

COMMITTEE OF ADJUSTMENT AGENDA TORONTO EAST YORK PANEL B

Hearing Date: February 27, 2019
Time: 9:00 a.m.
Location: Committee Room 1 - Toronto City Hall - 100 Queen Street West

1. OPENING REMARKS

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

2. DEPUTATION ITEMS

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

	File Number	Owner	Property	Community (Ward)
1.	A0852/18TEY	LONG THANH TRAN LE HOA TRAN	26 OSSINGTON AVE	Spadina-Fort York 10(19)
2.	A0926/18TEY	JENNIFER LAURA KING JENNIFER LAURA KING	125 LESLIE ST	Toronto-Danforth 14(30)
3.	A0952/18TEY	KNOB HILL FARMS LIMITED	1598-1600 QUEEN ST E	Toronto-Danforth 14(32)
4.	A0953/18TEY	KNOB HILL FARMS LIMITED	1602 QUEEN STREET E	Toronto-Danforth 14(32)
5.	A0967/18TEY	EMPIRE (1630) HOLDINGS INC	1604 QUEEN ST E	Toronto-Danforth 14(32)
6.	A0956/18TEY	MARILOU AHMAD	255 CHISHOLM AVE	Beaches-East York 19(31)
7.	A0981/18TEY	HILLARY TAYLOR- HORROX MARK HORROX	47 ELLERBECK ST	Toronto-Danforth 14(29)
8.	A1003/18TEY	ALINA BLUFSHTEIN DAN POLLAK	23 CONNAUGHT AVE	Toronto-Danforth 14(32)
9.	A1006/18TEY	1052 PAPE AVENUE INC	1046 & 1052 PAPE AVE	Toronto-Danforth 14(29)

File Number	Owner	Property	Community (Ward)
10. A1024/18TEY	ELDA BRAHIMI QEMAL BRAHIMI FATBARDHA BRAHIMI	65 GLENSHAW CRES	Beaches-East York 19(31)
11. A1121/18TEY	SERGIO MAIORANO	1294 WOODBINE AVE	Beaches-East York 19(31)
12. A1126/18TEY	VIVIAN LEE WONG THANH DIEN HOA	126 REXLEIGH DR	Beaches-East York 19(31)
13. A1032/18TEY	JASON ETHERIDGE	21 ALBEMARLE AVE	Toronto-Danforth 14(30)
14. A1042/18TEY	JAMES CHIANG GEORGE CHIANG	31 A FRANKDALE AVE	Toronto-Danforth 14(29)
15. A1044/18TEY	AMANDA ELIZABETH SMITH WALTER WILLIAM ELLIS	1302 WOODBINE AVE	Beaches-East York 19(31)
16. A1162/18TEY	JAMAL TAKPARVAR	12 NORLONG BLVD	Beaches-East York 19(31)
17. A1068/18TEY	FRED VICTOR CENTRE	145 QUEEN ST E	Toronto Centre 13(28)

RECESS

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

File Number	Owner	Property	Community (Ward)
18. A1045/18TEY	ALI REZA MANSOURIAN	127 ASHDALE AVE	Toronto-Danforth 14(32)
19. A1069/18TEY	LAWRENCE JAY SAVAGE DONNA JAYNE MACLACHLAN	1995 GERRARD ST E	Beaches-East York 19(32)
20. A1078/18TEY	BEVERLY WALCHUK EMMANUEL MARTINS	33 SHUDELL AVE	Toronto-Danforth 14(30)
21. A1085/18TEY	BACH NGUYEN OANH H NGUYEN	371 SAMMON AVE	Toronto-Danforth 14(29)
22. A1086/18TEY	ADRIENNE MOORE MARC MCCLEAN	190 LANGLEY AVE	Toronto-Danforth 14(30)
23. A1116/18TEY	MARAM ADEL ALQAISI	12 MEMORIAL PARK AVE	Toronto-Danforth 14(29)

