

REQUESTED PERMISSION:

The property has lawful-nonconforming status under the Planning Act, as it was developed as the site of a semi-detached dwelling prior to the passing of the Zoning By-law, which does not permit the said use in RD and R1 Zones. Any change of use, alterations or additions to the building requires the permission of the Committee of Adjustment.

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

- 1. Chapter 10.20.20.10.(1), By-law 569-2013**
A dwelling unit in a semi-detached house is not permitted in the Residential Zone.
In this case, the legal-nonconforming dwelling unit is in a semi-detached house.
- 2. Chapter 10.20.20.40.(1), By-law 569-2013**
A dwelling unit is only permitted in a detached house.
In this case, the dwelling unit is located in a semi-detached house.
- 3. Chapter 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered semi-detached dwelling will be located 1 m from the east side lot line and 0.02 m from the west side lot line.
- 1. Section 7.2.(a), By-law 1-83**
No person shall, within any R1 Zone, use any land or erect or use any building or structure except for one or more of the purposes listed under Section 7.2. A semi-detached house is not a permitted use in the R1 Zone.
In this case, the house is a semi-detached house.
- 2. Section 7.3.(a), By-law 1-83**
The minimum required side yard setback is 1.2 m.
The altered semi-detached dwelling will be located 1 m from the east side lot line and 0.02 m from the west side lot line.

29. 1985 QUEEN ST E

File Number:	A0966/16TEY	Zoning	MCR T2.0 C1.0 R2.0/12m (ZZC)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	1985 QUEEN ST E	Community:	Toronto
Legal Description:	PLAN 90Y PT LOT U		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey mixed-use building by constructing a rear second floor deck.

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

Section 8(3) Part II 4(A), By-law 438-86

The minimum required setback from a lot in a residential or park district is 7.5 m.

In this case, the altered building will be located 3.51 m from the residential lot to the rear.

30. 130 FERRIS RD

File Number:	A0967/16TEY	Zoning	RD(f12.0;a370;d0.60) & R1B (ZZC)
Property Address:	130 FERRIS RD	Ward:	Beaches-East York (31)
Legal Description:	PLAN M598 LOT 23	Heritage:	Not Applicable
		Community:	East York

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The altered detached dwelling will have a height of 9.54 m.
 - 2. Chapter 10.20.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.
The height of the side exterior main walls facing a side lot line will be 9.39 m.
 - 3. Chapter 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.75 m.
The altered detached dwelling will be located 3.96 m from the south front lot line.
 - 4. Chapter 10.20.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered detached dwelling will be located 0.54 m from the east side lot line.
 - 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 east side lot line.
-
- 1. Section 7.3.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The altered detached dwelling will have a height of 9.54 m.
 - 2. Section 7.3.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The altered detached dwelling will be located 3.96 m from the south front lot
 - 3. Section 7.3.3, By-law 6752**
The minimum required side yard setback is 0.9 m.
The altered detached dwelling will be located 0.54 m from the east side lot line.

31. 172 WOODFIELD RD

File Number:	A0968/16TEY	Zoning	R(d0.60) & R2 Z0.60 (BLD)
		Ward:	Beaches-East York (32)
Property Address:	172 WOODFIELD RD	Heritage:	Not Applicable
Legal Description:	PLAN 1332 PT LOT 72	Community:	Toronto

PURPOSE OF THE APPLICATION:

To legalize and to maintain a rear ground floor deck with a pergola covered hot tub.

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

Chapter 10.5.60.20.(9)(A)(i), By-law 569-2013

The minimum required side yard setback for a swimming pool or other ancillary structure used to hold water is 1.2 m.

The rear deck with hot tub will be located 0.22 m from the north side lot line.

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

Additions to the rear of a detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the depth of the residential building including the addition or additions does not exceed 17.0 m.

The altered dwelling will have a depth of 21.84 m.

32. 210 GLENWOOD CRES

File Number:	A0969/16TEY	Zoning	RD(fl2.0, a370, d0.6) & R1B (ZZC)
		Ward:	Beaches-East York (31)
		Heritage:	Not Applicable
Property Address:	210 GLENWOOD CRES	Community:	Toronto
Legal Description:	PLAN M569 LOT 51		

PURPOSE OF THE APPLICATION:

To construct a new rear deck and a second storey addition.

