

## COMMITTEE OF ADJUSTMENT AGENDA TORONTO EAST YORK PANEL

**Hearing Date:** September 27, 2017

**Time:** 9:00 a.m.

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

### 1. OPENING REMARKS

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

### 2. DEPUTATION ITEMS

**The following applications will be heard at 9:00 a.m. or shortly thereafter:**

	<b>File Number</b>	<b>Owner</b>	<b>Property</b>	<b>Community (Ward)</b>
1.	A0564/17TEY	NHAT HUNG PHAN	665 SHAW ST	Trinity-Spadina (19)
2.	A0568/17TEY	GOJKO UZELAC	52 HIGH PARK BLVD	Parkdale-High Park (14)
3.	A0569/17TEY	JENNIFER RIVKIN	676 MERTON ST	St. Paul's (22)
4.	A0570/17TEY	KAREN BECKER ELLIOT FEDER	110 WHITMORE AVE	St. Paul's (21)
5.	A0572/17TEY	LINDA ANNE FUERTH JONATHAN FUERTH	79 LYND AVE	Parkdale-High Park (14)
6.	A0574/17TEY	ZHENGLIANG HU	38 TORRENS AVE	Toronto-Danforth (29)
7.	A0576/17TEY	PATRICK EDWARD FORD KATHARINE MARION ALLAN	143 GALLEY AVE	Parkdale-High Park (14)
8.	A0577/17TEY	JOSEPHINE BATTAGLIA	444 MARKHAM ST	Trinity-Spadina (19)
9.	A0581/17TEY	EDMOND DANO LAURA LOLI-DANO	212 GLENWOOD CRES	Beaches-East York (31)

10.	A0583/17TEY	KAREN LYNN WONG THOMAS AQUINAS MILWAY	167 PICKERING ST	Beaches-East York (32)
11.	A0585/17TEY	ELLIE LORRAINNE COUPERTHWAITE DUSTIN JAMES COUPERTHWAITE	5 MINTO ST	Beaches-East York (32)
12.	A0586/17TEY	DANIELLE ROMANOWSKY GRAEME MCDONALD	10 ETHELWIN AVE	Beaches-East York (32)
13.	A0590/17TEY	MARIA KOSTADINOVA KAMEN KOSTADINOV	1490 DUPONT ST	Davenport (18)
14.	A0593/17TEY	LORI HURST DUNCAN ANDERSON	9 HOGARTH AVE	Toronto-Danforth (30)
15.	A0594/17TEY	ANITA JOSHI	65 RIVERDALE AVE	Toronto-Danforth (30)
16.	A0595/17TEY	DANA LORI LEVITT	226 LISGAR ST	Davenport (18)
17.	A0597/17TEY	HASEEB MUSHTAQ	370 DUNDAS ST E	Toronto Centre-Rosedale (28)
18.	A0598/17TEY	LEISHA EARLE	183 BOULTON AVE	Toronto-Danforth (30)
19.	A0602/17TEY	AMY MARGARET WIGDOR DANIEL JOHN WIGDOR	216 WRIGHT AVE	Parkdale-High Park (14)
20.	A0611/17TEY	SHELLEY PATRICIA LOWRY DANE ERIC LOWRY	39 WILLOW AVE	Beaches-East York (32)
21.	A0612/17TEY	CAROLINE DONNI MARIO MOREIRA	436 PERTH AVE	Davenport (18)
22.	A0617/17TEY	NASER AVDULLAHI HOLLY ROCKBRUNE	59 WROXETER AVE	Toronto-Danforth (30)
23.	A0621/17TEY	QUEEN SIMCOE INC.	219 QUEEN ST W	Trinity-Spadina (20)
24.	A0622/17TEY	RANDY BOYD STEUART	26 ULSTER ST	Trinity-Spadina (20)
25.	A0624/17TEY	LAURA DOWNEY KEVIN DOWNEY	210 ALBANY AVE	Trinity-Spadina (20)

### 3. OTHER BUSINESS

**The following applications will be heard at 9:00 a.m. or shortly thereafter:**

**1. 665 SHAW ST**

File Number:	A0564/17TEY	Zoning	R (d0.6)9x735) & R2 Z0.6 (ZZC)
Owner(s):	NHAT HUNG PHAN	Ward:	Trinity-Spadina (19)
Agent:	MAX MERCHASIN	Heritage:	Not Applicable
Property Address:	<b>665 SHAW ST</b>	Community:	Toronto
Legal Description:	PLAN 430 BLK C PT LOT 14		

**PURPOSE OF THE APPLICATION:**

To alter the existing 2½-storey detached semi-detached dwelling by constructing a rear one-storey addition with a deck above and to raise the roof of the existing detached garage.

