

**COMMITTEE OF ADJUSTMENT
AGENDA
TORONTO EAST YORK PANEL****Hearing Date:** September 27, 2017**Time:** 1:30 p.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 1:30 p.m. or shortly thereafter:**

	File Number	Owner	Property	Community (Ward)
1.	A0488/17TEY	JULIE DI LORENZO	120 ROXBOROUGH ST E	Toronto Centre-Rosedale (27)
2.	A0541/17TEY	SUSAN JACLYN WALO RICHARD DANIEL WALO	198 WINEVA AVE	Beaches-East York (32)
3.	A0563/17TEY	DAVID PEARCE RACHEL DAY	234 GLEDHILL AVE	Beaches-East York (31)
4.	A0566/17TEY	RIOCAN HOLDINGS INC RIOCAN HOLDINGS INC	740 DUPONT ST	Trinity-Spadina (19)
5.	A0567/17TEY	FARZIN RASOOLI	244 LUMSDEN AVE	Beaches-East York (31)
6.	A0571/17TEY	ALANA STACEY COX JEFFREY THOMAS COX	2 AVENAL DR	St. Paul's (21)
7.	A0573/17TEY	ATRIUM EQUITY HOLDINGS INCORPORATED	328 BRUNSWICK AVE	Trinity-Spadina (20)

8.	A0575/17TEY	AUDREY AZAD BRENT CRAWFORD	2 NEVILLE PARK BLVD	Beaches-East York (32)
9.	A0578/17TEY	KATHLEEN MARY MEACHAM HARRY FOX	407 PALMERSTON BLVD	Trinity-Spadina (19)
10.	A0579/17TEY	KAREN UNGER	46 WEMBLEY RD	St. Paul's (21)
11.	A0580/17TEY	ARMIN FISCHER NINA TAMARA K MORITSUGU	35 WILBERTON RD	St. Paul's (22)

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

	File Number	Owner	Property	Community (Ward)
12.	A0582/17TEY	GEOFFREY JOHN SURA KIRA ALEXANDRA LE BLANC	6 AUSTIN AVE	Toronto-Danforth (30)
13.	A0584/17TEY	LEEOR SOMMER LAURE BAUDOT	187 ALBANY AVE	Trinity-Spadina (20)
14.	A0587/17TEY	VALERIE GOW PHILIP HASTINGS	44 RUSSELL ST	Trinity-Spadina (20)
15.	A0588/17TEY	KEIVAN MOJTABAE	49 TIAGO AVE	Beaches-East York (31)
16.	A0589/17TEY	ROD ANDREW BOLGER NANCY BOLGER	9 DUNBAR RD	Toronto Centre-Rosedale (27)
17.	A0591/17TEY	BARBARA DRESNER FRANK MEYER	14 OMAHA AVE	Toronto Centre-Rosedale (28)
18.	A0592/17TEY	FMC FRONT STREET DEVELOPMENTS INC FMC FRONT STREET DEVELOPMENTS INC	154 FRONT ST E	Toronto Centre-Rosedale (28)
19.	A0596/17TEY	GEORGE VLAHOS	248 DONLANDS AVE	Toronto-Danforth (29)
20.	A0599/17TEY	SEAN CHRISTOPHER HALE SCOTT LOUIS HOWCROFT	271 ONTARIO ST	Toronto Centre-Rosedale (28)
21.	A0601/17TEY	IAN WOODBURY ANNE KATHRYN SPORTUN	164 CRAWFORD ST	Trinity-Spadina (19)

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

	File Number	Owner	Property	Community (Ward)
22.	A0603/17TEY	MATTHEW NICHOLAS PAANANEN NATALIE REID	25 COADY AVE	Toronto-Danforth (30)

23.	A0604/17TEY	LIYANAGE SIRISENA DON	1679 BLOOR ST W	Parkdale-High Park (14)
24.	A0605/17TEY	MARTIN FERREIRA	212 WOODMOUNT AVE	Beaches-East York (31)
25.	A0606/17TEY	SANJAY MAKKAR MONIKA MAKKAR	486 ARLINGTON AVE	St. Paul's (21)
26.	A0607/17TEY	KEITH SMITH MICHELLE LEVY	265 QUEENSDALE AVE	Beaches-East York (31)
27.	A0608/17TEY	YU CHENG	1007 BLOOR ST W	Davenport (18)
28.	A0609/17TEY	PETER ROBERT GRAY	391 MARKHAM ST	Trinity-Spadina (19)
29.	A0610/17TEY	EVAN JAMES MACMILLAN YOUNG	123 LANGLEY AVE	Toronto-Danforth (30)
30.	A0613/17TEY	KRISTINA JENNIE SMITH	6 MILLBANK AVE	St. Paul's (21)

The following applications will be heard at 4:30 p.m. or shortly thereafter:

	File Number	Owner	Property	Community (Ward)
31.	A0616/17TEY	ASHLEY GOLLOGLY BARDIA BARDI	111 GIVINS ST	Trinity-Spadina (19)
32.	A0618/17TEY	JAMES DRYBURGH SHELAGH REECE	17 CROCKER AVE	Trinity-Spadina (19)
33.	A0619/17TEY	NATALE & GUERRIERI CONTAINERS LTD	16 MUNITION ST	Toronto-Danforth (30)
34.	A0620/17TEY	DAVID KAY KEN YUE	2 GLENSHAW CRES	Beaches-East York (31)
35.	A0626/17TEY	CARRIE LOUISE MESTON	113 BARTON AVE	Trinity-Spadina (20)
36.	A0638/17TEY	CANDICE ASHLEY WARE CHRISTOPHER ANDREW CHERKAS	201 DONLANDS AVE	Toronto-Danforth (29)
37.	A0678/17TEY	MICHAEL MAY	14 ALDRIDGE AVE	Beaches-East York (32)
38A.	B0014/17TEY	ABBAS MOHSENI	93 ORIOLE PKWY	St. Paul's (22)
38B.	A0094/17TEY		PART 1	
38C.	A0095/17TEY		PART 2	
39.	B0059/17TEY	50 CHARLES STREET LIMITED	50-60 CHARLES ST E	Toronto Centre-Rosedale (27)
40A.	B0063/17TEY	NO 335 TAURUS	350 WALMER RD	St. Paul's (21)
40B.	A0739/17TEY	VENTURES LTD	PART 1	
40C.	A0740/17TEY	NO 334 TAURUS VENTURES LTD	PART 2	

3. OTHER BUSINESS

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

1. 120 ROXBOROUGH ST E

File Number:	A0488/17TEY	Zoning	RD (f13.5;d0.6)(x1436) & R1 Z0.6 (ZZC)
Owner(s):	JULIE DI LORENZO	Ward:	Toronto Centre-Rosedale (27)
Agent:	ANDREW SHIELDS	Heritage:	Designated
Property Address:	120 ROXBOROUGH ST E	Community:	Toronto
Legal Description:	PLAN E233 LOT 34		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached house is 17.0 m.
The altered dwelling will have a building length of 28.5 m.
- 2. Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth for a detached house is 19.0 m.
The altered dwelling will have a building depth of 28.89 m.
- 3. 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 (439.91 m²).
The altered dwelling will have a floor space index equal to 0.86 times the area of the lot (632.59 m²).
- 4. Chapter 10.20.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 8.94 m.
The altered dwelling will be located 0.46 m from the west rear lot line.
- 5. Chapter 10.20.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m from the north rear lot line.
The altered dwelling will be located 3.56 m from the north rear lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (439.91 m²).
The altered dwelling will have a residential gross floor area equal to 0.86 times the area of the lot (632.59 m²).

2. Section 6(2) 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 dwelling exceeding a building depth of 17.0 m will be located 3.56 m from the north side lot line.

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

The minimum required rear yard setback is 7.5 m.

The altered dwelling will be located 0.46 m from the west rear lot line.

2. 198 WINEVA AVE

File Number:	A0541/17TEY	Zoning	R (d0.6) (x771) & R2 Z0.6 (ZZC)
Owner(s):	SUSAN JACLYN WALO RICHARD DANIEL WALO	Ward:	Beaches-East York (32)
Agent:	WILL HUDSON	Heritage:	Not Applicable
Property Address:	198 WINEVA AVE	Community:	Toronto
Legal Description:	PLAN M238 PT LOT 30		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a front covered porch.

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

- 1. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (24.03 m²) of the front yard must be maintained as soft landscaping. In this case, 49.5% (15.86 m²) of the front yard will be maintained as soft landscaping.
- 1. Section 6(3) Part II 8 F, By-law 438-86**
A roof over a first floor platform or terrace is permitted to project a maximum of 2.5 m from the wall to which it is attached.
The front porch roof will project 2.77 m from the front wall.
- 2. Section 6(3) Part II 8 F(III), By-law 438-86**
A roof over a first floor platform or terrace is permitted to project into the required setbacks provided it does not extend beyond the side walls of the building.
The front porch roof will project beyond the south side wall of the building.
- 3. Section 6(3) Part III 3(d), By-law 438-86**
A minimum of 75% (24.03 m²) of the front yard must be maintained as soft landscaping. In this case, 49.5% (15.86 m²) of the front yard will be maintained as soft landscaping.

3. 234 GLEDHILL AVE

File Number:	A0563/17TEY	Zoning	RD (f6.0,a185,d0.75) & R1C (ZZC)
Owner(s):	DAVID PEARCE RACHEL DAY	Ward:	Beaches-East York (31)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	234 GLEDHILL AVE	Community:	East York
Legal Description:	PLAN 1875 PT LOT 15		

PURPOSE OF THE APPLICATION:

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

REQUESTED PERMISSION UNDER SUBSECTION 45(2)(a)(i) & (ii) OF THE PLANNING ACT:

The property has lawful non-conforming status under the Planning Act, as semi-detached dwelling existed prior to the passing of the Zoning By-law, which does not permit the said use in a RD zone and R1C zone. Any change of use, alterations or additions to the building requires the permission of the Committee of Adjustment.

Chapter 10.20.20.10(1), By-law 569-2013 and Section 7.4.2, By-law 6752

The enlargement of the semi-detached dwelling is an alteration and extension to the lawful non-conforming use.

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

- 1. Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (58.56 m²).
The lot coverage will be 45% of the lot area (75.79 m²).
- 2. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17.0 m.
The altered semi-detached dwelling will have a building length of 17.32 m.
- 3. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.
The roof eaves will be located 0.0 m from the south lot line.
- 1. Section 5.6, By-law 6752**
The rear deck is permitted to project a maximum of 3.6 m.
The rear deck will project 3.66 m into the required rear setback.
- 2. Section 7.1.1.(1), By-law 6752**
The minimum required side yard setback is 0.45 m.
The altered dwelling will be located 0.37 m from the south side lot line.
- 3. Section 7.1.1, By-law 6752**
The maximum permitted building length is 16.75 m.
The altered dwelling will have a building length of 17.32 m.