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

- Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted height for a detached house with a flat roof construction is 7.2 m
The altered dwelling will have a flat roof and will have a height of 8.68 m.
- 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 0.3 m from the west side lot line.
- Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The eaves of the altered dwelling will be located 0.0 m from the west lot line.
- Section 7.3.3, By-law 6752**
The maximum permitted building height is 8.5m.
The altered building will have a height of 8.68 m.
- Section 7.3.3, By-law 6752**
The minimum required west side yard setback is 0.45m.
The altered dwelling will be located 0.3 m from the west side lot line.

33. 93-95 BERKELEY ST & 112-124 PARLIAMENT ST

File Number:	A0703/16TEY	Zoning	CRE (x1) Site Specific By-laws 819-2015 & 820-2015 & CRE(x57) (ZZC)
		Ward:	Toronto Centre-Rosedale (28)
		Heritage:	Designated
Property Address:	93-95 BERKELEY ST & 112, 114, 116, 118, 120, 122 & 124 PARLIAMENT ST	Community:	Toronto
Legal Description:	PLAN 7A LOT 24 PT LOTS 17 AND 18 PLAN D136 LOT 5 PT LOTS 6 AND 7 PLAN 189E LOTS 1 TO 4 AND RP 63R2841 PART 1		

PURPOSE OF THE APPLICATION:

To alter the 21-storey mixed-use development, approved under Site Specific Zoning By-laws 819-2015 and 820-2015, by increasing the building height and gross floor areas; decreasing the amount of indoor and outdoor amenity space; and altering the building tower setbacks.

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

- 1. Chapter 900.12.10 CRE(1)(B), By-law 569-2013**
The maximum permitted gross floor area on the lots is 20,680 m².
In this case, the gross floor area of the building will be 22,693 m².
- 2. Chapter 900.12.10 10 CRE(1)(B)(i), By-law 569-2013**
The maximum permitted residential gross floor area is 19,630 m².
In this case, the residential gross floor area will be 21,750 m².
- 3. Chapter 900.12.10 CRE(1)(C), By-law 569-2013**
The whole of the building must be located within the area delineated by heavy lines on Diagram 2.
Decision A1014/15TEY permitted the building to be located within the area delineated by heavy lines on Revised Diagram 2.
In this case, parts of the building located below grade and a portion of the roof level west of the mechanical penthouse will be located as delineated by heavy lines on the attached revised Diagram 2.
- 4. Chapter 900.12.10 10 CRE(1)(E), By-law 569-2013**
The maximum number of storeys in a building must not exceed the number following symbol ST on Diagram 2.
Decision A1014/15TEY permitted the number of storeys as shown on Revised Diagram 2.
In this case, the height of the tower portion of the building will not exceed the number following symbol ST on the attached revised Diagram 2.

5. **Chapter 900.12.10 10 CRE(1)(D), By-law 569-2013**
 The maximum height of a building or structure is measured from the Canadian Geodetic Datum elevation of 82.11 metres and must not exceed the height in metres specified by the numbers following the symbol HT on Diagram 2.
 Decision A1014/15TEY permitted building heights as shown on Revised Diagram 2.
 In this case, the height of the tower portion of the building will be specified in metres by the number following the symbol HT on the attached revised Diagram 2.
6. **Chapter 900.12.10 CRE(1)(H)(i) & (ii), By-law 569-2013**
 The minimum indoor amenity space provided on the lot shall be 2.3 m² per dwelling unit (752.1 m²) and the minimum outdoor amenity space provided on the lot shall be 1.25 m² per dwelling unit (408.75 m²).
 In this case, the indoor amenity space will be 668.83 m² and the outdoor amenity space will be 363.75 m².
7. **Chapter 600.10.10(1)(A)(iii), By-law 569-2013**
 Every tower must be set back at least 12.5 m from a lot line having no abutting street or lane.
 In the case, the tower floors will be setback 0.5 m from the north lot line, 2.5 m from the south lot line and 6.6 m from the west lot line not abutting a street.
1. **Section 2(c), Site Specific By-law 819-2015**
 The maximum permitted gross floor area on the lot is 20,050 m².
 In this case, the gross floor area of the building will be 23,564 m².
2. **Section 2(c)(i), Site Specific By-law 819-2015**
 The maximum permitted residential gross floor area is 21,020 m².
 In this case, the residential gross floor area will be 22,534 m².
3. **Section 2(d), Site Specific By-law 819-2015**
 The minimum yard setbacks for all buildings and structures shall be as set out on Map 2.
 Decision A1014/15TEY permitted building and structure setbacks as specified on Revised Map 2.
 In this case, the west parking access will be setback 0.475 m from the west lot line, the building adjacent to the parking access will be 3.3 m from the north lot line as shown on the attached revised Map 2.
4. **Section 2(e), Site Specific By-law 819-2015**
 The heights of the building shall not exceed the height in metres and the number of storeys specified on Map 2.
 Decision A1014/15TEY permitted the building heights and number of storeys as shown on Revised Map 2.
 In this case, the maximum building height and number of storeys will be specified on the attached revised Map 2.
5. **Section 2(h), Site Specific By-law 819-2015**
 Indoor amenity space shall be provided at the rate of 2.3 m² per dwelling unit (752.1 m²) and outdoor amenity space at the rate 1.25 m² per dwelling unit (408.75 m²).
 In this case, the indoor amenity space will be 668.83 m² and the outdoor amenity space will be 363.75 m².
6. **Section 12(2) 380(1)(c), By-law 438-86**
 The setbacks for towers higher than 24 m is 12.5 m from a lot line having no abutting street.
 In this case, the tower floors will be setback 0.5 m from the north lot line, 2.5 m from the south lot line and 6.6 m from the west lot line not abutting a street.