File Number	Owner	Property	Community (Ward)
24. A1175/18TEY	MOTTY'S CAMERA AND ANTIQUES	155 CHURCH ST	Toronto Centre 13(27)
25. A1177/18TEY	SARAH DAWN REA JAMES ROBERT GRISWOLD	179 WITHROW AVE	Toronto-Danforth 14(30)
26. A1181/18TEY	DONALD ECCLESTONE	203 GLEDHILL AVE	Beaches-East York 19(31)

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

File Number	Owner	Property	Community (Ward)
27. A1188/18TEY	JOHN DAVID DUNLOP	53 MORSE ST	Toronto-Danforth 14(30)
28. A1189/18TEY	SOPHIA MARIA TSONIS LUIS SARAIVA	171 FLOYD AVE	Toronto-Danforth 14(29)
29. A1191/18TEY	MARGOT DARLING GEOFFREY DARLING	641 CARLAW AVE	Toronto-Danforth 14(30)
30. A1195/18TEY	SVEDLANA MARGOSIAN JONATHAN E P TZANAKAKIS	20 NORTHRIDGE AVE	Toronto-Danforth 14(29)
31. A0022/19TEY	ELLEN WILSON MATTHEW BISHOP	182 WOODYCREST AVE	Toronto-Danforth 14(29)

The following applications will be heard at 3:00 p.m. or shortly thereafter:

File Number	Owner	Property	Community (Ward)
32A. B0071/18TEY	LAURENTIDE	16 PRESTEIGN AVE	Beaches-East York
32B. A0708/18TEY	DEVELOPMENT	PART 1	19 (31)
32C. A0709/18TEY	CORP	PART 2	
32D. A0710/18TEY		PART 3	
32E. A0711/18TEY		PART 4	
32F. A0712/18TEY		PART 5	
32G. A0713/18TEY		PART 6	
33A. B0096/18TEY	EDWARD	88 EAST LYNN AVE	Beaches-East York
33B. A1016/18TEY	LEONARD HOPE	PART 1	19(32)
33C. A1017/18TEY	DIANA BERTHA CAMPOS	PART 2	
34A. B0103/18TEY	1190 WOODBINE	1190 WOODBINE AVE	Beaches-East York
34B. B0104/18TEY	INC. 1186-1188 WOODBINE INC	1186-1188 WOODBINE AVE	19(31)

	File Number	Owner	Property	Community (Ward)
35.	A0174/18TEY	SAHAND GHOLAM-REZA- KASHI	62 BELLHAVEN RD	Beaches-East York 19(32)
36.	A0452/18TEY	WESTWOOD HOLDINGS (V) INC WESTWOOD HOLDINGS INC	2401 QUEEN ST E	Beaches-East York 19(32)
37.	A0046/18TEY	NIKI TSOUROUNAKIS	1226 BLOOR ST W	Davenport 9(18)
38A.	A0168/18TEY	NASRIN DAVAR-	36 HOWLAND AVE	University-Rosedale
38B.	A0167/18TEY	BEHROOZFARD	38 HOWLAND AVE	11(20)
39A.	B0024/18TEY	JUDITH PERRY-	710 LANSDOWNE AVE	Davenport 9(18)
39B.	A0209/18TEY	BRINKERT	PARTS 3 & 4	
39C.	A0210/18TEY		PARTS 1 & 2	

3. OTHER BUSINESS

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

1. 26 OSSINGTON AVE

File Number: A0852/18TEY
Property Address: 26 OSSINGTON AVE
Legal Description: PLAN D204 LOT 20
Agent: JOE DIMARCO
Owner(s): LONG THANH TRAN
LE HOA TRAN
Zoning: CR 2.5 (c2.0; r1.5) SS2 (x1782) & CR T2.5 C2.0 R1.5 (WAIVER)
Ward: Spadina-Fort York (10)
Trinity-Spadina (19)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a new three-storey mixed-use building containing seven dwelling units.