4. Section 7.4.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (58.56 m²).

The lot coverage will be 45% of the lot area (75.79 m²).

4. 740 DUPONT ST

File Number:	A0566/17TEY	Zoning	IC D2 N1 & PL150654 (By-law number not assigned) (WAIVER)
Owner(s):	RIOCAN HOLDINGS INC RIOCAN HOLDINGS INC	Ward:	Trinity-Spadina (19)
Agent:	SASHA LAUZON	Heritage:	Not Applicable
Property Address:	740 DUPONT ST	Community:	Toronto
Legal Description:	PLAN 767 PT YORKVILLE LOOP LINE PLAN 991 BLK A PT RESERVE L LOTS 159 TO 172 PT LOT 158 RP 64R16603 PARTS 1 TO 3		

PURPOSE OF THE APPLICATION:

To alter the redevelopment plan approved in OMB Decision PL150654 by increasing the height, gross floor area, number of units and reducing the setback to the rail corridor.

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

- 1. Section 6, OMB Decision PL150654 (By-law number not assigned)**
The boundary between the MCR and IC D2 zones is set back 30.0 m from the north lot line as specified on Map 2.
The boundary between the MCR and IC D2 zones will be set back 20.0 m from the north lot line as specified on the Revised Map 2.
- 2. Section 7(i), OMB Decision PL150654 (By-law number not assigned)**
Residential balconies and terraces shall be permitted within the IC zone lands delineated on Map 2.
Residential balconies and terraces will not be permitted within the IC zone lands delineated on the Revised Map 2.
- 3. Section 7(g), OMB Decision PL150654 (By-law number not assigned)**
The maximum permitted building height as specified on Map 3 is 8 storeys and 35.5 m.
The maximum building height will be 9 storeys and 37.8 m as specified on the Revised Map 3.
- 4. Section 7(g)(iii), OMB Decision PL150654 (By-law number not assigned)**
Mechanical penthouse uses shall be the only use permitted within the height areas identified specifically on Map 3 as MPH H21.0 and MPH H35.5.
Mechanical penthouse uses will be located within the height areas identified specifically on the Revised Map 3 as MPH 12.5 and MPH 37.8.
- 5. Section 7(a), OMB Decision PL150654 (By-law number not assigned)**
The total combined residential gross floor area and non-residential gross floor area on the lot shall not exceed 18,750 m².
The total combined residential gross floor area and non-residential gross floor area on the lot will be 20,500 m².
- 6. Section 7(b), OMB Decision PL150654 (By-law number not assigned)**
The total residential gross floor area of buildings and structures shall not exceed 9,850 m².

The total residential gross floor area of buildings and structures will be 16,900 m².

7. Section 7(e), OMB Decision PL150654 (By-law number not assigned)

The maximum number of dwelling units shall be 127.

The total number of dwelling units will be 210.

8. Section 7(m), OMB Decision PL150654 (By-law number not assigned)

Two loading spaces - Type "A", one loading space - Type "B", and one loading space - Type "G" shall be provided and maintained on the lot.

If a Grocery Shop, Groceteria, or Supermarket is provided: one Type "A", one Type "B", and one Type "G" loading space will be provided and maintained on the lot.

If a Grocery Shop, Groceteria, or Supermarket is not provided: one Type "B" and one Type "G" loading space will be provided and maintained on the lot.

9. Section 7(l)(vii) & (viii), OMB Decision PL150654 (By-law number not assigned)

Non-residential visitor parking spaces and residential visitor parking spaces may be shared.

Notwithstanding, 50% of the required residential visitor parking spaces must be provided for the sole use by residential visitors, and not shared with the non-residential visitor parking spaces.

Non-residential visitor parking spaces and residential visitor parking spaces may be shared, thereby reducing the residential visitor parking supply by 50%. A minimum of 50% of the total required visitor parking space requirement must be provided for the sole use of residential visitors by way of signage or other means, and not shared with the non-residential visitor parking spaces.

10. Section 7(k)(i), OMB Decision PL150654 (By-law number not assigned)

A minimum of 244 m² of indoor residential amenity space shall be provided.

A minimum of 420 m² of indoor residential amenity space will be provided.

11. Section 7(k)(ii), OMB Decision PL150654 (By-law number not assigned)

A minimum of 244 m² of outdoor residential amenity space shall be provided.

A minimum of 420 m² of outdoor residential amenity space will be provided.

12. Section 7(n), OMB Decision PL150654 (By-law number not assigned)

A minimum of 167 bicycle parking spaces shall be provided.

A minimum of 232 bicycle parking spaces will be provided.

5. 244 LUMSDEN AVE

File Number:	A0567/17TEY	Zoning	R1C (f6.0, A185, d0.75 Ht 8.5 M) & R1C (Waiver)
Owner(s):	FARZIN RASOOLI	Ward:	Beaches-East York (31)
Agent:	DUYEN NGUYEN	Heritage:	Not Applicable
Property Address:	244 LUMSDEN AVE	Community:	Toronto
Legal Description:	PLAN 1875 LOT 68		

PURPOSE OF THE APPLICATION:

To alter an existing bungalow by constructing a two-storey rear addition with deck and stairs; and, a second floor addition with rear deck at second level.

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

- Chapter 10.20.40.40. (1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.75 times the area of the lot (166.16 m²)
The floor space index of the new dwelling will be 0.82 times the area of the lot (190 m²)
- Chapter 10.20.30.40. (1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35 % of the lot area (81.29 m²).
The proposed new dwelling lot coverage will be 39% of the lot area (90.58 m²).
- Chapter 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The height of the first floor above established grade will be 1.49 m.
- Chapter 10.20.40.10 (1), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The height of the new building height will be 9.0 m.
- Chapter 10.20.40.70. (1), By-law 569-2013**
The minimum required front yard setback is 3.44 m.
The front yard setback will be 2.91m.
- Chapter 10.20.40.70. (3), By-law 569-2013**
The required minimum side yard setback is 0.9 m.
In this case, the west side yard setback will be 0.6 m and the east side yard setback will be 0.19 m.
- Section 7.4.3, By-law 6752**
The maximum permitted floor space index is 0.75 times the area of the lot.
The floor space index will be 0.83 times the area of the lot (192.78 m²).
- Section 7.4.3, By-law 6752**
The permitted maximum lot coverage is 35 % of the lot area is 81.29 m².
The proposed new two-storey detached dwelling lot coverage will be 40.56% of the lot area (94.22 m²).

- 3. Section 7.4.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The building height will be 9.0 m.
- 4. Section 7.4.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The front yard setback will be 2.91m.
- 5. Section 7.4.3, By-law 6752**
The minimum required east side yard setback is 6.0 m.
The east side yard setback will be 0.19 m.
- 6. Section 5.6.b.iii, By-law 6752**
The minimum required setback for the front stairs is 1.5 m to the front lot line.
In this case, the front stairs space will be located 0.69 m from the front lot line.

6. 2 AVENAL DR

File Number:	A0571/17TEY	Zoning	RD (f12.0; a370; d0.4) (x1199) & R1 (ZZC)
Owner(s):	ALANA STACEY COX JEFFREY THOMAS COX	Ward:	St. Paul's (21)
Agent:	KRISTINA KOSTADINOVIC	Heritage:	Not Applicable
Property Address:	2 AVENAL DR	Community:	York
Legal Description:	PLAN M511 PT LOTS 31 TO 33		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered detached dwelling will have a building length of 17.93 m.
- 2. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.4 times the area of the lot (175.74 m²).
The altered detached dwelling will have a floor space index equal to 0.53 times the area of the lot (233.8 m²).
- 3. 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 if it is no closer to a side lot line than 1.79 m.
In this case, the platform will encroach into the required rear yard setback and will be located 1.5 m from the north side lot line.
- 4. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
In this case, the stairs will be located 0.0 m from the north side lot line.
- 5. Chapter 10.5.100.1.(2)(B), By-law 569-2013**
The maximum permitted driveway width of a driveway that is not located in or does not pass through the front yard is the width of the required parking spaces within the garage, which in this case is 3.2 m.
The driveway width will be 3.61 m.
- 1. Section 7(3)(i), By-law 1-83**
The maximum permitted floor space index is 0.4 times the area of the lot (175.74 m²).
Minor Variance Decision A0698/08TEY permits a floor space index is 0.41 times the area of the lot (177.0 m²).
The altered detached dwelling will have a floor space index equal to 0.55 times the area of the lot (242.29 m²) (including the portion of the rear deck beyond 2.4 m from the rear wall of the dwelling).

2. Section 7.3.(g), By-law 1-83

The minimum required side yard setback is 1.2 m.

Minor Variance Decision A0698/08TEY permits a one-storey addition to be located 0.85 m from the north side lot line.

The altered detached dwelling will be located 0.9 m from the north side lot line.

1. Section 7.3.(a), By-law 3623-97

The minimum required side yard setback is 1.2 m.

The altered detached dwelling will be located 0.9 m from the north side lot line.

7. 328 BRUNSWICK AVE

File Number:	A0573/17TEY	Zoning	R (d1.0) & R2 Z1.0 (ZPR)
Owner(s):	ATRIUM EQUITY HOLDINGS INCORPORATED	Ward:	Trinity-Spadina (20)
Agent:	NADER KADRI	Heritage:	Not Applicable
Property Address:	328 BRUNSWICK AVE	Community:	Toronto
Legal Description:	PLAN 608 LOT 211 PT LOT 210		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey semi-detached apartment building containing nine units by adding an additional three dwelling units on the basement level.

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

- 1. Chapter 200.5.10.1.(1), By-law 569-2013**
The minimum required number of parking spaces is six.
In this case, four parking spaces will be provided.
- 1. Section 4(5)(B), By-law 438-86**
The minimum required number of parking spaces is five.
In this case, four parking spaces will be provided.
- 2. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 1.0 times the area of the lot (609.39 m²).
The altered building will have a residential gross floor area equal to 1.34 times the area of the lot (819.43 m²).

8. 2 NEVILLE PARK BLVD

File Number:	A0575/17TEY	Zoning	RD (f10.5;d0.6) & R1 Z0.6 (ZZC)
Owner(s):	AUDREY AZAD BRENT CRAWFORD	Ward:	Beaches-East York (32)
Agent:	MIGUEL MAGANA	Heritage:	Not Applicable
Property Address:	2 NEVILLE PARK BLVD	Community:	Toronto
Legal Description:	PLAN 389E PT LOT C		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a front ground floor addition to enlarge the existing integral garage, a north side second storey addition, and a south side and rear second storey deck.