34. 175 BELLEFAIR AVE

File Number:	A0764/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZPR)
		Ward:	Beaches-East York (32)
		Heritage:	Not Applicable
Property Address:	175 BELLEFAIR AVE	Community:	Toronto
Legal Description:	PLAN M232 PT LOT 12		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling.

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

- 1. Chapter 200.5.1.10.(2), By-law 569-2013**
A parking space is required the minimum interior dimensions of 3.2m by 5.6 m.
The parking space will be 2.85 m by 5.5 m.
- 2. Chapter 10.10.40.10.(2)(A) & (B), by-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.5 m.
The height of the front exterior main walls will be 9.1 m.

The maximum permitted height of all rear exterior main walls is 7.5 m.
The height of the rear exterior main walls will be 9.1 m.

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 9.1 m.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (141.6 m²).
The new detached dwelling will have a floor space index equal to 0.98 times the area of the lot (232.21 m²).
- 4. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 9.36 m.
The new detached dwelling will be located 7.86 m west front lot line.
- 5. Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.81 m from the south side lot line.
- 6. Chapter 10.5.40.60.(1)(C)(ii), 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 than 0.9 m to a side lot line.
The rear deck will be located 0.754 m from the north side lot line.

7. **Chapter 10.5.100.1.(1)(C)(iii), By-law 569-2013**
The maximum permitted width of the driveway is 2.85 m.
The new driveway width will be 3.05 m wide.

1. **Section 4.17(a), By-law 438-86**
A parking space is required the minimum interior dimensions of 3.2m by 5.6 m.
The parking space will be 2.85 m by 5.5 m.

2. **Section 6(3) Part IV 4(a), By-law 438-86**
The maximum permitted width of the driveway is 2.85 m.
The new driveway will be 3.05 m wide.

3. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (141.6 m²).
The new detached dwelling will have a residential gross floor area equal to 0.98 times the area of the lot (232.21 m²).

4. **Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback for a building on an inside lot is 9.36 m.
The new detached dwelling will be located 7.86 m west front 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 dwelling not exceeding a building depth of 17.0 m is 0.9 m, where the side wall contains openings.
The new detached dwelling will be located 0.747 m from the north side lot line and 0.81 m from the south side lot line, where the side wall contains openings.

35. 405 DUNDAS ST W

File Number:	A0970/16TEY	Zoning	CR 3.0 (c2.5, r1.5) SS2 & MCR T3.0 C2.5 R1.5 (ZZC)
		Ward:	Trinity-Spadina (20)
		Heritage:	Not Applicable
Property Address:	405 DUNDAS ST W	Community:	Toronto
Legal Description:	PLAN D116 PT LOT 5		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey mixed-use building by converting the second floor into four new dwelling units.