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

- 1. Chapter 40.10.40.40.(1)(C), By-law 569-2013**
The maximum permitted residential floor space index is 1.5 times the area of the lot (418.05 m²).
The new mixed-use building will have a residential floor space index equal to 1.65 times the area of the lot (453.03 m²).
- 2. Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of six parking spaces are required to be provided for the occupants.
In this case, two parking spaces will be provided for the occupants.
- 3. Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one residential visitor parking space is required to be provided.
In this case, no residential visitor parking spaces will be provided.
- 4. Chapter 200.5.1.10.(2)(A), By-law 569-2013**
Required parking spaces which are obstructed on one side must have a minimum width of 2.9 m, and a minimum length of 5.6 m.
The two obstructed parking spaces will measure 2.22 m in width and 5.41 m in length.
- 5. Chapter 200.15.10.(A), By-law 569-2013**
A minimum of one accessible parking space is required to be provided.
In this case, no accessible parking spaces will be provided.

- 6. Chapter 40.10.40.1.(1), By-law 569-2013**
All residential use portions of a mixed-use building must be located above non-residential use portions of the building.
In this case, residential use portions of the new mixed-use building will be located below non-residential uses.
- 7. Chapter 40.10.40.10.(5), By-law 569-2013**
The minimum required height of the first storey, measured between the floor of the first storey and the ceiling of the first storey, is 4.5 m.
In this case, the height of the first storey will be 2.9 m.
- 8. Chapter 40.10.40.70.(2)(B)(ii), By-law 569-2013**
The minimum required setback where the rear lot line abuts a lane is 7.5 m from the lot line of the lot abutting the lane on the opposite side of the lane.
The building will be located 3.65 m from the lot line of the lot abutting the lane on the opposite side of the lane.
- 9. Chapter 40.10.40.70.(2)(E)(ii), By-law 569-2013**
If a lot is separated from a lot a Residential Zone category by a lane, then every building on the lot in the CR Zone may not penetrate a 45 degree angular plane projected along the entire required rear yard setback, starting at a height of 7.5 metres above the average elevation of the ground along the rear lot line.
The new mixed-use building will penetrate the angular plane.
- 1. Section 4(4)(b), By-law 438-86**
A minimum of seven residential parking spaces are required to be provided.
In this case, there will be no residential parking spaces provided.
- 2. Section 4(14) (a) (ii), By-law 438-86**
The minimum required setback from the original centre line of a public lane is 3.5 m.
The building will be located 1.8 m from the original centre line of the public lane.

2. 125 LESLIE ST

File Number: A0926/18TEY
Property Address: 125 LESLIE ST
Legal Description: CON 1 FB PT TWP LOT 10
Agent: DONALD PECKOVER
Owner(s): JENNIFER LAURA KING
JENNIFER LAURA KING
Zoning: R & R2 (ZZC)
Ward: Toronto-Danforth (14)
Toronto-Danforth (30)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a front ground floor addition, a front covered porch, a rear addition on the south side of the building, a new rear ground floor deck, a front second storey addition, and a new rear detached garage.

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

1. **Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.60 times the area of the lot (147.22 m²).
The floor space index of the altered dwelling will be equal to 0.66 times the area of the lot (163.75 m²).
2. **Chapter 10.5.100(2), By-law 569-2013**
The maximum permitted width of a parking space that is not in the front yard or does not pass through the front yard is 2.60 m.
The parking space width will be 3.70 m.
3. **Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback for a detached house is 0.9 m.
The side yard setback will be 0.15 m to the south lot line.
4. **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 1.55 m if it is no closer to a side lot line than the required side yard setback.
The platform will encroach 2.47 m into the required front yard.