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

- 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 detached dwelling is 4 m².
The area of the platform at or above the second storey will be 57.5 m².
- Chapter 10.20.40.70.(2)(A), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered detached dwelling will be located 0.47 m from the west rear lot line.
- Chapter 10.5.40.60.(7), By-law 569-2013**
Equipment may project into a required setback provided that it is no closer than 0.3 m to a lot line.
In this case, the fire shutter will be located 0.245 m from the west rear lot line.
- Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered detached dwelling will be located 0.474 m from the west rear lot line.

9. 407 PALMERSTON BLVD

File Number:	A0578/17TEY	Zoning	R (d0.6)(z735) & R2 Z0.6 (BLD)
Owner(s):	KATHLEEN MARY MEACHAM HARRY FOX	Ward:	Trinity-Spadina (19)
Agent:	HARRY FOX	Heritage:	Not Applicable
Property Address:	407 PALMERSTON BLVD	Community:	Toronto
Legal Description:	PLAN 574 BLK G PT LOT 294 PT LOT 303		

PURPOSE OF THE APPLICATION:

To construct a new rear detached garage with a mezzanine.

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

1. Chapter 10.5.60.40.(3), By-law 569-2013

An ancillary building or structure may not have more than one storey.
The new rear detached garage will have two storeys.

2. Chapter 10.5.60.50.(2), By-law 569-2013

The maximum permitted total floor area of all ancillary buildings or structures on the lot is 40.0 m².
The total floor area of all ancillary buildings on the lot will be 52.02 m².

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

A private garage is permitted to be one storey.
In this case, the rear detached garage will be two storeys.

10. 46 WEMBLEY RD

File Number:	A0579/17TEY	Zoning	RD (f15.0; d0.6) (x1335) & R1 Z0.6 (BLD)
Owner(s):	KAREN UNGER	Ward:	St. Paul's (21)
Agent:	ANDREW DEANE	Heritage:	Not Applicable
Property Address:	46 WEMBLEY RD	Community:	Toronto
Legal Description:	PLAN 1850 LOT 71		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling, with an integral below grade garage, a front covered porch, a rear basement walkout, a rear yard swimming pool and a rear yard hot tub.

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

- Chapter 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 8.66 m.
The new detached dwelling will be located 7.14 m from the south front lot line.
 - Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 11.0 m.
The new detached dwelling will have a height of 11.115 m.
 - 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 (348.12 m²).
The new detached dwelling will have a floor space index equal to 0.856 times the area of the lot (496.65 m²).
 - Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached dwelling is 17.0 m.
The new detached dwelling will have a building length of 19.46 m.
- Section 6(3) Part II 2(III), By-law 438-86**
The minimum required front yard setback is 8.66 m.
The new detached dwelling will be located 7.14 m from the south front lot line.
 - Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.
The 2.46 m portion of the new detached dwelling, exceeding the 17.0 m depth, will be located 1.2 m from the west side lot line, and 2.02 m from the east side lot line.
 - Section 6(3) Part III 3(d)(i)D, By-law 438-86**
A minimum of 75% (59.24 m²) of the front yard not covered by a permitted driveway must be maintained as soft landscaping.
In this case, 73.92% (58.4 m²) of the front yard will be maintained as soft landscaping.

4. 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 (348.12 m²).

Committee of Adjustment Decision A0569/13TEY approved a maximum permitted residential gross floor area of 0.79 times the area of the lot (458.36 m²).

The new detached dwelling will have a gross floor area equal to 0.87 times the area of the lot (502.3 m²).

11. 35 WILBERTON RD

File Number:	A0580/17TEY	Zoning	R (d0.6) (x905) & R2 Z0.6 (WAIVER)
Owner(s):	ARMIN FISCHER NINA TAMARA K MORITSUGU	Ward:	St. Paul's (22)
Agent:	AMANDA LEVEY	Heritage:	Not Applicable
Property Address:	35 WILBERTON RD	Community:	Toronto
Legal Description:	PLAN M452 LOT 67 & PT LOT 68		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.10.40.30.(1), 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 18.46 m.
- Chapter 10.5.60.30.(1), By-law 569-2013**
An ancillary building or structure with a height greater than 2.5 m, or a gross floor area greater than 10.0 m², must be at least 1.8 m from a residential building on the same lot.
The existing rear detached garage will be located 1.2 m from the altered residential building on the same lot.
- 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 1.46 m portion of the altered detached dwelling, exceeding the 17.0 m depth, will be located 0.95 m from the east side lot line and 4.96 m from the west side lot line.
- Section 6(3) Part II 7(II) A, By-law 438-86**
The minimum required setback of an accessory structure to an adjacent residential building is 4.5 m.
The rear addition will be located 1.2 m from the existing rear detached garage.

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

12. 6 AUSTIN AVE

File Number:	A0582/17TEY	Zoning	R(d0.6)(x809) & R3 Z0.6 (ZZC)
Owner(s):	GEOFFREY JOHN SURA KIRA ALEXANDRA LE BLANC	Ward:	Toronto-Danforth (30)
Agent:	SAM BIASUCCI	Heritage:	Not Applicable
Property Address:	6 AUSTIN AVE	Community:	Toronto
Legal Description:	PLAN 230E LOT 3		

PURPOSE OF THE APPLICATION:

To alter a two-storey townhouse dwelling by constructing third floor addition, decks at the rear on the ground and third floor levels and interior alterations.

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

- 1. Chapter 10.10.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (71.56 m²).
The floor space index will be 1.21 times the area of the lot (144.0 m²).
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (71.56 m²).
The residential gross floor area will be 1.21 times the area of the lot (144.0 m²).

13. 187 ALBANY AVE

File Number:	A0584/17TEY	Zoning	R (d1.0)(x900) & R2 Z1.0 (ZZC)
Owner(s):	LEEOR SOMMER LAURE BAUDOT	Ward:	Trinity-Spadina (20)
Agent:	MARK FRIESNER	Heritage:	Not Applicable
Property Address:	187 ALBANY AVE	Community:	Toronto
Legal Description:	PLAN 535 LOT 6 1/2 NPT		

PURPOSE OF THE APPLICATION:

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

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 located 0.0 m from the north lot line.
 - 2. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the required front yard landscaping must be soft landscaping (16.49 m²). In this case, the front yard soft landscaping area will be equal to 46% (10.29 m²).
 - 3. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 9.5 m. In this case, the height of the side exterior main walls facing a side lot line is 10.62 m.
 - 4. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth is 17.0 m.
The altered dwelling will have a building depth equal to 21.36 m.
- 1. 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 altered building will be located 0.0 m from the adjacent building to the north.
 - 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 17.0 m in depth is 7.5 m.
The altered building will be located 0.0 m from the north side lot line and 1.76 m from the south side lot line.
 - 3. Section 6(3) Part III 3(d)(i)(D), By-law 438-86**
A minimum of 75% of the front yard not covered by a permitted driveway shall be provided and maintained as soft landscaping (16.49 m²).
In this case, 46 % of the front yard not covered by a permitted driveway will be provided and maintained as soft landscaping (10.29 m²).

14. 44 RUSSELL ST

File Number:	A0587/17TEY	Zoning	R (d1.0) & R3 Z1.0 (ZPR)
Owner(s):	VALERIE GOW PHILIP HASTINGS	Ward:	Trinity-Spadina (20)
Agent:	PHILIP HASTINGS	Heritage:	Designated
Property Address:	44 RUSSELL ST	Community:	Toronto
Legal Description:	PLAN 524 LOT 4		

PURPOSE OF THE APPLICATION:

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

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

- 1. Section 6(3) Part II 3(I), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
The altered semi-detached dwelling will be located 0 m from the side wall of the west adjacent building, 46 Russell Street.
- 2. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.
The altered semi-detached dwelling will be located 0 m from the west side lot line.
- 3. Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted depth of a semi-detached dwelling is 17 m.
The altered semi-detached dwelling will have a depth of 17.76 m.

15. 49 TIAGO AVE

File Number:	A0588/17TEY	Zoning	RD & R1B (ZZC)
Owner(s):	KEIVAN MOJTABAEI	Ward:	Beaches-East York (31)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	49 TIAGO AVE	Community:	East York
Legal Description:	PLAN 3396 PT LOT 298,299		

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 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (125.06 m²).
The lot coverage will be 37% of the lot area (133.04 m²).
 - Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building or structure is 8.5 m.
The new detached dwelling will have a building height of 9.0 m.
 - Chapter 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.0 m.
The height of the front exterior main walls will be 8.64 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 (214.67 m²).
The new detached dwelling will have a floor space index equal to 0.70 times the area of the lot (250.47 m²).
 - Chapter 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 5.22 m.
The new detached dwelling will be located 5.21 m from the north front lot line.
- Section 7.3.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The new detached dwelling will have a building height of 9.0 m.
 - Section 7.3.3, By-law 6752**
The maximum permitted building length is 16.74 m.
The new detached dwelling will have a building length of 17.22 m.
 - Section 7.3.3, By-law 6752**
The maximum permitted floor space index is 0.6 times the area of the lot (214.67 m²).
The new detached dwelling will have a floor space index equal to 0.70 times the area of the lot (250.47 m²).

4. Section 7.3.3, By-law 6752

The minimum required front yard setback is 6.0 m.

The new detached dwelling will be located 5.21 m from the north front lot line.

5. Section 7.3.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (125.06 m²).

The lot coverage will be 38% of the lot area (135.64 m²).

16. 9 DUNBAR RD

File Number:	A0589/17TEY	Zoning	RD (f13.5; d0.6) (x1437) & R1 Z0.6 (ZZC)
Owner(s):	ROD ANDREW BOLGER NANCY BOLGER	Ward:	Toronto Centre-Rosedale (27)
Agent:	NANCY BOLGER	Heritage:	Designated
Property Address:	9 DUNBAR RD	Community:	Toronto
Legal Description:	PLAN 226E PT LOT A PLAN 329 PT LOT 6		

PURPOSE OF THE APPLICATION:

To construct a rear detached garage.

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

- 1. Chapter 10.5.100.1.(2)(B).(i), By-law 569-2013**
The maximum permitted width of a driveway that is not located in the front yard is 6 m.
In this case, the driveway width will be 6.57 m.
- 2. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (93.22 m²) of the rear yard must be maintained as soft landscaping.
In this case, 19.10% (35.61 m²) of the rear yard will be maintained as soft landscaping.
- 3. Chapter 10.5.60.70.(1), By-law 569-2013**
The area of the lot covered by all ancillary buildings and structures may not exceed 10% of the lot area (50.72 m²).
The rear detached garage will have a lot coverage of 10.83% (54.92 m²).
- 1. Section 6(3) Part IV 4(b), By-law 438-86**
The maximum permitted width of a driveway that is not located in the front yard is 6 m.
In this case, the driveway width will be 6.57 m.