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

- 1. Chapter 200.5.10.1.(1), By-law 569-2013**
For the four new dwelling units, a minimum of two additional parking spaces are required to be provided on the lot.
In this case, there will be no additional parking spaces provided on the lot.
- 2. Chapter 230.5.10.1.(5)(A), By-law 569-2013**
For the four new dwelling units, a minimum of 0.9 long-term bicycle parking space per dwelling unit and 0.1 short-term bicycle parking spaces per dwelling unit are required to be provided on the lot.
In this case, no additional bicycle spaces will be provided on the lot.
- 3. Chapter 40.5.1.10(3)(A)(ii), By-law 569-2013**
The maximum permitted residential floor space index is 1.5 times the area of the lot (494.76 m²).
The altered building will have a residential floor space index equal to 1.67 times the area of the lot (551.61 m²).
- 1. Section 8(3) Part I 3(A), By-law 438-86**
The maximum permitted residential gross floor area is 1.5 times the area of the lot (494.76 m²).
The altered building will have a residential gross floor area equal to 1.67 times the area of the lot (551.61 m²).
- 2. Section 4(5)(B), By-law 438-86**
For the four new dwelling units, a minimum of four additional parking spaces are required to be provided on the lot.
In this case, there will be no additional parking spaces provided on the lot.

36. 26 CASSELS AVE

File Number:	A0971/16TEY	Zoning	R (f7.5; d0.6) (x750) & R2 Z0.6 (ZZC)
Property Address:	26 CASSELS AVE	Ward:	Beaches-East York (32)
Legal Description:	PLAN 1430 LOT 55	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.60.(1)(B), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach 1.5 m into the required front yard setback.
In this case, the front second storey platform (porch) will encroach 1.91 m into the required front yard setback.
- 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.
In this case, the eaves will be located 0.11 m from the east side lot line.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (153.3 m²).
The altered dwelling will have a floor space index equal to 0.95 times the area of the lot (243.79 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 (153.3 m²).
The altered dwelling will have a gross floor area equal to 0.95 times the area of the lot (243.79 m²).
- 2. Section 6(3) Part II 8D(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.
In this case, the height of the front platform will be 2.38 m above grade.

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

37A. 394 O'CONNOR DR

File Number:	B0070/16TEY	Zoning	RD (f12.0; a370; d0.6) & R1B (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	394 O'CONNOR DR	Community:	East York
Legal Description:	PLAN 2932 PT BLK A		

THE CONSENT REQUESTED:

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

Conveyed – Part 1, Draft R-Plan

Address to be assigned

The lot frontage is 6.825 m and the lot area is 208.02 m².

A new two-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in Minor Variance Application A0995/16TEY.

Retained – Part 2, Draft R-Plan

Address to be assigned

The lot frontage is 8.925 m and the lot area is 277.94 m².

A new two-storey detached dwelling will be constructed and requires variances to the Zoning By-law as outlined in Minor Variance Application A0996/16TEY.

Applications B0070/16TEY, B0078/16TEY, A0995/16TEY and A0996/16TEY will be considered together.

37B. 394 O'CONNOR DR (PART 1)

File Number:	A0995/16TEY	Zoning	RD (f12.0; a370; d0.6) & R1B (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	394 O'CONNOR DR (PART 1)	Community:	East York
Legal Description:	PLAN 2932 PT BLK A		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage as described in Consent Application B0070/16TEY.

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

- 1. Chapter 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 370 m².
The area of the conveyed lot will be 208.02 m².
- 2. Chapter 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 12 m
The lot frontage of the conveyed lot will be 6.825m.
- 3. Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the area of the lot (72.81 m²).
The lot coverage will be equal to 47% of the area of the lot (98.06 m²).
- 4. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new detached dwelling will have a building length of 19.43 m.
- 5. Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth for a detached dwelling is 19.0 m.
The new detached dwelling will have a depth of 19.43 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 (124.81 m²).
The new two-storey detached dwelling will have a floor space index equal to 0.80 times the area of the lot (166.64 m²) (balconies included as they are more than 50% enclosed).
- 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 dwelling is 4.0 m².
In this case, the front second floor balcony will have an area of 5.6 m², and the rear second floor balcony will have an area of 4.88 m².