5. **Chapter 10.5.40.60.(1)(E), 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 side yard setback a maximum of 1.5 m, if it is no closer to the side lot line than 0.3 m.
The platform will encroach 0.90 m into the required side yard setback and is 0.00 m from the north side lot line.
6. **Chapter 10.5.40.60.(2)(A), By-law 569-2013**
A canopy, awning or similar structure above is permitted to encroach over a platform which complies with regulation Chapter 10.5.40.60(1), By-law 569-2013.
The canopy is located above a platform which does not comply with regulation Chapter 10.5.40.60(1)(A)(i) & (E), By-law 569-2013.
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 stairs will be 0.14 m from the west lot line.
8. **Chapter 10.5.40.60.(4), By-law 569-2013**
Cladding added to the original exterior surface of the main wall of a building may encroach into a required building setback a maximum of 0.15 m, if the added cladding is no closer to a lot line than 0.3 m.
The cladding will encroach 0.09 m into the required building setback and will be located 0.15 m from the south lot line.
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.60 times the area of the lot (147.22 m²).
The residential gross floor area will be 0.66 times the area of the lot (163.75 m²)
2. **Section 6(3) Part II 3.B(II), by-law 438-86**
The minimum required side lot line setback is 7.5 m for that portion of the building exceeding 17.0 m in depth.
The side lot line setbacks will be 0.00 m from the north side lot line and 0.15 m from the south side lot line.
3. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback is 0.9 m for that portion of the building not exceeding 17.0 m in depth where the side wall contains openings.
The south side lot line setback will be 0.15 m.
4. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback is 0.9 m for that portion of the building not exceeding 17.0 m in depth where an attached structure is without walls.
The side yard platform will be setback 0.00 m to the north lot line.

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

A building is required to be located a minimum separation distance of 1.2 m to the portion of the side wall of an adjacent building that contains openings.

In this case, the building will be located 1.04 m from the north adjacent building (143 Leslie St) and 0.51 m to the south adjacent building (123 Leslie St).

3. 1598-1600 QUEEN ST E

File Number: A0952/18TEY
Property Address: 1598-1600 QUEEN ST E
Legal Description: PLAN 269E PT BLK F
Agent: NEIL RODGERS
Owner(s): KNOB HILL FARMS LIMITED
Zoning: CR 2.0(c1.0l r2.0) SS2 (x1581) & MCR T2.0 C1.0 R2.0 (ZPR)
Ward: Toronto-Danforth (14)
Beaches-East York (32)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a new six-storey, mixed-use building. The building will contain non-residential uses on the ground floor and two dwelling units on each floor above, for a total of 10 units..

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

1. **Chapter 40.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index for all uses on the lot is 2.0 times the area of the lot (856 m²).
The new mixed-use building will have a floor space index for all uses on the lot equal to 2.48 times the area of the lot (1062.48 m²).
2. **Chapter 40.10.40.40.(1)(C), By-law 569-2013**
The maximum permitted floor space index for residential uses is 2.0 times the area of the lot (856 m²).
The new mixed-use building will have a floor space index for residential uses equal to 2.07 times the area of the lot (883.94 m²).
3. **Chapter 40.10.40.10.(2)(A), By-law 569-2013**
The maximum permitted building height is 12 m.
The new mixed-use building will have a height of 20.61 m.
4. **Chapter 40.10.40.10.(5), By-law 569-2013**
The minimum height of the first storey, measured between the floor of the first storey and the ceiling of the first storey, is 4.5 m.
The height of the first storey will be 3.3 m.

5. **Chapter 40.10.40.60.(1)(C)(iii), By-law 569-2013**
A platform or similar structure, attached to or less than 0.3 metres from a building and attached to the front main wall with a floor level higher than the floor level of the first floor of the building must not project more than 1.5 metres from the main wall to which it is attached.
The platform will project 2.05 metres from the main wall to which it is attached.

6. **Chapter 40.10.80.20.(1), By-law 569-2013**
The minimum required lot line setback of a parking space that is not in a building or structure is 0.5 m
The parking space will be located 0.42 m from the west side lot line.

Chapter 900.11.10.(2)(B), By-law 569-2013
A minimum of six residential parking spaces are required to be provided.
In this case, four residential parking spaces will be provided.

7. **Chapter 900.11.10.(2)(B), By-law 569-2013**
A minimum of one visitor parking space is required to be provided.
In this case, no visitor parking spaces will be provided.