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

- 1. Chapter 10.10.40.40.(2), By-law 569-2013**  
Additions to the rear of a semi-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 (207.35 m<sup>2</sup>).  
The altered semi-detached house will have a floor space index equal to 0.75 times the area of the lot (225.83 m<sup>2</sup>).
- 2. Chapter 10.5.50.10.(3)(A), By-law 569-2013**  
A minimum of 50% (76.5 m<sup>2</sup>), of the rear yard shall be maintained as soft landscaping.  
In this case, 42% (63.88 m<sup>2</sup>), of the rear yard will be maintained as soft landscaping.
- 3. Chapter 10.5.60.50.(2), By-law 569-2013**  
The maximum permitted floor area of all ancillary buildings or structures on the lot is 40.0 m<sup>2</sup>.  
The total floor area of all ancillary buildings on the lot is 47.4 m<sup>2</sup>.
- 4. Chapter 10.5.60.40.(2), By-law 569-2013**  
The maximum permitted height of an ancillary building or structure is 4.0 m.  
The height of the ancillary structure will be 4.3 m.
- 1. Section 6(3) Part VI 1(I), By-law 569-2013**  
Additions to the rear of a semi-detached house erected before October 15, 1953, or to a converted house are permitted provided the residential gross floor area as enlarged does not exceed 0.69 times the area of the lot (207.36 m<sup>2</sup>).  
The altered semi-detached house will have a residential gross floor area equal to 0.75 times the area of the lot (225.83 m<sup>2</sup>).
- 2. Section 4(2)(d), By-law 438-86**  
The maximum permitted height of an accessory building is 4.0 m.  
The height of the accessory building will be 4.3 m.

## 2. 52 HIGH PARK BLVD

File Number:	A0568/17TEY	Zoning	R (d0.6) (x674) & R2 Z0.6 (ZZC)
Owner(s):	GOJKO UZELAC	Ward:	Parkdale-High Park (14)
Agent:	IAN CUNHA	Heritage:	Not Applicable
Property Address:	<b>52 HIGH PARK BLVD</b>	Community:	Toronto
Legal Description:	PLAN 1277 PT LOTS 33 & 34		

### PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling containing five dwelling units by constructing a rear two-storey addition over the first storey, a front third storey bay window addition, two rear second storey balconies, and a rear third storey balcony.

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

- 1. Chapter 10.10.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 10.00 m.  
The altered dwelling will have a height of 11.78 m.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.60 times the area of the lot (401.33 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.81 times the area of the lot (540.27 m<sup>2</sup>).
- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area is 0.60 times the area of the lot (401.33 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 0.81 times the area of the lot (540.27 m<sup>2</sup>).

### 3. 676 MERTON ST

File Number:	A0569/17TEY	Zoning	R (d0.6) (x930) & R2 Z0.6 (ZZC)
Owner(s):	JENNIFER RIVKIN	Ward:	St. Paul's (22)
Agent:	JENNIFER RIVKIN	Heritage:	Not Applicable
Property Address:	<b>676 MERTON ST</b>	Community:	Toronto
Legal Description:	PLAN M5 PT LOT 100		

#### PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a new enclosed front porch.

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

- 1. Chapter 10.5.40.70.(1)(B), By-law 569-2013**  
The minimum required front yard setback is 5.59 m.  
The altered detached dwelling will be located 5.03 m from the front 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 detached dwelling will have a depth of 18.14 m.
- 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 5.57 m.  
The altered detached dwelling will be located 5.03 m from the front lot line.
- 2. Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.  
The 1.14 m portion of the altered detached dwelling, exceeding the 17.0 m depth, will be located 1.63 m from the east side lot line and 0.46 m from the west side lot line.