8. **Chapter 10.20.40.70.(2)(B), By-law 569-2013**
A minimum required rear yard setback is 7.62 m.
The detached dwelling will be located 6.5 m from the rear lot line.
9. **Chapter 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m
The new detached dwelling will be located 0.9 m from the west side lot line and 0.6 m from the east side lot line.
1. **Chapter 7.3.3, By-law 6752**
The minimum required lot frontage is 12 m
The lot frontage of the retained lot will be 6.825m.
2. **Section 7.3.3, By-law 6752**
The minimum required lot area is 370.0 m².
The area of the conveyed lot will be 208.02 m².
3. **Section 7.3.3, By-law 6752**
The minimum required front yard setback is 6 m.
The new detached dwelling will be located 4.56 m from the front lot line.
4. **Section 7.3.3, By-law 6752**
The minimum required east side yard setback is 0.9 m.
The new detached dwelling will be located 0.6 m from the east side lot line.
5. **Section 7.3.3, By-law 6752**
The maximum permitted lot coverage is 35% of the area of the lot (72.81 m²).
The new detached dwelling will have a lot coverage of 47% of the area of the lot (98.06 m²).
6. **Section 7.3.3, By-law 6752**
The maximum permitted floor space index is 0.6 times the area of the lot (124.81 m²).
The new detached two-storey dwelling will have a floor space index equal to 0.75 times the area of the lot (156.21 m²).
7. **Section 7.3.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The new detached dwelling will have a building length of 18.36 m.

Applications B0070/16TEY, B0078/16TEY, A0995/16TEY and A0996/16TEY will be considered together.

37C. 394 O'CONNOR DR (PART 2)

File Number:	A0996/16TEY	Zoning	RD (f12.0; a370; d0.6) & R1B (ZZC)
		Ward:	Toronto-Danforth (29)
		Heritage:	Not Applicable
Property Address:	394 O'CONNOR DR (PART 2)	Community:	East York
Legal Description:	PLAN 2932 PT BLK A		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling as described in Consent Application B0070/16TEY.

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

- Chapter 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 370 m².
The area of the retained lot will be 277.94 m².
- Chapter 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 12 m
The lot frontage of the retained lot will be 8.925 m.
- Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new detached dwelling will have a building length of 19.43 m.
- Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth for a detached dwelling is 19.0 m.
The new detached dwelling will have a depth of 19.43 m.
- 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 (166.76 m²).
The new two-storey detached dwelling will have a floor space index equal to 0.67 times the area of the lot (186.86 m²).
- 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 4.0 m².
In this case, the front second floor platform will have an area of 5.56 m², and the rear second floor platform will have an area of 4.88 m².
- Chapter 10.20.40.70.(2)(B), By-law 569-2013**
A minimum required rear yard setback is 7.68 m.
The detached dwelling will be located 6.5 m from the rear lot line.
- Chapter 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m
The new detached dwelling will be located 0.6 m from the west side lot line.

9. **Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
In this case, the east side stairs will be located 0.5 m from the east lot line.
1. **Section 5.6, By-law 6752**
Steps or stairs required for access to the first storey of a permitted building may encroach into any yard, provided the steps or stairs are set back a minimum of 1.5 m from any lot line adjacent to the street.
In this case, the stairs will be located 0.5 m from the east lot line adjacent Airley Crescent.
2. **Chapter 7.3.3, By-law 6752**
The minimum required lot frontage is 12 m
The lot frontage of the retained lot will be 8.925 m.
3. **Section 7.3.3, By-law 6752**
The minimum required lot area is 370.0 m².
The area of the conveyed lot will be 277.94 m².
4. **Section 7.3.3, By-law 6752**
The minimum required front yard setback is 6 m.
The new detached dwelling will be located 4.56 m from the front lot line.
5. **Section 7.3.3, By-law 6752**
The minimum required west side yard setback is 0.9 m.
The new detached dwelling will be located 0.6 m from the west side lot line.
6. **Section 7.3.3, By-law 6752**
The maximum permitted lot coverage is 35% of the area of the lot (97.28 m²).
The new detached dwelling will have a lot coverage of 37% of the area of the lot (101.9 m²).
7. **Section 7.3.3, By-law 6752**
The maximum permitted floor space index is 0.6 times the area of the lot (166.76 m²).
The new detached two-storey dwelling will have a floor space index equal to 0.63 times the area of the lot (176.43 m²).
8. **Section 7.3.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The new detached dwelling will have a building length of 18.36 m.

Applications B0070/16TEY, B0078/16TEY, A0995/16TEY and A0996/16TEY will be considered together.

38. 207 & 209 GERRARD ST E

File Number:	B0077/16TEY	Zoning	CR 1.5 (c1.0; r1.0) SS2 (x1906) & MCR T1.5 C1.0 R1.0 (ZPR)
		Ward:	Toronto Centre-Rosedale (28)
		Heritage:	Listed
Property Address:	207 & 209 GERRARD ST E	Community:	Toronto
Legal Description:	PLAN 216 PT LOT 9		

THE CONSENT REQUESTED:

To obtain consent for the technical severance of the property for the purpose of re-establishing the two lots which merged on title.