8. **Chapter 200.15.10.(1)(A), By-law 569-2013**
A minimum of one accessible parking space is required to be provided.
In this case, no accessible parking spaces will be provided.

9. **Chapter 230.5.10.1.(6)A, By-law 569-2013**
Long term bicycle parking spaces must be located in a building.
The long term bicycle parking spaces will not be located in a building.

10. **Chapter 230.5.10.1.(5)(A), By-law 569-2013**
A minimum of nine long term and one short term bicycle parking spaces are required to be provided on site.
In this case, six long term and no short term bicycle parking spaces will be provided on site.

1. **Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 12 m.
The new mixed-use building will have a height of 20.61 m.

2. **Section 8(3) Part I 1, By-law 438-86**
The maximum permitted combined non-residential and residential gross floor area of a building is 2.0 times the area of the lot (856 m²).
The new mixed-use building will have a combined non-residential and residential gross floor area equal to 2.61 times the area of the lot (1117.18 m²).

- 3. Section 8(3) Part I 3(A), By-law 438-86**
The maximum permitted residential gross floor area is 2.0 times the area of the lot (856 m²).
The new mixed use building will have a residential gross floor area equal to 2.19 times the area of the lot (938.64 m²).
- 4. Section 8(3) Part II 4(C)(I), By-law 438-86**
No building shall penetrate the 45 degree angular plane projected over the lot from an elevation of 13 m above the average elevation of the ground at the street line.
In this case, the new mixed-use building will penetrate the angular plane.
- 5. Section 4(3)(a), By-law 438-86**
A minimum of five resident parking spaces and one visitor parking spaces are required to be provided on the lot.
In this case, four resident parking spaces and no visitor parking spaces will be provided on the lot.
- 6. Section 2(1), By-law 438-86**
A bicycle parking space means an area that is equipped with a bicycle rack or locker for the purpose of parking and securing bicycles, and in the case of a bicycle rack, is located in a secured room or area.
The bicycle parking will be located outdoors.

NEW ITEM 4

4. 1602 QUEEN ST E

File Number: A0953/18TEY
Property Address: 1602 QUEEN ST E
Legal Description: PLAN 655 PT LOTS 2 & 3
Agent: NEIL RODGERS
Owner(s): EMPIRE (1630) HOLDINGS INC
Zoning: MCR T2.0 C1.0 R2.0 (BLD)
Ward: Toronto-Danforth (14)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To correct an error in minor variance decision A1422/17TEY to include the area of the elevator shaft in the gross floor area of the six-storey mixed-use building. The building will contain non-residential uses on the ground floor, one dwelling unit on the second floor, one dwelling unit on the third floor, dwelling rooms on the fourth floor, and one dwelling unit between the fifth and sixth floors, accessed by an interconnected staircase.

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

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

The maximum permitted combined non-residential and residential gross floor area is 2.0 times the area of the lot (434.3 m²).

Minor variance decision A1422/17TEY permitted a combined non-residential and residential gross floor area equal to 2.35 times the area of the lot (509.4 m²)

The mixed-use building will have a combined non-residential and residential gross floor area equal to 2.55 times the area of the lot (554.68 m²).

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

The maximum permitted residential gross floor area is 2.0 times the area of the lot (434.3 m²).

The mixed-use building will have a residential gross floor area equal to 2.22 times the area of the lot (482.95 m²).

5. 1604 QUEEN ST E

File Number: A0967/18TEY
Property Address: 1604 QUEEN ST E
Legal Description: PLAN 655 PT LOT 3
Agent: NEIL RODGERS
Owner(s): EMPIRE (1630) HOLDINGS INC
Zoning: MCR T2.0 C1.0 R2.0 (BLD)
Ward: Toronto-Danforth (14)
Beaches-East York (32)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To correct an error in minor variance decision A1423/17TEY to include the area of the elevator shaft in the gross floor area of the six-storey mixed-use building. The building will contain non-residential uses on the ground floor, one dwelling unit on the second floor, one dwelling unit on the third floor, dwelling rooms on the fourth floor, and one dwelling unit between the fifth and sixth floors, accessed by an interconnected staircase.