17. 14 OMAHA AVE

File Number:	A0591/17TEY	Zoning	R1 Z0.38 (ZZC)
Owner(s):	BARBARA DRESNER FRANK MEYER	Ward:	Toronto Centre-Rosedale (28)
Agent:	DANIEL HALL	Heritage:	Not Applicable
Property Address:	14 OMAHA AVE	Community:	Toronto
Legal Description:	PLAN E718 LOT 42		

PURPOSE OF THE APPLICATION:

To construct two accessory buildings in the rear yard, a painter's studio and a writer's studio.

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

- 1. 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 (23.23 m²).
The accessory buildings will have a gross floor area equal to 6.68% of the lot area (31.05 m²).
- 2. Section 12 (2) 295 (c) (iii), By-law 438-86**
No person shall use any land or erect or use a building or structure for any purpose below grade other than a crawl space used for storage, heating, cooling, ventilating, electrical or mechanical equipment.
Spaces within the writing studio and painting studio will be located 0.41 m below grade.
- 3. Section 12 (2) 295 (i) (ii), By-law 438-86**
No person shall erect or use a building or structure on a lot, having any part of the building or structure closer to a side lot line than 3.0 metres in the Algonquin Island Residential Area.
The painting studio will be located 1.5 metres from the south side lot line.

18. 154 FRONT ST E

File Number:	A0592/17TEY	Zoning	RA (Waiver)
Owner(s):	FMC FRONT STREET DEVELOPMENTS INC FMC FRONT STREET DEVELOPMENTS INC	Ward:	Toronto Centre-Rosedale (28)
Agent:	MICHAEL BISSETT	Heritage:	Not Applicable
Property Address:	154 FRONT ST E	Community:	Toronto
Legal Description:	PLAN TOWN OF YORK PT LOTS 5 & 6		

PURPOSE OF THE APPLICATION:

To alter the mixed-use development containing 490 residential units within two 26 storey towers, and 1,046 m² of at-grade retail gross floor area by reducing the required parking from a minimum of 202 spaces to a minimum of 188 spaces.

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

1. Section 3(F), By-law 859-2017

A minimum of 202 vehicular parking spaces shall be provided and maintained on the site, of which 27 vehicular parking spaces are for visitors to the building.

In this case, a total of 188 parking spaces, of which 27 will be visitor parking spaces and two will be car-share parking spaces will be provided.

19. 248 DONLANDS AVE

File Number:	A0596/17TEY	Zoning	RS & R2A (ZZC)
Owner(s):	GEORGE VLAHOS	Ward:	Toronto-Danforth (29)
Agent:	VASSILIOS LEVENTIS	Heritage:	Not Applicable
Property Address:	248 DONLANDS AVE	Community:	East York
Legal Description:	PLAN M484 PT LOT 658 LOT 659		

PURPOSE OF THE APPLICATION:

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

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

1. **Chapter 10.40.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the area of the lot (78.04 m²).
The new lot coverage will be equal to 48% of the area of the lot (107.72 m²).
2. **Chapter 10.40.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.75 times the area of the lot (167.22 m²).
The altered detached dwelling will have a floor space index equal to 0.78 times the area of the lot (173.1 m²).
3. **Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves are permitted to project 0.9 m provided they are no closer than 0.3 m to a lot line.
In this case, the roof eaves will be located 0.0 m from the north and south side lot lines.
1. **Section 7.5.3, By-law 6752**
The minimum required north side lot line setback is 0.45 m.
The altered detached dwelling will be located 0.44 m from the north side lot line.
2. **Section 7.5.3, By-law 6752**
The minimum required south side lot line setback is 0.45 m.
The altered detached dwelling will be located 0.3 m from the south side lot line.
3. **Section 7.5.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (78.04 m²).
The new lot coverage will be equal to 52% of the area of the lot (116.12 m²).
4. **Section 7.5.3, By-law 6752**
The maximum permitted floor space index of a detached dwelling is 0.75 times the area of the lot (167.22 m²).
The altered detached dwelling will have a floor space index equal to 0.78 times the area of the lot (173.1 m²).

20. 271 ONTARIO ST

File Number:	A0599/17TEY	Zoning	R (d1.0)(x984) & R3 Z1.0 (ZZC)
Owner(s):	SEAN CHRISTOPHER HALE SCOTT LOUIS HOWCROFT	Ward:	Toronto Centre-Rosedale (28)
Agent:	SEROUJ KALOUSTIAN	Heritage:	Not Applicable
Property Address:	271 ONTARIO ST	Community:	Toronto
Legal Description:	PLAN 160 PT LOT 76		

PURPOSE OF THE APPLICATION:

To convert the existing two-storey duplex into a triplex by constructing a third floor addition and rear staircase.

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

- 1. Chapter 200.5.10.11(2), By-law 569-2013**
The minimum required number of parking spaces is three.
In this case, 0 parking spaces will be provided.
 - 2. Chapter 10.5.40.60.(5)(A), By-law 569-2013**
An architectural feature on a building may encroach into a required building setback a maximum of 0.6 m.
In this case, the architectural feature (cornices) will encroach 0.69 m into the required front yard setback.
 - 3. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 3.7 m to the rear lot line.
 - 4. 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 (119.0 m²).
The altered dwelling will have a floor space index equal to 1.82 times the area of the lot (216.09 m²).
- 1. Section 6(2)1.(v), By-law 438-86**
A converted house is a permitted use provided that there is no substantial change in the appearance of the dwelling house as the result of the conversion.
In this case, the addition will result in a change in the appearance of the dwelling.
 - 2. Section 6(3) Part II 3(I), By-law 438-86**
The by-law required a building to be located no closer than 0.9 m to the side wall of an adjacent building that contains no openings.
The altered dwelling will be located 0.0 m to the adjacent building to the south.

- 3. Section 6(2)1.(iii)A, By-law 438-86**
A converted house is a permitted use provided there is no exterior alteration of or addition to the house except an addition to a part of the exterior not altering a front wall, provided the increase in residential gross floor area does not exceed 0.15 times the area of the lot (17.85 m²).
In this case, the conversion will include an addition to an exterior part of the building (third floor addition) which will contain an additional residential gross floor area of 72.03 m², which is equal to 60.5% of the lot area, and which alters the main front wall.
- 4. 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 (119.0 m²).
The altered dwelling will have a gross floor area equal to 1.82 times the area of the lot (216.09 m²).
- 5. Section 6(3) Part II 2(i), By-law 438-86**
The minimum required front yard setback is 1.78 m.
The altered dwelling will be located 0.89 m to the front lot line.
- 6. Section 6(3) Part II 3.F(I), By-law 438-86**
The minimum required side lot line setback is 0.45 m where the side walls contain no openings.
The altered dwelling will be located 0.0 m to the north and south side lot lines.
- 7. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 3.70 m to the rear lot line.
- 8. Section 6(3) Part 4(5), By-law 438-86**
One additional parking space is required.
In this case, no additional parking spaces will be provided.
- 9. Section 6(2)1.(iv), By-law 438-86**
A converted house is a permitted use provided that the average of the floor areas of the dwelling units in a building or structure being altered, converted or used as a converted house containing more than two dwelling units is not less than 65 m².
In this case, the average floor area of the dwelling units will be 55.72 m².

21. 164 CRAWFORD ST

File Number:	A0601/17TEY	Zoning	R (d1.0)(x806) & R4 Z1.0 (ZZC)
Owner(s):	IAN WOODBURY ANNE KATHRYN SPORTUN	Ward:	Trinity-Spadina (19)
Agent:	DAVID STICKNEY	Heritage:	Not Applicable
Property Address:	164 CRAWFORD ST	Community:	Toronto
Legal Description:	PLAN D23 PT LOT 59		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey townhouse/rowhouse by constructing a rear third floor addition with a rear deck.

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

- 1. Chapter 10.10.40.70.(4)(C), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The altered dwelling will be located 0.0 m from the north side lot line and 0.0 m from the south side lot line.
- 2. Chapter 10.10.40.80.(1)(A), By-law 569-2013**
The minimum required distance between main walls for a townhouse is 2.0 m, where there are no openings to the dwelling units in those main walls.
The altered dwelling will have a distance between main walls of 0.0 m from the north side and 0.0 m from the south side.
- 3. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building or structure is 10.0 m.
The altered dwelling will have a building height of 11.43 m.
- 4. 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 (202.42 m²).
The altered dwelling will have a floor space index equal to 1.07 times the area of the lot (217.25 m²).
- 1. 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 north side lot line and 0.0 m from the south side lot line.
- 2. Section 6(3) Part II 6(ii), By-law 438-86**
The minimum required distance between external walls of a building or structure that faces each other is 2.0 m provided that the facing wall does not contain openings.
The altered dwelling will have a distance of 0.0 m between external walls of a building that faces each other on the north side and 0.0 m between external walls of a building that faces each other on the south side.

- 3. Section 4(2)(a), By-law 438-86**
The maximum permitted height of a building or structure is 10.0 m.
The altered dwelling will have a building height of 11.43 m.
- 4. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 1.0 times the area of the lot (202.42 m²).
The altered dwelling will have a residential gross floor area of 1.07 times the area of the lot (217.25 m²).
- 5. 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 new rear third-floor deck will be located 0.0 m from the south side lot line.
- 6. Section 6(3) Part II 6(ii), By-law 438-86**
The minimum required distance between external walls of a building or structure that faces each other is 2.0 m provided that the facing wall does not contain openings.
The new rear third-floor deck will have a distance of 0.0 m between external walls of a building that faces each other on the south side.
- 7. 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 of 16.04 m.

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

22. 25 COADY AVE

File Number:	A0603/17TEY	Zoning	R (d0.6) (x809) & R3 Z0.6 (ZZC)
Owner(s):	MATTHEW NICHOLAS PAANANEN NATALIE REID	Ward:	Toronto-Danforth (30)
Agent:	KYLE KHADRA	Heritage:	Not Applicable
Property Address:	25 COADY AVE	Community:	Toronto
Legal Description:	PLAN 423E PT LOTS 30 & 31		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a semi-detached dwelling is 0.60 times the area of the lot (78.67 m²).
The altered dwelling will have a floor space index equal to 1.17 times the area of the lot (153.16 m²).
- 1. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for a semi-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 0.39 m from the north side lot line, and 0.0m from the south side lot line, measured to the third storey addition.
- 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.
The altered dwelling will be located 0.77 m from the side wall of the north adjacent building at 27 Coady Avenue, and 0.0 m from the side wall of the south adjacent building at 23 Coady Avenue, measured to the third storey addition.
- 3. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a semi-detached dwelling is 0.60 times the area of the lot (78.67m²).
The altered dwelling will have a gross floor area equal to 1.17 times the area of the lot (153.16 m²).