#### 4. 110 WHITMORE AVE

File Number:	A0570/17TEY	Zoning	RD (f9.0, d0.6)(x1335) & R1 Z0.6 (ZZC)
Owner(s):	KAREN BECKER ELLIOT FEDER	Ward:	St. Paul's (21)
Agent:	MARK MITCHELL	Heritage:	Not Applicable
Property Address:	<b>110 WHITMORE AVE</b>	Community:	Toronto
Legal Description:	PLAN 1675 PT LOTS 129 & 130		

#### PURPOSE OF THE APPLICATION:

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

#### 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.  
In this case, the eaves will be 0.07 m from the west lot line.
- 2. 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 (189.51 m<sup>2</sup>).  
The floor space index will be 0.713 times the area of the lot (225.35 m<sup>2</sup>).
- 1. Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side lot line setback is 0.9 m for that portion of the building not exceeding 17.0 m in depth.  
The west side lot line setback will be is 0.45 m.
- 2. Section (3) Part I 1, By-law 438-86**  
The maximum permitted floor space index is 0.60 times the area of the lot (189.51 m<sup>2</sup>).  
The floor space index will be 0.713 times the area of the lot (225.35 m<sup>2</sup>).

## 5. 79 LYND AVE

File Number:	A0572/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	LINDA ANNE FUERTH JONATHAN FUERTH	Ward:	Parkdale-High Park (14)
Agent:	ALEXANDRA BISHEVSKY	Heritage:	Not Applicable
Property Address:	<b>79 LYND AVE</b>	Community:	Toronto
Legal Description:	PLAN 981 PT LOT 5		

### **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, duplex, erected before October 15, 1953, are permitted provided the floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (136.28 m<sup>2</sup>).

The altered semi-detached dwelling will have a floor space index equal to 0.78 times the area of the lot (153.85 m<sup>2</sup>).

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

Additions to the rear of a semi-detached house erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (136.28 m<sup>2</sup>).

The altered semi-detached dwelling will have a floor space index equal to 0.78 times the area of the lot (153.85 m<sup>2</sup>).

## 6. 38 TORRENS AVE

File Number:	A0574/17TEY	Zoning	RD & R1C (ZZC)
Owner(s):	ZHENGLIANG HU	Ward:	Toronto-Danforth (29)
Agent:	DANIEL WONG	Heritage:	Not Applicable
Property Address:	<b>38 TORRENS AVE</b>	Community:	East York
Legal Description:	PLAN M228 PT LOT 177		

### PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with integral garage, rear deck and basement walkout.

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

- 1. Chapter 10.20.40.10.(1)(A), By-law 569-2013**  
The maximum permitted height is 8.5 m.  
The new dwelling will have a height of 9.14 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 wall facing a side lot line will be 7.5 m.
- 1. Section 7.4.3, By-law 6752**  
The maximum permitted height is 8.5 m.  
The new dwelling will have a height of 9.14 m.
- 2. Section 7.4.3, By-law 6752**  
The minimum required front yard setback is 6.0 m.  
The new dwelling will be located 3.92 m from the front lot line.
- 3. Section 7.4.3, By-law 6752**  
The maximum permitted building length is 16.75 m.  
The new dwelling will have a building length equal to 17.36 m.
- 4. Section 7.1.6, By-law 6752**  
The minimum required front yard soft landscaping is 75% (26.99 m<sup>2</sup>).  
In this case, the front yard soft landscaping area will be equal to 67% (18.26 m<sup>2</sup>).



## 7. 143 GALLEY AVE

File Number:	A0576/17TEY	Zoning	R (d0.6) (x296) & R2 Z0.6 (ZZC)
Owner(s):	PATRICK EDWARD FORD KATHARINE MARION ALLAN	Ward:	Parkdale-High Park (14)
Agent:	IAN CUNHA	Heritage:	Not Applicable
Property Address:	<b>143 GALLEY AVE</b>	Community:	Toronto
Legal Description:	PLAN 721 PT LOT 21		

### PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by constructing a rear ground floor addition, a rear ground floor deck, a rear third storey addition, and a rear third storey balcony.

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

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

A minimum of 50% (50.28 m<sup>2</sup>) of the rear yard must be maintained as soft landscaping. In this case, 46.89% (47.15 m<sup>2</sup>) of the rear yard has been maintained as soft landscaping.

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

Additions to the rear of a detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (164.1 m<sup>2</sup>).

The altered detached dwelling will have a floor space index equal to 0.848 times the area of the lot (201.89 m<sup>2</sup>).

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m. The height of the side exterior main walls facing a side lot line will be 9.5 m.

**1. 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 (164.1 m<sup>2</sup>).

The altered detached dwelling will have a gross floor area equal to 0.848 times the area of the lot (201.89 m<sup>2</sup>).