Conveyed- Part 9, Draft R-Plan

207 Gerrard Street East

Part 9 has a lot frontage of 7.62 m and a lot area of 246.88 m². The existing building will be maintained.

Retained- Part 8, Draft R-Plan

209 Gerrard Street East

Part 8 has a lot frontage of 7.62 m and a lot area of 246.88 m². The existing building will be maintained.

Applications B0077/16TEY, B0078/16TEY, A1100/16TEY and A1101/16TEY will be considered together.

39A. 211 GERRARD ST E

File Number:	B0078/16TEY	Zoning	CR 1.5 (c1.0;r1.0) SS2 (x1906) & MCR T1.5 C1.0 R1.0 (ZPR)
		Ward:	Toronto Centre-Rosedale (28)
Property Address:	211 GERRARD ST E	Heritage:	Not Applicable
Legal Description:	PLAN 216 LOT 7	Community:	Toronto

THE CONSENT REQUESTED:

To consent to sever a portion of the land for a lot addition for the purpose of correcting a building encroachment.

Lot Addition- Parts 6 & 7, Draft R-Plan

To be added to 209 Gerrard Street East

Parts 6 & 7 have a lot frontage of 0.35 m and a lot area of 11.34 m² and will be added to the holdings of the west abutting property, known municipally as 209 Gerrard Street East, being Part 8 on the Draft Reference Plan.

Retained- Parts 1, 2, 3, 4 & 5, Draft R-Plan

Parts 1, 2, 3, 4 & 5 will have a lot frontage of 7.62 m and a lot area 246.88 m². The existing mixed-use building will be maintained on the reduced lot and will require variances to the Zoning By-law as outlined in Application Number A1100/16TEY.

Applications B0077/16TEY, B0078/16TEY, A1100/16TEY and A1101/16TEY will be considered together.

39B. 211 GERRARD ST E

File Number: A1100/16TEY

Zoning CR 1.5 (c1.0;r1.0) SS2 (x1906)
& MCR T1.5 C1.0 R1.0 (ZPR)

Ward: Toronto Centre-Rosedale (28)

Heritage: Not Applicable

Property Address: **211 GERRARD ST E**

Community: Toronto

Legal Description: PLAN 216 LOT 7

PURPOSE OF THE APPLICATION:

To maintain the existing building on the reduced lot.

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

Chapter 40.10.20.30.20.(1), By-law 569-2013

The minimum required lot frontage is 9.0 m.

The lot frontage will be 7.27 m.

39C. 209 GERRARD ST E

File Number:	A1101/16TEY	Zoning	CR 1.5 (c1.0;r1.0) SS2 (x1906) & MCR T1.5 C1.0 R1.0 (ZPR)
Property Address:	209 GERRARD ST E	Ward:	Toronto Centre-Rosedale (28)
Legal Description:	PLAN 216 LOT 8	Heritage:	Not Applicable
		Community:	Toronto

PURPOSE OF THE APPLICATION:

To maintain the existing mixed-use building on the conveyed lot described in Consent Application Number B0077/16TEY and expanded by way of the lot addition outlined in Consent Application B0078/16TEY.

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

- 1. Chapter 40.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted residential gross floor area is 1.0 times the area of the lot (264.06 m²).
The existing building has a residential gross floor area equal to 1.01 times the area of the lot (267.51 m²).
- 2. Chapter 200.5.1.10(2)(B)(ii), By-law 569-2013**
An obstructed parking space is required a minimum width of 3.2 m.
In this case, one of the parking spaces will have a width of 3.2 m and one parking space will have a width of 2.55 m.
- 1. Section 4(14)(a)(ii), By-law 438-86**
A building or structure is required a minimum setback of 3.5 m from the centre line of a public lane.
The existing building is located 2.48 m from the centre line of the public lane.
- 2. Section 8(3) Part I 3(a), By-law 438-86**
The maximum permitted residential gross floor area is 1.0 times the area of the lot (264.06 m²).
The existing building has a residential gross floor area equal to 1.01 times the area of the lot (267.51 m²).
- 3. Section 4(17)(b), By-law 438-86**
An obstructed parking space is required a minimum width of 3.3 m.
In this case, one of the parking spaces will have a width of 3.2 m and one parking space will have a width of 2.55 m.