23. 1679 BLOOR ST W

File Number:	A0604/17TEY	Zoning	MCR T4.0 C1.5 R3.0 (ZZC)
Owner(s):	LIYANAGE SIRISENA DON	Ward:	Parkdale-High Park (14)
Agent:	HARDIAL DHIR	Heritage:	Not Applicable
Property Address:	1679 BLOOR ST W	Community:	Toronto
Legal Description:	PLAN 922 PT LOT 5		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey mixed use building by constructing a new two-storey rear addition. The existing one-storey addition will be demolished.

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

- 1. Section 12(2) 347(1)(a), By-law 438-86**
No person shall erect or use a building or structure unless it has a height of at least 10.50 m over more than 50% of the depth of the building.
The altered mixed-use building will have an overall height of 8.26 m over 100% of the depth of the building.
- 2. Section 12(2) 347(1)(a), By-law 438-86**
No person shall erect or use a building or structure any portion of which has a first storey floor-to-floor height of less than 4.50 m. The altered mixed-use building will have a first storey floor-to-floor height of 4.03 m.
- 3. Section 12(2) 347(6)(a), By-law 438-86**
No person shall erect or use a building or structure containing windows facing and located within 5.50 m of a side lot line. The two-storey rear addition will be located 0.04 m from the west side lot line.

24. 212 WOODMOUNT AVE

File Number:	A0605/17TEY	Zoning	RS(F1.0, a325, d0.75) & R2A (ZZC)
Owner(s):	MARTIN FERREIRA	Ward:	Beaches-East York (31)
Agent:	ROCK KIM	Heritage:	Not Applicable
Property Address:	212 WOODMOUNT AVE	Community:	Toronto
Legal Description:	PLAN 1587 PT LOT 44 PT LOT 45		

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing bungalow, a rear two-storey addition and an front integral garage. The detached garage in the rear yard will be demolished.

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

- 1. Chapter 10.40.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.0 m.
The height of the front exterior main walls will be 7.77 m.
- 2. Chapter 10.40.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.0 m.
The height of the rear exterior main walls will be 7.77 m.
- 3. Chapter 10.40.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.75 times the area of the lot (165.48 m²).
The floor space index will be 0.9 times the area of the lot (199.38 m²).
- 4. Chapter 10.40.40.40.(1)(A), By-law 569-2013**
A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
The area within 4.0 m of the front main wall will be 6.24 m².
- 5. Chapter 10.40.30.40.(1) (A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (77.22 m²).
The lot coverage will be 45.15% of the lot area (99.69 m²).
- 6. Chapter 10.40.30.40.(1) (A), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The height of the first floor above established grade will be 1.32 m.
- 7. 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 1.39 m if it is no closer to a side lot line than the required side yard setback.
The platform will encroach 1.52 m into the required front yard setback.

- 8. 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 stairs will be 0.23 m from the west front lot line.
- 1. Section 5.6 b(iii) By-law 6752**
Steps or stairs required for access to the first storey of a permitted building may encroach into any yard, provided such steps or stairs shall be set back a minimum of 1.5 m from any lot line adjacent to a street.
The stairs will be 0.23 m from the west (front) lot line.
- 2. Section 7.1.1(1), By-law 6752**
The maximum permitted coverage is 35% of the lot (77.22 m²).
The lot coverage will be 46.51% (102.63 m²).
- 3. Section 7.5.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The altered building will have a length of 16.99 m.
- 4. Section 7.1.1(1), By-law 6752**
The minimum required side yard setback is 0.45 m.
The north side yard setback will be is 0.3 m.
- 5. Section 7.5.3, By-law 6752**
The maximum permitted floor space index is 0.75 times the area of the lot (165.48 m²).
The floor space index will be 0.9 times the area of the lot (199.38 m²).

25. 486 ARLINGTON AVE

File Number:	A0606/17TEY	Zoning	RM (f12.0; u2; d0.8)(x252) & R2 (BLD)
Owner(s):	SANJAY MAKKAR MONIKA MAKKAR	Ward:	St. Paul's (21)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	486 ARLINGTON AVE	Community:	York
Legal Description:	PLAN 1527 LOT 31		

PURPOSE OF THE APPLICATION:

To amend the approved building permit plans for a new two-storey detached dwelling under construction. Committee considered the subject proposal and approved variances by virtue of Minor Variance Decision A1234/15TEY, however, as the alterations made during construction deviate from the approved building permit plans, further variances are required.

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

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

A minimum of 50% of the front yard landscaping must be landscaping (4.54 m²).

Minor Variance Decision A1234/15TEY permits 30% of the front yard for landscaped open space (4.37 m²).

In this case, 33.70% (3.06 m²) of the front yard will be maintained as landscaping.

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

The permitted maximum floor space index is 0.80 times the area of the lot (186.96 m²).

Minor Variance Decision A1234/15TEY permits a floor space index of 0.92 times the area of the lot (214.77 m²).

The detached dwelling will have a floor space index equal to 1.30 times the area of the lot (303.18 m²).

3. Chapter 10.18.40.10.(2)(A)(i), By-law 569-2013

The maximum permitted height of all front exterior main walls is 8.5 m.

In this case, the height of the front exterior main wall of the dwelling will be 10.09 m.

4. Chapter 10.80.40.70.(1), By-law 569-2013

The minimum required front yard setback is 1.09 m.

Minor Variance Decision A1234/15TEY permits a setback of 0.74 m from the south front lot line.

In this case, the detached dwelling will be located 0.19 m from the south front lot line.

5. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013

Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.

In this case, the stairs will be located 0.0 m from the front lot line.

- 6. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves are permitted to project a maximum of 0.9 m provided they are located no closer than 0.3 m from a lot line.
Minor Variance Decision A1234/15TEY permits roof eaves to be located 0.12 m from a lot line.
In this case, the roof eaves will be located 0.16 m from the west side lot line and 0.05 m from the east side lot line.
- 7. Chapter 10.80.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached house is 4.0 m².
In this case, the rear deck at the second storey will have an area of 14.32 m².
- 8. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the required front yard landscaping must be soft landscaping (3.41 m²).
In this case, 38.7% (1.76 m²) of the front yard will be soft landscaping.
- 1. Section (3)(a), By-law 1-83**
The maximum permitted floor space index is 0.8 times the area of the lot (186.96 m²).
The detached dwelling will have a floor space index equal to 1.3 times the area of the lot (303.18 m²).
- 2. Section 3(c)(ii), By-law 1-83**
A minimum of 35% of the front yard is required to be green landscape open space (3.5 m²).
In this case, 17.6% (1.76 m²) of the front yard will be green landscape open space.
- 3. Section 3(c)(i)(2), By-law 1-83**
The minimum of 50% of the front yard shall be landscaping.
In this case, 17.6% (1.76 m²) of the front yard will be landscaping.

26. 265 QUEENSDALE AVE

File Number:	A0607/17TEY	Zoning	RS & R2A (ZZC)
Owner(s):	KEITH SMITH MICHELLE LEVY	Ward:	Beaches-East York (31)
Agent:	GABRIELE GUIDUCCI	Heritage:	Not Applicable
Property Address:	265 QUEENSDALE AVE	Community:	East York
Legal Description:	PLAN M394 LOT 200 PT LOT 201		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 200.5.10.1(1), By-law 569-2013**
A minimum of one parking space is required to be provided behind the front main wall.
In this case, zero parking spaces will be provided.
 - 2. Chapter 10.40.40.10.(1)(A), By-law 569-2013**
The maximum permitted height is 8.5 m.
The altered dwelling will have a height of 8.74 m.
 - 3. Chapter 10.40.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 3.27 m.
The altered dwelling will be located 2.14 m from the front lot line.
 - 4. Chapter 10.40.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.3 m to the west 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 0.3 m to a lot line.
In this case, the eaves will be located 0.13 m from the west side lot line.
 - 6. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the front yard landscaping must be maintained as soft landscaping (11.13 m²).
In this case, the front yard soft landscaping area will be equal to 54% (8.07 m²).
- 1. Section 5.6, By-law 6752**
The minimum required front stair setback is 1.5 m.
In this case, the front stairs will be located 0.8 m to the front lot line.
 - 2. Section 7.5.3, By-law 6752**
The minimum required number of parking spaces is one.
In this case, zero parking spaces will be provided.

- 3. Section 7.5.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The altered dwelling will be located 2.14 m from the front lot line.
- 4. Section 7.5.3, By-law 6752**
The minimum required west side yard setback is 0.45 m.
The altered dwelling will be located 0.3 m to the west side lot line.
- 5. Section 7.5.3, By-law 6752**
The maximum permitted height is 8.5 m.
The altered dwelling will have a height of 8.74 m.
- 6. Section 7.1.6, By-law 6752**
A minimum of 75% of the front yard landscaping must be maintained as soft landscaping (11.13 m²).
In this case, the front yard soft landscaping area will be equal to 54% (8.07 m²).

27. 1007 BLOOR ST W

File Number:	A0608/17TEY	Zoning	CR 3.0 (c1.0; r.25) SS2 (x1570) & MCR T3.0 C1.0 R2.5 (ZPR)
Owner(s):	YU CHENG	Ward:	Davenport (18)
Agent:	TAMARA WISE	Heritage:	Not Applicable
Property Address:	1007 BLOOR ST W	Community:	Toronto
Legal Description:	PLAN 405 PT LOT 49		

PURPOSE OF THE APPLICATION:

To permit an outdoor patio in the rear yard of the existing eating establishment.

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

Chapter 40.10.20.100.(21)(B), By-law 569-2013

An outdoor patio is a permitted use provided that the area does not exceed 16.5 m².
In this case, the outdoor patio will have an area of 60 m².

Section 8(2) 7(I), By-law 438-86

A patio is not permitted to be located in the rear yard of a building if the lot is separated from a lot in a residential district by a distance of less than 10 m.

In this case, the lot on which the outdoor patio will be located is separated from a lot in the residential district by a distance of 6.1 m.

28. 391 MARKHAM ST

File Number:	A0609/17TEY	Zoning	R(d0.6)(x735) & R2 Z0.6 (Waiver)
Owner(s):	PETER ROBERT GRAY	Ward:	Trinity-Spadina (19)
Agent:	CHRISTOPHER WALLACE	Heritage:	Not Applicable
Property Address:	391 MARKHAM ST	Community:	Toronto
Legal Description:	PLAN 574 BLK A PT LOT 285		

PURPOSE OF THE APPLICATION:

To alter the existing 2 ½-storey semi-detached dwelling by constructing: a rear one-storey addition, a below grade tunnel from the dwelling to the rear accessory structure and to construct a second dwelling unit.