## 8. 444 MARKHAM ST

File Number:	A0577/17TEY	Zoning	R (d0.6)(x735) & R2 Z0.6 (ZZC)
Owner(s):	JOSEPHINE BATTAGLIA	Ward:	Trinity-Spadina (19)
Agent:	ENZO LOCCISANO	Heritage:	Not Applicable
Property Address:	<b>444 MARKHAM ST</b>	Community:	Toronto
Legal Description:	PLAN 574 BLK G PT LOTS 313 AND 324		

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

To alter the existing 2½-storey semi-detached dwelling by converting the dwelling into two units and to construct a rear yard detached garage.

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

#### **Chapter 10.10.40.70.(3)(A)(ii), By-law 569-2013**

The minimum required side yard setback for a semi-detached house is 0.9 m where a wall contains openings. The altered semi-detached dwelling will be located 0.75 m from the south side yard lot line.

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

The minimum required side yard setback for a semi-detached house is 0.9 m where a wall contains openings. The altered semi-detached dwelling will be located 0.75 m from the south side yard lot line.

## 9. 212 GLENWOOD CRES

File Number:	A0581/17TEY	Zoning	RD (f12.0; a370; d0.6) & R1B (ZPR)
Owner(s):	EDMOND DANO LAURA LOLI-DANO	Ward:	Beaches-East York (31)
Agent:	MARK GIBSON	Heritage:	Not Applicable
Property Address:	<b>212 GLENWOOD CRES</b>	Community:	East York
Legal Description:	PLAN M569 LOT 52		

### PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a complete second storey addition, an east side two-storey addition, a rear ground floor deck, front porch stairs, and a basement secondary suite.

### 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 project 0.32 m and will be located 0 m from the west side lot line.
  - 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 (228.29 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.63 times the area of the lot (238.83 m<sup>2</sup>).
  - Chapter 10.20.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 8.5 m.  
The altered dwelling will have a height of 8.69 m.
  - Chapter 10.20.40.10.(2)(A), 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 8.33 m.  
  
The maximum permitted height of all rear exterior main walls is 7 m.  
The height of the rear exterior main walls will be 8.19 m.
  - Chapter 200.5.10.1.(1), By-law 569-2013**  
A minimum of two parking spaces are required to be provided.  
In this case, one parking space will be provided.
- Section 7.3.3, By-law 6752**  
The maximum permitted building height is 8.5 m.  
The altered dwelling will have a height of 8.69 m.
  - 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 (228.29 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.63 times the area of the lot (238.83 m<sup>2</sup>).

- 3. Section 7.3.3, By-law 6752**  
A minimum of two parking spaces are required to be provided.  
In this case, one parking space will be provided.
- 4. Section 7.3.3, By-law 6752**  
The minimum required west side yard setback is 0.9 m.  
The altered dwelling will be located 0.32 m from the west side lot line.
- 5. Section 5.6(b)(ii), By-law 6752**  
A platform or deck which does not exceed 1.2 m in height above existing grade may project beyond a main rear wall of a dwelling to a maximum of 3.6 m.  
In this case, the rear ground floor deck will project 3.63 m from the main rear wall.
- 6. 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 porch stairs will be located 0.71 m from the south front lot line.
- 7. Section 7.1.3(e), By-law 6752**  
No substantial exterior alteration or addition to the front main wall of the dwelling is permitted.  
In this case, the second storey addition will alter the front main wall of the dwelling.

## 10. 167 PICKERING ST

File Number:	A0583/17TEY	Zoning	R(d0.6) & R2 Z0.6 (ZZC)
Owner(s):	KAREN LYNN WONG THOMAS AQUINAS MILWAY	Ward:	Beaches-East York (32)
Agent:	THOMAS AQUINAS MILWAY	Heritage:	Not Applicable
Property Address:	<b>167 PICKERING ST</b>	Community:	Toronto
Legal Description:	PLAN M10 BLK 26 PT LOT 1 WITH ROW		

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse/rowhouse by constructing an enclosed front porch addition.