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

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

The maximum permitted combined non-residential and residential gross floor area is 2.0 times the area of the lot (434.3 m²).

Minor variance decision A1423/17TEY permitted a combined non-residential and residential gross floor area equal to 2.35 times the area of the lot (509.4 m²)

The mixed-use building will have a combined non-residential and residential gross floor area equal to 2.55 times the area of the lot (554.68 m²).

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

The maximum permitted residential gross floor area is 2.0 times the area of the lot (434.3 m²).

The mixed-use building will have a residential gross floor area equal to 2.22 times the area of the lot (482.95 m²).

6. 255 CHISHOLM AVE

File Number: A0956/18TEY
Property Address: 255 CHISHOLM AVE
Legal Description: PLAN 1351 PT LOT 12
Agent: SHAKEEL AHMAD
Owner(s): MARILOU AHMAD
Zoning: RD (f6.0, a185) (ZZC)
Ward: Beaches-East York (19)
Beaches-East York (31)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To legalize and to maintain the rear detached storage shed that was constructed to the rear of the existing two-storey detached dwelling without a building permit.

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 (99.34 m²).
In this case, the lot coverage will be 44 % of the lot area (124.2 m²).

7. 47 ELLERBECK ST

File Number: A0981/18TEY
Property Address: 47 ELLERBECK ST
Legal Description: PLAN 469 E PT LOT 6
Agent: NATHAN BUHLER
Owner(s): HILLARY TAYLOR-HORROX
MARK HORROX
Zoning: RD (d0.35) (x961) & R1 Z0.35 (WAIVER)
Ward: Toronto-Danforth (14)
Toronto-Danforth (29)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted floor space index of a detached dwelling is 0.35 times the area of the lot (92.67 m²).

The altered detached dwelling will have a floor space index equal to 0.82 times the area of the lot (216.8 m²).

2. Chapter 10.5.40.70.(1)(B), By-law 569-2013

The minimum required front yard setback is 5.08 m.

The altered detached dwelling will be located 2.67 m from the front lot line.

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

The maximum permitted gross floor area of a detached dwelling is 0.35 times the area of the lot (92.67 m²).

The altered detached dwelling will have a gross floor area equal to 0.82 times the area of the lot (216.8 m²).

8. 23 CONNAUGHT AVE

File Number: A1003/18TEY
Property Address: 23 CONNAUGHT AVE
Legal Description: PLAN 426E PT LOT 20
Agent: LAWRENCE MALEK
Owner(s): ALINA BLUFSHTEIN
DAN POLLAK
Zoning: R4 Z1.0 (WAIVER)
Ward: Toronto-Danforth (14)
Beaches-East York (32)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a one-storey **rear/northeast** north side addition.

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

Chapter 10.5.40.60.(7), By-law 569-2013

Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.

The roof eaves will project 0.01 m and will be located 0 m from the north side lot line.

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 semi-detached dwelling will be located 0.01 m from the north side lot line.

9. 1046 & 1052 PAPE AVE

File Number: A1006/18TEY
Property Address: 1046 & 1052 PAPE AVE
Legal Description: PLAN M-39 LOTS 24 AND 25
Agent: DAVE MORSE
Owner(s): 1052 PAPE AVENUE INC
Zoning: CR 2.5 (2.5; r1.0) SS2 (x1163) & C (Waiver)
Ward: Toronto-Danforth (14)
Toronto-Danforth (29)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To demolish the existing gas station and single storey retail space and to redevelop the property as the site of a one-storey commercial building with 10 surface parking spaces and one loading space at the rear.