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 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 (283.0 m²).
The altered semi-detached house will have a floor space index equal to 0.91 times the area of the lot (375.0 m²).
- 2. Chapter 10.10.40.40.(2)(B), By-law 569-2013**
The minimum required side lot line setback is 3.77 m.
The altered dwelling will be located 0.10 m from the north side lot line.
- 3. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth is 17.0 m.
Minor Variance Decision A1236/16TEY permits a building depth of 22.93 m.
The altered dwelling will have a building depth of 37.07 m.
- 4. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 0.0 m from the rear lot line.
- 5. Chapter 10.5.40.70.(2), By-law 569-2013**
A building or structure is required a minimum setback of 2.5 m from the original centreline of a lane.
The altered dwelling will be located 1.82 m from the original centreline of the lane at the back.
- 6. Chapter 150.10.40.1.(3)(A), By-law 569-2013**
A secondary suite is a permitted use provided that an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof that faces a street.
The addition will alter a main wall that faces a street.
- 1. Section 6(3) Part VI (I), By-law 438-86**
Additions to the rear of a semi-detached house, erected before October 15, 1953, or to a converted house are permitted provided, the residential gross floor area, as enlarged does not exceed 0.69 times the area of the lot (283.0 m²).
The altered semi-detached house will have a residential gross floor area equal to 0.91 times the area of the lot (375.0 m²).

- 2. Section 6(3) Part VI 1(IV), 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 no part of an addition is closer to the side lot line than the side wall of the existing building 3.77 m.
The altered semi-detached house will be located 0.10 m from the north side lot line.
- 3. Section 6(3) Part VI 1(V), 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 depth of the residential building including the addition or addition does not exceed 17.0 m.
The altered semi-detached house will have a building depth of 37.07 m.
- 4. Section 6(3) Part VI 1(III), 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 no part of the addition is closer to the rear lot line than 7.5 m.
The altered semi-detached house will be located 0.0 m from the rear lot line.
- 5. Section 4(14)(A), By-law 438-86**
A building or structure is required a minimum setback of 2.5 m from the centreline of the public lane at the back.
The altered semi-detached dwelling will be located 1.82 m from the centreline of the public lane.
- 6. Section 6(2)1(iii)A, By-law 438-86**
A converted house is a permitted use provided the gross floor area of an addition does not exceed 15% of the area of the lot (62.0 m²).
The gross floor area of the addition will be 33% of the lot area (136.0 m²).
- 7. Section 6(2)(1)(iii)A, By-law 438-86**
A converted house is a permitted use provided there is no addition or alteration to the front main wall that faces a street.
The addition will change the front main wall that faces a street.

29. 123 LANGLEY AVE

File Number:	A0610/17TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (ZZC)
Owner(s):	EVAN JAMES MACMILLAN YOUNG	Ward:	Toronto-Danforth (30)
Agent:	MONICA KUHN	Heritage:	Not Applicable
Property Address:	123 LANGLEY AVE	Community:	Toronto
Legal Description:	PLAN 762 PT LOT 1 PT LOT 2		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling by constructing a rear three-storey addition with a rear third floor deck, and a rear detached garage.

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

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

The level of the floor of a platform located at or above the second storey of a residential building is not permitted to be higher than the level of the floor of the storey from which it gains access.

The rear third floor deck is higher than the level of the floor of the storey from which it gains access.

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

A minimum of 25% (17.13 m²) of the rear yard must be maintained as soft landscaping.

In this case, 21.4% (14.7 m²) of the rear yard will be maintained as soft landscaping.

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

The maximum permitted building height is 10.0 m.

The altered dwelling will have a height of 10.28 m.

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

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

The height of the rear exterior main walls will be 9.63 m.

5. 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 (100.96 m²).

The altered dwelling will have a floor space index equal to 1.19 times the area of the lot (201.02 m²).

1. 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 (100.96 m²).

The altered dwelling will have a gross floor area equal to 1.17 times the area of the lot (197.46 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.

The altered dwelling will be located 0 m from the side wall of the west adjacent building at 121 Langley Avenue.

- 3. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.
The altered dwelling will be located 0 m from the west side lot line.
- 4. Section 6(3) Part II 3.C(II), By-law 438-86**
The minimum required side lot line setback of a semi-detached dwelling is 0.9 m where the side wall contains openings.
The altered dwelling will be located 0.46 m from the east side lot line.
- 5. Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10.0 m.
The altered dwelling will have a height of 10.32 m.

30. 6 MILLBANK AVE

File Number:	A0613/17TEY	Zoning	RD (f12.0; d0.65) & R1 Z0.65 (ZZC)
Owner(s):	KRISTINA JENNIE SMITH	Ward:	St. Paul's (21)
Agent:	MICHAEL GOLDBERG	Heritage:	Not Applicable
Property Address:	6 MILLBANK AVE	Community:	Toronto
Legal Description:	PLAN M408 PT LOT 27 PT LOT 28 PT LOT 33 PT LOT 34		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral below grade garage. The first basement level is the closest to established grade and considered the first floor.

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

- Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 11.0 m.
The new detached dwelling will have a height of 11.64 m.
- Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.65 times the area of the lot (205.07 m²).
The new detached dwelling will have a floor space index equal to 1.24 times the area of the lot (392.81 m²).
- Chapter 10.20.40.50.(1)(A), By-law 569-2013**
A maximum of one platform is permitted to be located on the rear wall at or above the second storey of a detached dwelling.
There will be three platforms located on the rear wall at or above the second storey of the new detached dwelling.
- 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 front second floor deck will be 5.6 m².
- Chapter 10.20.40.70.(2)(A), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The new detached dwelling will be located 6.57 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 0.93 m from the north side lot line and 0.64 m from the south side lot line.

7. **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 into the required front yard setback 1.5 m if it is no closer to a side lot line than the required side yard setback.
The front second floor deck will encroach 1.97 m into the required front yard setback.
8. **Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0.22 m from the south side lot line.
9. **Chapter 10.5.80.40.(2), By-law 569-2013**
For an individual private driveway leading directly to the dwelling unit, the elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street.
In this case, the elevation of the lowest point of the vehicle entrance in the main wall of the building will be lower than the point where it intersects a lot line abutting a street.
10. **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 8.5 m.
The height of the side exterior main walls facing a side lot line will be 11.45 m.
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.65 times the area of the lot (205.07 m²).
The new detached dwelling will have a gross floor area equal to 0.99 times the area of the lot (313.91 m²).
2. **Section 6(3) Part II 2 (II), By-law 438-86**
The minimum required front yard setback of a building on an inside lot is 4.08 m.
The new detached dwelling will be located 2.11 m from the front lot line.
3. **Section 6(3) Part II 3(II), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that contains openings is 1.2 m.
The new detached dwelling will be located 0.87 m from the side wall of the south adjacent building.
4. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of a detached dwelling not exceeding a depth of 17 m is 0.9 m.
The portion of the new detached dwelling, not exceeding a depth of 17 m will be located 0.64 m from the south side lot line.
5. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.
The portion of the new detached dwelling exceeding the 17.0 m depth, will be located 0.91 m from the south side lot line and 1.64 m from the north side lot line.
6. **Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The new detached dwelling will be located 6.16 m from the rear lot line.

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

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

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

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

The maximum permitted building height is 11.0 m.

The new detached dwelling will have a height of 11.55 m.

The following applications will be heard at 4:30 p.m or shortly thereafter:

31. 111 GIVINS ST

File Number:	A0616/17TEY	Zoning	R (d1.0) (x806) & R4 Z1.0 (ZZC)
Owner(s):	ASHLEY GOLLOGLY BARDIA BARDI	Ward:	Trinity-Spadina (19)
Agent:	SIMON WEST	Heritage:	Not Applicable
Property Address:	111 GIVINS ST	Community:	
Legal Description:	PLAN 194 PT LOTS 51 & 52		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 10 m.
The new detached dwelling will have a height of 10.4 m.
- 2. Chapter 10.10.40.10.(2)(B)(i)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 10 m.
The height of the side exterior main walls facing a side lot line will be 10.4 m.
- 3. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17 m.
The new detached dwelling will have a depth of 18.29 m.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 1.0 times the area of the lot (223.32 m²).
The new detached dwelling will have a floor space index equal to 1.14 times the area of the lot (255.1 m²).
- 5. Chapter 10.10.40.70.(4)(A), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The new detached dwelling will be located 0.36 m from the north side lot line.
- 6. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (45 m²) of the rear yard must be maintained as soft landscaping.
In this case, 40% (37 m²) of the rear yard has been maintained as soft landscaping.

7. **Chapter 10.5.60.20.(5)(A), By-law 569-2013**
The minimum required rear yard setback for an ancillary building or structure containing a parking space where the rear lot line abuts a lane and vehicle access to the parking space in the ancillary building is from the lane is 1 m.
The rear detached garage will be located 0 m from the east rear lot line.
1. **Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10 m.
The new detached dwelling will have a height of 10.4 m.
2. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 1.0 times the area of the lot (223.31 m²).
The new detached dwelling will have a gross floor area equal to 1.14 times the area of the lot (255.1 m²).
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 m and where the side walls contain no openings.
The new detached dwelling will be located 0.36 m from the north side lot line.
4. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the building exceeding a depth of 17 m is 7.5 m.
The portion of the new detached dwelling exceeding the 17 m depth will be located 0.45 m from the south side lot line and 0.36 m from the north side lot line.

32. 17 CROCKER AVE

File Number:	A0618/17TEY	Zoning	R (d1.0) (x806) & R4 Z1.0 (ZZC)
Owner(s):	JAMES DRYBURGH SHELAGH REECE	Ward:	Trinity-Spadina (19)
Agent:	SHELAGH REECE	Heritage:	Not Applicable
Property Address:	17 CROCKER AVE	Community:	Toronto
Legal Description:	PLAN 75 PT LOT 7		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.40.80.(1)(A), By-law 569-2013**
The minimum required distance between main walls for a townhouse is 2.00 m where there are no openings to dwelling units in those main walls.
The distance between main walls will be 0.0 m on the east side and 0.11 m on the west side.
- 2. Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted depth of a townhouse is 14.0 m.
The altered townhouse will have a depth of 15.98 m.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a townhouse is 1.0 times the area of the lot (143.40 m²).
The altered detached dwelling will have a floor space index equal to 1.07 times the area of the lot (153.50 m²).
- 1. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a rowhouse is 14.0 m.
The altered rowhouse will have a depth of 15.98 m.
- 2. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 1.0 times the area of the lot (143.40 m²).
The altered rowhouse will have a gross floor area equal to 1.07 times the area of the lot (153.50 m²).

33. 16 MUNITION ST

File Number:	A0619/17TEY	Zoning	I3 D2 (Waiver)
Owner(s):	NATALE & GUERRIERI CONTAINERS LTD	Ward:	Toronto-Danforth (30)
Agent:	STEPHEN GARDINER	Heritage:	Listed
Property Address:	16 MUNITION ST	Community:	Toronto
Legal Description:	PLAN 520E PT BLK A		

PURPOSE OF THE APPLICATION:

To permit a place of amusement use for the purpose of hatchet throwing on the ground floor of the existing two-storey industrial building, for a period of five years.