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

- 1. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a townhouse is 0.6 times the area of the lot (78.31 m<sup>2</sup>).  
The altered townhouse will have a floor space index equal to 0.91 times the area of the lot (118.2 m<sup>2</sup>).
- 2. Chapter 10.10.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 3.5 m.  
The altered townhouse will be located 1.30 m from the front lot line.
- 1. 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 (78.31 m<sup>2</sup>).  
The altered rowhouse will have a gross floor area equal to 0.91 times the area of the lot (118.2 m<sup>2</sup>).
- 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 3.5 m.  
The altered rowhouse will be located 1.3 m from the front lot line.
- 3. 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 north and south side lot lines.
- 4. Section 6(3) Part VI 2.C(ii), By-law 438-86**  
The enclosure in an R district, of a lawfully constructed one-storey porch or verandah attached to a rowhouse is not permitted.  
The front porch will be enclosed.
- 5. Section 6(3) Part VI 2.C(iii), By-law 438-86**  
The extension, or reconstruction and extension, in an R district, of a lawfully constructed one-storey porch or verandah attached to a rowhouse is not permitted.  
The front porch will be enclosed.

## 11. 5 MINTO ST

File Number:	A0585/17TEY	Zoning	R(d1.0,)(x418) & R4 Z1.0 (ZZC)
Owner(s):	ELLIE LORRAINNE COUPERTHWAITE DUSTIN JAMES COUPERTHWAITE	Ward:	Beaches-East York (32)
Agent:	COLIN LIGHTBOURNE	Heritage:	Not Applicable
Property Address:	<b>5 MINTO ST</b>	Community:	Toronto
Legal Description:	PLAN 633 LOT 45		

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

To alter a two-storey detached frame dwelling by constructing a rear ground level deck, a second storey rear and side addition and a third floor.

### **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 9.5 m.

The height of the side exterior main walls facing a side lot line will be 9.65 m.

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

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

The east side lot line setback will be 0.03 m.

## 12. 10 ETHELWIN AVE

File Number:	A0586/17TEY	Zoning	R (d0.6)(x736) & R2 Z0.6 (ZZC)
Owner(s):	DANIELLE ROMANOWSKY GRAEME MCDONALD	Ward:	Beaches-East York (32)
Agent:	ELISA JANSEN	Heritage:	Not Applicable
Property Address:	<b>10 ETHELWIN AVE</b>	Community:	Toronto
Legal Description:	PLAN 466E LOT 62		

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear second-storey addition and ground floor uncovered platform.

### 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 0.3 m to a lot line. In this case, the eaves will be located 0.05 m to the east lot line.
- 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 (115.37 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.84 times the area of the lot (140.4 m<sup>2</sup>).
- Section 6(3) Part VI 1(I), By-law 438-86**  
The maximum permitted gross floor area is 0.69 times the area of the lot (115.37 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 0.84 times the area of the lot (140.4 m<sup>2</sup>).

### 13. 1490 DUPONT ST

File Number:	A0590/17TEY	Zoning	CR 2.5 (c1.0;r2.0) SS2 (x1579) & MCR T2.5 C1.0 R2.0 (ZZC)
Owner(s):	MARIA KOSTADINOVA KAMEN KOSTADINOV	Ward:	Davenport (18)
Agent:	KAMEN KOSTADINOV	Heritage:	Not Applicable
Property Address:	<b>1490 DUPONT ST</b>	Community:	Toronto
Legal Description:	PLAN M13 PT LOTS 53 & 54		

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

To alter the existing two-storey semi-detached dwelling by constructing a secondary suite.

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

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

The minimum required number of parking spaces for a semi-detached dwelling containing one secondary suite is two.

In this case, zero parking spaces will be provided.



## 14. 9 HOGARTH AVE

File Number:	A0593/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	LORI HURST DUNCAN ANDERSON	Ward:	Toronto-Danforth (30)
Agent:	MONICA KUHN	Heritage:	Not Applicable
Property Address:	<b>9 HOGARTH AVE</b>	Community:	Toronto
Legal Description:	PLAN 110 PT LOT 28		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.40.10.(1)(A), By-law 569-2013**  
The maximum permitted height of a building or structure is 10.0 m.  
The altered dwelling will have a building height of 10.27 m.
- 2. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7.5 m.  
The height of the front exterior main walls will be 9.5 m.
- 3. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**  
The maximum permitted height of all rear exterior main walls will be 7.5 m.  
The height of the rear exterior main walls will be 9.67 m.
- 4. 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 (158.15 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.8 times the area of the lot (211.2 m<sup>2</sup>).
- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted residential gross floor area is 0.6 times the area of the lot (158.15 m<sup>2</sup>).  
The altered dwelling will have a residential gross floor area equal to 0.8 times the area of the lot (211.2 m<sup>2</sup>).
- 2. Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback is 0.45 m, where the side wall contains no openings.  
The altered dwelling will be located 0.0 m from the west side lot line.
- 3. Section 6(3) Part II 3(I), By-law 438-86**  
The minimum required side lot line setback is 0.9 m from the side wall of adjacent building containing no openings.  
The altered dwelling will be located 0.0 m from the west adjacent building.
- 4. Section 4(2), By-law 438-86**  
The maximum permitted building height is 10.0 m.  
The altered dwelling will have a building height of 10.27 m.