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

1. **Chapter 40.10.40.10(4)(A), By-law 569-2013**
The minimum required height of a building or a structure is 10.5 m and it must have at least three storeys.
In this case, the height of the building or structure will be 7.5 m and it will have one storey.
2. **Chapter 40.10.40.70(2)(B)(i), By-law 569-2013**
A building is required to be setback a minimum of 7.5 m from the rear lot line.
In this case, the building will be set back 0.0 m from the rear lot line (south).
1. **Section 8.4.1 of By-law 6752**
The minimum required front yard setback is 0.6 m.
The front yard setback (north) will be 0.0 m.
2. **Section 5.4.2 of By-law 6752**
The minimum required rear yard setback is 7.5 m.
The rear yard setback (south) will be 0.0 m.
3. **Section 8.5.2 of By-law 6752**
The minimum required number of parking spaces is 27 spaces.
In this case, 10 parking spaces will be provided.

10. 65 GLENSHAW CRES

File Number: A1024/18TEY
Property Address: 65 GLENSHAW CRES
Legal Description: PLAN 3698 LOT 120
Agent: GIANNI REGINA
Owner(s): ELDA BRAHIMI
QEMAL BRAHIMI
FATBARDHA BRAHIMI
Zoning: RD (f12.0; a370; d0.6) & R1B (ZZC)
Ward: Beaches-East York (19)
Beaches-East York (31)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (121.58 m²).
The lot coverage will be equal to 42% of the lot area (144.33 m²).
- 2. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The new detached dwelling will have a height of 9.65 m.
- 3. 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 (208.42 m²).
The new detached dwelling will have a floor space index equal to 1.17 times the area of the lot (406.64 m²), which includes the basement level as it is the closest to established grade and deemed to be the first floor.
- 4. Chapter 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.0 m.
The height of the front exterior main walls will be 9.19 m.
- 5. Chapter 10.20.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.0 m.
The height of the rear exterior main walls will be 7.83 m.

- 6. Chapter 10.20.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.
The height of the side exterior main walls facing a side lot line will be 9.40 m.
- 7. Chapter 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6.20 m.
The new detached dwelling will be located 6.04 m from the front lot line.
- 8. Chapter 10.5.40.60.(1)(D), 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 rear yard setback 1.50 m if it is no closer to a side lot line than 2.27 m.
The rear deck (considered to be a second storey deck as the basement is considered the first floor) will be located 0.91 m from the south side lot line.
- 1. Section 7.3.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The new detached dwelling will have a height of 9.73 m.

11. 1294 WOODBINE AVE

File Number: A1121/18TEY
Property Address: 1294 WOODBINE AVE
Legal Description: PLAN 1587 LOT 21
Agent: LEO MASTRANDREA
Owner(s): SERGIO MAIORANO
Zoning: RS (f10.5, a325, d0.75) & R2A (ZZC)
Ward: Beaches-East York (19)
Beaches-East York (31)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing 1½-storey detached dwelling by constructing a second storey addition, rear ground and second floor decks, a roof over the existing front porch, and a rear detached garage.

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

1. **Chapter 10.40.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform located at or above the second storey of a dwelling is 4.0 m².
The area of the rear second floor deck will be 13.02 m².
2. **Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The front stairs will be located 0.47 m from the north side lot line.
3. **Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0.21 m from the north side lot line.
4. **Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (95.75 m²) of the rear yard must be maintained as soft landscaping.
In this case, 40.97% (78.47 m²) of the rear yard will be maintained as soft landscaping.
5. **Chapter 10.5.100.1.(1), By-law 569-2013**
The maximum permitted driveway width is 2.6 m.
In this case, the driveway width will be 3.35 m.

1. **Section 7.5.3, By-law 6752**

The minimum required side yard setback is 0.45 m.

The altered detached dwelling will be located 0.3 m from the north side lot line.

12. 126 REXLEIGH DR

File Number: A1126/18TEY
Property Address: 126 REXLEIGH DR
Legal Description: PLAN M630 LOT 141
Agent: THANH DIEN HOA
Owner(s): VIVIAN LEE WONG
THANH DIEN HOA
Zoning: RD (f12.0; a370; d0.6) & R1B (ZZC)
Ward: Beaches-East York (19)
Beaches-East York (31)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by converting the existing garage into living space and constructing: a second storey addition; a two-storey addition on the north side; a new integral garage; and front and rear covered decks on the second floor.