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

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

A place of amusement is not listed as a permitted use on lands zoned I3 D2.

In this case, a place of amusement will be permitted on the ground floor for a period of five years.

34. 2 GLENSHAW CRES

File Number:	A0620/17TEY	Zoning	RD (f12.0;a370;d0.6) & R1B (ZZC)
Owner(s):	DAVID KAY KEN YUE	Ward:	Beaches-East York (31)
Agent:	KEN YUE	Heritage:	Not Applicable
Property Address:	2 GLENSHAW CRES	Community:	East York
Legal Description:	PLAN 3728 LOT 47		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.40.60.(2)(A), By-law 569-2013**
A canopy, awing, or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering.
The platform encroaches beyond the platform it is covering.
- 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 7.47 m.
- Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached house is 17.0 m.
The altered dwelling will have a building length of 19.16 m.
- Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19.0 m.
The altered dwelling will have a building depth of 19.16 m.
- Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second-storey is 4.0 m².
The area of each platform at or above the second-storey is 8.91 m².
- Chapter 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 19.97 m.
The altered dwelling will be located 17.42 m from the front yard lot line.
- Section 7.3.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The altered dwelling will have a building length of 19.16 m.

35. 113 BARTON AVE

File Number:	A0626/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	CARRIE LOUISE MESTON	Ward:	Trinity-Spadina (20)
Agent:	ANGUS SKENE	Heritage:	Not Applicable
Property Address:	113 BARTON AVE	Community:	Toronto
Legal Description:	PLAN M227 PT LOT 81 PT LOT 82		

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (115.5 m²).

The altered detached dwelling will have a floor space index equal to 0.796 times the area of the lot (153.2 m²).

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 0.3 m to a lot line.

The roof eaves will be located 0.1 m from the west side lot line.

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

The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (115.5 m²).

The altered detached dwelling will have a gross floor area equal to 0.796 times the area of the lot (153.2 m²).

2. 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 m and where the side walls contain no openings.

The altered detached dwelling will be located 0.17 m from the west side lot line.

36. 201 DONLANDS AVE

File Number:	A0638/17TEY	Zoning	RS & R2A (ZPR)
Owner(s):	CANDICE ASHLEY WARE CHRISTOPHER ANDREW CHERKAS	Ward:	Toronto-Danforth (29)
Agent:	MATTHEW CHONG	Heritage:	Not Applicable
Property Address:	201 DONLANDS AVE	Community:	East York
Legal Description:	PLAN 1955 PT LOT 20 PT LOT 21		

PURPOSE OF THE APPLICATION:

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

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

- 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 1.56 m if it is no closer to a side lot line than the required side yard setback.
The platform will encroach 4.12 m into the required front yard setback, and is 0.52 m closer to the south side lot line than the required side yard setback.
- Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The front porch stairs will be located 0.0 m from the west front lot line.
- Chapter 10.40.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (43.94 m²).
The lot coverage will be equal to 47% of the lot area (59.54 m²).
- Chapter 10.40.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a semi-detached dwelling is 0.75 times the area of the lot (94.17 m²).
The altered dwelling will have a floor space index equal to 0.86 times the area of the lot (108.69 m²).
- Chapter 10.40.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 3.12 m.
The altered dwelling will be located 1.0 m from the west front lot line.
- Chapter 10.40.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.38 m from the south side lot line.

- 1. Section 7.5.3, By-law 6752**
The maximum permitted floor space index of a semi-detached dwelling is 0.75 times the area of the lot (94.17 m²).
The altered dwelling will have a floor space index equal to 0.86 times the area of the lot (108.69 m²).
- 2. Section 7.5.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The altered dwelling will be located 1.0 m from the west front lot line.
- 3. Section 7.5.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (43.94 m²).
The lot coverage will be equal to 47% of the lot area (59.54 m²).
- 4. Section 7.5.3, By-law 6752**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.38 m from the south side lot line.
- 5. Section 5.6.(b)(iii), By-law 6752**
Steps or stairs required for access to the first storey of a building may encroach into any yard, provided the steps or stairs are set back a minimum of 1.5 m from any lot line adjacent to the street.
The front porch stairs will be located 0 m from the west front lot line.

37. 14 ALDRIDGE AVE

File Number:	A0678/17TEY	Zoning	R & R2 (ZZC)
Owner(s):	MICHAEL MAY	Ward:	Beaches-East York (32)
Agent:	JOHN SIBENIK	Heritage:	Not Applicable
Property Address:	14 ALDRIDGE AVE	Community:	Toronto
Legal Description:	PLAN E461 PT LOTS 538 & 539		

PURPOSE OF THE APPLICATION:

To legalize and maintain the existing enclosed front porch within the two-storey semi-detached dwelling.

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

- 1. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (85.27 m²).
The altered dwelling will have a floor space index equal to 0.66 times the area of the lot (93.88 m²).
- 2. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.37 m.
The altered dwelling will be located 2.52 m from the front lot line.
- 3. Chapter 10.10.40.70.(3)(A)(ii), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.3 m to the north lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (85.27 m²).
The altered dwelling will have a gross floor area equal to 0.66 times the area of the lot (93.88 m²).
- 2. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 4.37 m.
The altered dwelling will be located 2.52 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 where the side wall contains no openings is 0.45 m.
The altered dwelling will be located 0.3 m to the north side lot line and 0.0 to the south side lot line.

38A. 93 ORIOLE PARKWAY

File Number:	B0014/17TEY	Zoning	R (d1.0)(x573) & R2 Z1.0 (ZZC)
Owner(s):	ABBAS MOHSENI	Ward:	St. Paul's (22)
Agent:	MEHRAN HEYDARI	Heritage:	Not Applicable
Property Address:	93 ORIOLE PKWY	Community:	Toronto
Legal Description:	PLAN 489E PT BLK F		

THE CONSENT REQUESTED:

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

Conveyed- Part 1, Draft R-Plan

Address to be assigned

The lot frontage is 6.095 m and the lot area is 201.9 m². A new two-storey semi-detached dwelling with an integral garage will be constructed and will require variances to the Zoning By-law, outlined in application number A0094/17TEY.

Retained – Part 2, Draft R-Plan

Address to be assigned

The lot frontage is 6.095 m and the lot area is 201.9 m². A new two-storey semi-detached dwelling with an integral garage will be constructed and will require variances to the Zoning By-law, outlined in application number A0095/17TEY.

Dedication- Part 3, Draft R-Plan

Part 3 has a width of 0.4 m and an area of 4.88 m² and will be conveyed to the City of Toronto for public highway widening purposes.

Application Numbers B0014/17TEY, A0094/17TEY & A0095/17TEY will be considered jointly.

38B. 93 ORIOLE PKWY – PART 1

File Number:	A0094/17TEY	Zoning	R (d1.0)(x573) & R2 Z1.0 (ZZC)
Owner(s):	ABBAS MOHSENI	Ward:	St. Paul's (22)
Agent:	MEHRAN HEYDARI	Heritage:	Not Applicable
Property Address:	93 ORIOLE PKWY - PART 1	Community:	Toronto
Legal Description:	PLAN 489E PT BLK F		

PURPOSE OF THE APPLICATION:

To construct a new two-storey semi-detached dwelling with an integral garage on the conveyed lot as described in consent application B0014/17TEY.

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

- 1. Chapter 10.5.40.10.(5), By-law 569-2013**
A minimum of 10 m² of the first floor must be within 4 m of the front main wall.
In this case, 4.6 m² of the first floor will be within 4 m of the front main wall.
- 2. Chapter 900.2.10.(573)(B)(ii), By-law 569-2013**
The minimum required lot frontage for a semi-detached dwelling is 9 m.
The lot frontage will be 6.095 m.
- 3. Chapter 10.10.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a semi-detached dwelling above established grade is 1.2 m.
The first floor of the new semi-detached dwelling will have a height of 2.54 m above established grade.
- 4. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a semi-detached dwelling is 17 m.
The new semi-detached dwelling will have a depth of 19.12 m.
- 5. Chapter 10.10.80.40.(1), By-law 569-2013**
Vehicle entrances through the front main wall of the building are permitted provided the lot has a minimum frontage of 7.6 m.
In this case, the vehicle entrance will be through the front main wall of the building on a lot with a frontage of 6.095 m.
- 6. 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 0.4 m from the south side lot line and the rear stairs will be located 0 m from the south side lot line.
- 7. 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 m.
The rear stairs will be 2.13 m wide.

- 1. Section 6(3) Part VII 1(I), By-law 438-86**
The minimum required lot frontage is 9 m.
The lot frontage will be 6.095 m.
- 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.
The new semi-detached dwelling will be located 0 m from the side wall of the south adjacent building.
- 3. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.
The new semi-detached dwelling will be located 0 m from the south side lot line.
- 4. Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted depth of a semi-detached dwelling is 17 m.
The new semi-detached dwelling will have a depth of 19.12 m.
- 5. Section 6(3) Part II 8 D, By-law 438-86**
The projection of an uncovered platform into the required setbacks is restricted to a maximum of 2.5 m from the front or rear wall.
The uncovered platform will project 3.9 m from the rear wall, including the exterior stairs from the first floor and the connected lower deck.
- 6. Section 6(3) Part II 8 D (I), By-law 438-86**
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.
The uncovered platform will have a height of 2.45 m above grade.
- 7. Section 6(3) Part IV 3(I), By-law 438-86**
An integral garage in a building on a lot having a frontage of less than 7.62 m where access to the garage is located in a wall facing the front lot line is not permitted.
In this case, the integral garage is in a wall that faces the front lot line and is on a lot with a frontage of less than 7.62 m.

38C. 93 ORIOLE PKWY – PART 2

File Number:	A0095/17TEY	Zoning	R (d1.0)(x573) & R2 Z1.0 (ZZC)
Owner(s):	ABBAS MOHSENI	Ward:	St. Paul's (22)
Agent:	MEHRAN HEYDARI	Heritage:	Not Applicable
Property Address:	93 ORIOLE PKWY - PART 2	Community:	Toronto
Legal Description:	PLAN 489E PT BLK F		

PURPOSE OF THE APPLICATION:

To construct a new two-storey semi-detached dwelling with an integral garage on the retained lot as described in consent application B0014/17TEY.