## 15. 65 RIVERDALE AVE

File Number:	A0594/17TEY	Zoning	R (d0.6) (x736) & R2 Z0.6 (ZZC)
Owner(s):	ANITA JOSHI	Ward:	Toronto-Danforth (30)
Agent:	DEAN RUFFOLO	Heritage:	Not Applicable
Property Address:	<b>65 RIVERDALE AVE</b>	Community:	Toronto
Legal Description:	PLAN 373 PT LOT 30		

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

To alter the existing 2½-storey semi-detached dwelling by constructing a rear third 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 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (200.17 m<sup>2</sup>).

The altered dwelling will have a floor space index equal to 0.78 times the area of the lot (226.50 m<sup>2</sup>).

#### **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 (200.17 m<sup>2</sup>).

The altered dwelling will have a gross floor area equal to 0.78 times the area of the lot (226.50 m<sup>2</sup>).

## 16. 226 LISGAR ST

File Number:	A0595/17TEY	Zoning	R (d1.0) (x804) & R4 Z1.0 (ZZC)
Owner(s):	DANA LORI LEVITT	Ward:	Davenport (18)
Agent:	OZREN STAMBUK	Heritage:	Not Applicable
Property Address:	<b>226 LISGAR ST</b>	Community:	Toronto
Legal Description:	PLAN 367 PT LOT 55		

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

To alter the existing 2½-storey semi-detached dwelling by constructing a south side basement walkout and a new rear deck.

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

#### **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 south side stairs will be located 0.0 m from the south side lot line.

## 17. 370 DUNDAS ST E

File Number:	A0597/17TEY	Zoning	CR 1.5(c1.0, 1.0)SS2 (x2389) & MCR T1.5 C1.0 R1.0 (ZZC)
Owner(s):	HASEEB MUSHTAQ	Ward:	Toronto Centre-Rosedale (28)
Agent:	NADEEM IRFAN	Heritage:	Designated
Property Address:	<b>370 DUNDAS ST E</b>	Community:	Toronto
Legal Description:	PLAN 82 PT LOTS 25 AND 26 RP 63R2758 PARTS 22 25 27 29 AND 31		

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

To alter a mixed-use building containing one dwelling unit into a mixed use building containing two units.

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

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

The minimum required number of parking spaces for the mixed use building is two spaces.  
In this case, one parking space is proposed.

#### **Section 4(5)(b), By-law 438-86**

A minimum of two parking spaces are to be provided.  
The number of proposed parking spaces is one.

## 18. 183 BOULTON AVE

File Number:	A0598/17TEY	Zoning	R (d1.0)(x808) & R3 Z1.0 (BLD)
Owner(s):	LEISHA EARLE	Ward:	Toronto-Danforth (30)
Agent:	ANDREW MACKENZIE	Heritage:	Not Applicable
Property Address:	<b>183 BOULTON AVE</b>	Community:	Toronto
Legal Description:	PLAN 430 LOT A		

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

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

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

#### **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 front stairs will be located 0.25 m from the west front lot line.

## 19. 216 WRIGHT AVE

File Number:	A0602/17TEY	Zoning	R (d0.6)(x290) & R2 Z0.6 (ZZC)
Owner(s):	AMY MARGARET WIGDOR DANIEL JOHN WIGDOR	Ward:	Parkdale-High Park (14)
Agent:	TREVOR GAIN	Heritage:	Not Applicable
Property Address:	<b>216 WRIGHT AVE</b>	Community:	Toronto
Legal Description:	PLAN 972 PT LOT 39		

### PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by re-constructing a rear two-storey addition, rear terrace and rear basement walkout.

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

- 1. Chapter 10.10.40.40.(2)(B), By-law 569-2013**  
The minimum required east side lot line is 0.86 m.  
In this case, the rear two-storey addition will be located 0.0 m to the east side lot line.
- 2. 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 (235.21 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.87 times the area of the lot (298.18 m<sup>2</sup>).
- 3. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**  
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.60 m.  
In this case, the rear yard basement walkout stairs will be located 0.0 m from the east lot line.
- 1. Section 6(3) Part VI 1(IV), By-law 438-86**  
The minimum required east side lot line is 0.86 m.  
In this case, the rear two-storey addition will be located 0.0 m to the east side lot line.
- 2. Section 6(3)Part VI 1(I), By-law 438-86**  
The maximum permitted gross floor area is 0.69 times the area of the lot (235.21 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.87 times the area of the lot (298.18 m<sup>2</sup>).

## 20. 39 WILLOW AVE

File Number:	A0611/17TEY	Zoning	R (d0.6)(x356) & R2 Z0.6 (ZZC)
Owner(s):	SHELLEY PATRICIA LOWRY DANE ERIC LOWRY	Ward:	Beaches-East York (32)
Agent:	DANE ERIC LOWRY	Heritage:	Not Applicable
Property Address:	<b>39 WILLOW AVE</b>	Community:	Toronto
Legal Description:	PLAN E618 PT LOT E PLAN 1286Y PT LOTS 3 4 5		

### PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a complete second storey addition and a rear ground floor 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 0.19 m from the south side lot line.
- Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% (78.73 m<sup>2</sup>) of the required front yard landscaped open space shall be in the form of soft landscaping.  
In this case, 58% (60.81 m<sup>2</sup>) of the required front yard landscaped open space will be in the form of soft landscaping.
- Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The altered detached dwelling will be located 0.668 m from the south side lot line.
- 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 1.1 m from the side wall of the south adjacent building, 37 Willow Avenue.
- 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 0.668 m from the south side lot line.
- Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side lot line setback for the portion of the building exceeding a depth of 17 m is 7.5 m.  
The portion of the detached dwelling exceeding the 17 m depth will be located 1.049 m from the north side lot line and 0.71 m from the south side lot line.

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

A minimum of 75% (78.73 m<sup>2</sup>) of the required front yard landscaped open space shall be in the form of soft landscaping.

In this case, 62.47% (65.58 m<sup>2</sup>) of the required front yard landscaped open space will be in the form of soft landscaping.



## 21. 436 PERTH AVE

File Number:	A0612/17TEY	Zoning	R(d0.9)(x766) & R2 Z0.6 (BLD)
Owner(s):	CAROLINE DONNI MARIO MOREIRA	Ward:	Davenport (18)
Agent:	LUCY MAR GUZMAN	Heritage:	Not Applicable
Property Address:	<b>436 PERTH AVE</b>	Community:	Toronto
Legal Description:	PLAN M13 PT LOTS 5 & 6		

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

To alter the existing two-storey townhouse/row house by raising the roof level of the attic and to convert the attic into habitable space.

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

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

The maximum permitted floor space index is 0.6 times the area of the lot (80.7 m<sup>2</sup>).

The altered dwelling will have a floor space index equal to 1.17 times the area of the lot (157.1 m<sup>2</sup>).

#### **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 (80.7 m<sup>2</sup>).

The altered dwelling will have a residential gross floor area equal to 1.17 times the area of the lot (157.1 m<sup>2</sup>).

## 22. 59 WROXETER AVE

File Number:	A0617/17TEY	Zoning	R (d0.6) (x736) & R2 Z0.6 (BLD)
Owner(s):	NASER AVDULLAHI HOLLY ROCKBRUNE	Ward:	Toronto-Danforth (30)
Agent:	HOLLY ROCKBRUNE	Heritage:	Not Applicable
Property Address:	<b>59 WROXETER AVE</b>	Community:	Toronto
Legal Description:	PLAN 371E LOT 31		

### PURPOSE OF THE APPLICATION:

To alter the existing 2½ -storey semi-detached dwelling by constructing a rear third storey 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 (137.18 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.94 times the area of the lot (186.81 m<sup>2</sup>).
- 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 0.0 m from the east side lot line.
- Section 6(3) Part VI 1(I), By-law 438-86**  
Additions to the rear of a semi-detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (137.18 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 0.94 times the area of the lot (186.81 m<sup>2</sup>).