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

- 1. Chapter 900.2.10.(573)(B)(ii), By-law 569-2013**
The minimum required lot frontage is 9 m for a semi-detached house.
The lot frontage will be 6.095 m.
- 2. Chapter 10.5.40.10.(5), By-law 569-2013**
A minimum of 10 m² of the first floor must be within 4 m of the front main wall.
In this case, 4.6 m² of the first floor will be within 4 m of the front main wall.
- 3. Chapter 10.10.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a semi-detached dwelling above established grade is 1.2 m.
The first floor of the new semi-detached dwelling will have a height of 2.54 m above established grade.
- 4. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a semi-detached dwelling is 17 m.
The new semi-detached dwelling will have a depth of 19.12 m.
- 5. Chapter 10.10.80.40.(1), By-law 569-2013**
Vehicle entrances through the front main wall of the building are permitted provided the lot has a minimum frontage of 7.6 m.
In this case, the vehicle entrance will be through the front main wall of the building on a lot with a frontage of 6.095 m.
- 6. Chapter 10.5.40.60.(3)(A)(ii), By-law 438-86**
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 m.
The rear stairs will be 2.13 m wide.

7. **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 0.4 m from the north side lot line and the rear stairs will be located 0 m from the north side lot line.
1. **Section 6(3) Part VII 1(I), By-law 438-86**
The minimum required lot frontage is 9 m.
The lot frontage will be 6.095 m.
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.
The new semi-detached dwelling will be located 0 m from the side wall of the north adjacent building.
3. **Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.
The new semi-detached dwelling will be located 0 m from the north side lot line.
4. **Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted depth of a semi-detached dwelling is 17 m.
The new semi-detached dwelling will have a depth of 19.13 m.
5. **Section 6(3) Part II 8 D, By-law 438-86**
The projection of an uncovered platform into the required setbacks is restricted to a maximum of 2.5 m from the front or rear wall.
The uncovered platform will project 3.9 m from the rear wall, including the exterior stairs from the first floor and the connected lower deck.
6. **Section 6(3) Part II 8 D (I), By-law 438-86**
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.
The uncovered platform will have a height of 2.45 m above grade.
7. **Section 6(3) Part IV 3(I), By-law 438-86**
An integral garage in a building on a lot having a frontage of less than 7.62 m where access to the garage is located in a wall facing the front lot line is not permitted.
In this case, the integral garage is in a wall that faces the front lot line and is on a lot with a frontage of less than 7.62 m.

39. 50-60 & 62-64 CHARLES ST E & 47-61 HAYDEN ST

File Number:	B0059/17TEY	Zoning	CR 4.0 (c1.0; r4.0) & CR T4.0 C1.0 R4.0 (Waiver)
Owner(s):	50 CHARLES STREET LIMITED	Ward:	Toronto Centre-Rosedale (27)
Agent:	SIDONIA LOIACONO	Heritage:	Designated
Property Address:	50-60 & 62-64 CHARLES ST E & 47-61 HAYDEN ST	Community:	Toronto
Legal Description:	TORONTO CON 1 FTB PT PARK LOTS 7 AND 8 PLAN 163 LOTS 10 AND 11 PT LOTS 9 AND 12 SHS RP 63R4863 PARTS 1 AND 3 RP 66R28194 PARTS 2 TO 4		

THE CONSENT REQUESTED:

To obtain consent to create two lots, various easements/rights-of-way and a partial discharge of a mortgage.

Conveyed – Parts 8, 9, 10, 14, 34, 37, 38, 41, 42, 43, 45, 46, 47, 51,52, 54, 55, 56, 61, 70, 76, Draft R-Plan Address to be assigned

The lot frontage is 20.98 m on Hayden Street (at grade) and has a lot area of 400.8 m² (at grade). The lot will contain the eight-storey office component within a 55-storey, mixed use development which includes four townhouses and two heritage properties.

Easements/Rights-of-Way

Parts 8, 9, 10, 14, 34, 37, 38, 41, 42,43, 45, 46, 47, 51, 52, 54, 55, 56, 61,70, 76 will be subject to general rights-of-way or rights in the nature of easements for the maintenance and repair of any utilities and services, the maintenance and repair of any part of the building, rights of support, emergency egress, rights to air flow and temporary construction access in favour of the Retained Lands.

Part 76 will be subject to pedestrian access in favour of the Retained Lands.

Retained – Parts 1, 2, 3, 4, 5, 6, 7, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 39, 40, 44, 48, 49, 50, 53, 57, 58, 59, 60, 62, 63, 64, 65, 66, 67, 68, 69, 71, 72, 73, 74, 75, 77, Draft R-Plan

50 and 62-64 Charles Street East

The lot frontage is 59.26 m on Charles Street East (at grade) and has a lot area of 3,701.3 m² (at grade). The lot will contain the residential component of a 55-storey mixed use development with four townhouses and two heritage properties.

Easements/Rights-of-Way

Parts 1, 2, 3, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 35, 36, 39, 40, 44, 48, 49, 50, 53, 57, 58, 59, 60, 62, 63, 64, 65, 66, 67, 68, 69, 71, 72, 73, 74, 75, 77 will be subject to general rights-of-way or rights in the nature of easements over all of the proposed retained lands for the maintenance and repair of any utilities and services, the maintenance and repair of any part of the buildings, rights of support, emergency egress, rights to air flow and temporary construction access in favour of the Conveyed Lands.

Part 15 will be subject to pedestrian and vehicular access in favour of the Conveyed Lands for the use of a loading space.

Parts 18, 21, 22, 23, 24, 28, 30, 33, 36, 48, 49, 58, 62, 63, 77 will be subject to pedestrian and vehicular access in favour of the Conveyed Lands.

Parts 59 and 60 will be subject to pedestrian access in favour of the Conveyed Lands.

Existing easements as contained in Instrument No.'s: AT4039708, AT4131673, AT4376505, and AT4385420, will remain.

Partial Discharge of Mortgage - Parts 8, 9, 10, 14, 34, 37, 38, 41, 42, 43, 45, 46, 47, 51, 52, 54, 55, 56, 61, 70, 76, Draft R-Plan

The existing mortgage over Parts 8, 9, 10, 14, 34, 37, 38, 41, 42, 43, 45, 46, 47, 51, 52, 54, 55, 56, 61, 70, 76 will be discharged.

40A. 350 WALMER RD

File Number:	B0063/17TEY	Zoning	R (f10.5; u2; d0.6)(x929) & R1S Z0.6 (ZZC)
Owner(s):	NO 335 TAURUS VENTURES LTD NO 334 TAURUS VENTURES LTD	Ward:	St. Paul's (21)
Agent:	NAVID ARBABI	Heritage:	Not Applicable
Property Address:	350 WALMER RD	Community:	Toronto
Legal Description:	PLAN 930 LOT 26		

THE CONSENT REQUESTED:

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

Retained – Part 1, Draft R-Plan

Address to be assigned

The lot frontage is 7.62 m and the lot area is 406.62 m². A new three-storey detached dwelling with an integral garage will be constructed and will require variances to the Zoning By-law, outlined in application number A0739/17TEY.

Conveyed- Part 2, Draft R-Plan

Address to be assigned

The lot frontage is 7.62 m and the lot area is 406.8 m². A new three-storey detached dwelling with an integral garage will be constructed and will require variances to the Zoning By-law, outlined in Application number A0740/17TEY.

Application Numbers B0063/17TEY, A0739/17TEY & A0740/17TEY will be considered jointly.

40B. 350 WALMER RD – PART 1

File Number:	A0739/17TEY	Zoning	R (f10.5; u2; d0.6)(x929) & R1S Z0.6 (ZZC)
Owner(s):	NO 335 TAURUS VENTURES LTD NO 334 TAURUS VENTURES LTD	Ward:	St. Paul's (21)
Agent:	NAVID ARBABI	Heritage:	Not Applicable
Property Address:	350 WALMER RD - PART 1	Community:	Toronto
Legal Description:	PLAN 930 LOT 26		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage on the retained lot described in consent application B0063/17TEY.

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

- Chapter 10.5.40.10.(5), By-law 569-2013**
A minimum of 10 m² of the first floor must be within 4 m of the front main wall.
In this case, 8.56 m² of the first floor will be within 4 m of the front main wall.
- Chapter 10.10.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 10.5 m.
The frontage of the retained lot will be 7.62 m.
- Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 9.5 m.
The height of the side exterior main walls facing a side lot line will be 11.96 m.
- Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17 m.
The new detached dwelling will have a depth of 18.44 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (244.08 m²).
The new detached dwelling will have a floor space index equal to 0.73 times the area of the lot (295.7 m²).
- 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 0.46 m from the north side lot line.

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

The maximum permitted gross floor area of a new detached dwelling is 0.6 times the area of the lot (244.08 m²).

The new detached dwelling will have a gross floor area equal to 0.73 times the area of the lot (295.7 m²).

2. Section 6(3) Part II 3.B(I), 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 new detached dwelling not exceeding a depth of 17 m will be located 0.46 m from the north and south side lot lines.

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

The minimum required side lot line setback for the portion of the building exceeding a depth of 17 m is 7.5 m.

The portion of the new detached dwelling exceeding the 17 m depth will be located 0.46 m from the north and south side lot lines.

40C. 350 WALMER RD – PART 2

File Number:	A0740/17TEY	Zoning	R (f10.5; u2; d0.6)(x929) & R1S Z0.6 (ZZC)
Owner(s):	NO 335 TAURUS VENTURES LTD NO 334 TAURUS VENTURES LTD	Ward:	St. Paul's (21)
Agent:	NAVID ARBABI	Heritage:	Not Applicable
Property Address:	350 WALMER RD - PART 2	Community:	Toronto
Legal Description:	PLAN 930 LOT 26		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage on the conveyed lot described in consent application B0063/17TEY.

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

- 1. Chapter 10.5.40.10.(5), By-law 569-2013**
A minimum of 10 m² of the first floor must be within 4 m of the front main wall.
In this case, 8.56 m² of the first floor will be within 4 m of the front main wall.
- 2. Chapter 10.10.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 10.5 m.
The frontage of the conveyed lot will be 7.62 m.
- 3. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 9.5 m.
The height of the side exterior main walls facing a side lot line will be 11.96 m.
- 4. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17 m.
The new detached dwelling will have a depth of 18.44 m.
- 5. 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 (244.08 m²).
The new detached dwelling will have a floor space index equal to 0.73 times the area of the lot (295.7 m²).
- 6. Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.46 m from the south side lot line.

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

The maximum permitted gross floor area of a new detached dwelling is 0.6 times the area of the lot (244.08 m²).

The new detached dwelling will have a gross floor area equal to 0.73 times the area of the lot (295.7 m²).

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

The minimum required side lot line setback for the portion of the building exceeding a depth of 17 m is 7.5 m.

The portion of the new detached dwelling exceeding the 17 m depth will be located 0.46 m from the north and south side lot lines.

3. Section 6(3) Part II 3.B(I), 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 new detached dwelling not exceeding a depth of 17 m will be located 0.46 m from north and south side lot lines.

3. OTHER BUSINESS