## 23. 219 QUEEN ST W

File Number:	A0621/17TEY	Zoning	RA & Site Specific By-law 1078-2014(OMB) (WAIVER)
Owner(s):	QUEEN SIMCOE INC.	Ward:	Trinity-Spadina (20)
Agent:	CYNTHIA MACDOUGALL	Heritage:	Listed
Property Address:	<b>219 QUEEN ST W</b>	Community:	Toronto
Legal Description:	PLAN 155 PT LOT 5 LOTS 1 TO 4 PLAN TOWN OF YORK PT LOT 12		

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

To alter the redevelopment plan approved under site specific by-law 1078-2014 (OMB) by reducing the number of parking spaces for the exclusive use of residents.

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

#### **Section 1.(6), By-law 1078-2014 (OMB)**

A minimum of 53 parking spaces are required to be provided for the exclusive use of residents.

In this case, 39 parking spaces will be provided for the exclusive use of residents and 14 parking spaces will be provided for residential or non-residential uses within the building.

## 24. 26 ULSTER ST

File Number:	A0622/17TEY	Zoning	R(d1.0)(x848)HT 12.0 M & R3 Z1.0 HT 12.0 M (ZZC)
Owner(s):	RANDY BOYD STEUART	Ward:	Trinity-Spadina (20)
Agent:	JAY SMITH	Heritage:	Not Applicable
Property Address:	<b>26 ULSTER ST</b>	Community:	Toronto
Legal Description:	PLAN 751 LOT 13		

### PURPOSE OF THE APPLICATION:

To construct a third floor addition to an existing single family detached dwelling extension to an existing single family three-storey semi-detached dwelling.

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

- 1. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**  
The maximum permitted height of all rear exterior main walls is 9.5 m.  
The height of the rear exterior main walls will be 10.69 m.
  - 2. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 9.5 m.  
The height of the side exterior main walls facing a side lot line will be 10.69 m.
  - 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 1.0 times the area of the lot (236.62 m<sup>2</sup>).  
The floor space index will be 1.02 times the area of the lot (240.11 m<sup>2</sup>).
  - 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The minimum required side yard setback for a semi-detached house is 0.45 m if there are no windows or doors.  
The west side yard setback will be 0.36 m.
- 
- 1. Section 6(3) Part I I, By-law 438-86**  
The maximum permitted residential gross floor area is 1.0 times the area of the lot (236.62 m<sup>2</sup>).  
The residential gross floor area will be 1.02 times the area of the lot (240.11 m<sup>2</sup>).
  - 2. Section 6(3) Part II 3(I), By-law 438-86**  
A building is to be located a minimum of 0.90 m to the side wall of an adjacent building that contains no openings.  
The altered building will be located 0.0 m from the adjacent building.
  - 3. Section 6(3) Part II 3.C (1)(B), By-law 438-86**  
The minimum required side yard setback is 0.45 m if there are no windows or doors.  
The west side yard setback will be 0.36 m.

## 25. 210 ALBANY AVE

File Number:	A0624/17TEY	Zoning	R (d1.0) (x900) & R2 (Z1.0) (WAIVER)
Owner(s):	LAURA DOWNEY KEVIN DOWNEY	Ward:	Trinity-Spadina (20)
Agent:	KEVIN DOWNEY	Heritage:	Not Applicable
Property Address:	<b>210 ALBANY AVE</b>	Community:	Toronto
Legal Description:	PLAN 324 BLK A PT LOT 14		

### PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing: a partial third floor addition, rear third floor deck and replacement of front porch and stairs.

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

**1. Chapter 10.10.40.40.1(A), By-law 569-2013**

The maximum permitted floor space index is 1.0 times the area of the lot (167.2 m<sup>2</sup>).

The altered dwelling will have a floor space index equal to 1.16 times the area of the lot (194.55 m<sup>2</sup>).

**2. Chapter 10.40.40.10.(2)(B)(ii), By-law 569-2013**

The maximum permitted height of the side exterior main walls facing a side lot line is 9.5 m.

The height of the side exterior main walls facing a side lot line will be 9.96 m.

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

The maximum permitted gross floor area is 1.0 times the area of the lot (167.2 m<sup>2</sup>).

The altered dwelling will have a gross floor area equal to 1.16 times the area of the lot (194.55 m<sup>2</sup>).

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

The minimum required side lot line setback where the side wall contains openings is 0.9 m.

The altered dwelling will be located 0.62 m to the south side lot line.

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

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

The altered dwelling will be located 0.10 m to the side lot line at the third storey addition.