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

1. **Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0.11 m from the north side lot line.
2. **Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The altered detached dwelling will have a height of 8.78 m.
3. **Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform located at or above the second storey of a dwelling is 4.0 m².
The area of the front second storey deck will be 7.15 m², and the area of the rear second storey deck will be 8.94 m².
1. **Section 7.3.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The altered detached dwelling will have a height of 8.78 m.

13. 21 ALBEMARLE AVE

File Number: A1032/18TEY
Property Address: 21 ALBEMARLE AVE
Legal Description: PLAN 60E PT LOT 47
Agent: DAVID R SMITH
Owner(s): JASON ETHERIDGE
Zoning: R & R2 (ZZC)
Ward: Toronto-Danforth (14)
Toronto-Danforth (30)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing three-storey semi-detached dwelling by constructing a rear three-storey addition with walkout basement; a rear two-tiered deck at the basement and first floor level and by enclosing the front porch.

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 (159.53 m²).
The semi-detached dwelling will have a floor space index equal to 0.92 times the area of the lot (246.05 m²).
2. **Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 2.23 m.
The semi-detached dwelling will be located 0.35 m from the front lot line.
3. **Chapter 10.10.40.70.(3), By-law 569-2013**
The minimum required side yard setback is the lawfully existing setback of 0.55 m.
The semi-detached dwelling will be located 0.50 m from the west side lot line.
1. **Section 6(3) Part VI 1(IV), By-law 438-86**
Additions to the rear of a semi-detached dwelling erected before October 15, 1953 are permitted provided that no part of an addition is closer to the side lot line than the side wall of the existing building is from the side lot line: 0.55 m.
In this case, the rear addition will be located 0.50 from the west side lot line.

14. 31 A FRANKDALE AVE

File Number: A1042/18TEY
Property Address: 31 A FRANKDALE AVE
Legal Description: PLAN 1339 PT LOT 12 PT LOT 14
Agent: GORDON CROWHURST
Owner(s): JAMES CHIANG
GEORGE CHIANG
Zoning: RS (d0.75) & R2A (ZZC)
Ward: Toronto-Danforth (14)
Toronto-Danforth (29)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To convert the existing triplex into a six-unit apartment building by adding one unit to each of the three floors.

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 the triplex building existed prior to the passing of the Zoning By-law, which does not permit the said use in a RS zone. Any change of use, alterations or additions to the building requires the permission of the Committee of Adjustment.

Chapter 10.40.20.40.(1), By-law 569-2013 and By-law 6752

A dwelling unit is only permitted in a detached house and an apartment building is not a permitted building in this zone.

In this case, the proposed dwelling units will be located in an apartment building and the apartment building will be permitted.

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

1. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of six parking spaces is required to be provided.
In this case, three parking spaces will be provided.
2. **Chapter 200.15.10(1), By-law 569-2013**
A minimum of one accessible parking space is required to be provided.
In this case, no accessible parking spaces will be provided.
3. **Chapter 230.5.10.1, By-law 569-2013**
A minimum of three bicycle parking spaces is required to be provided.
In this case, no bicycle parking spaces will be provided.

1. **Section 7.5.3, By-law 6752**

A minimum of six parking spaces is required to be provided.
In this case, three parking spaces will be provided.

15. 1302 WOODBINE AVE

File Number: A1044/18TEY
Property Address: 1302 WOODBINE AVE
Legal Description: PLAN 2059 LOT 4
Agent: WALTER WILLIAM ELLIS
Owner(s): AMANDA ELIZABETH SMITH
WALTER WILLIAM ELLIS
Zoning: RS (f10.5;a325,d0.75) & R2A (BLD)
Ward: Beaches-East York (19)
Beaches-East York (31)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To complete the construction of a detached garage, to the rear of the existing two-storey detached dwelling, that was started without a building permit.

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

1. **Chapter 10.40.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (65.08 m²).
In this case, the lot coverage will be 55.19 % of the lot area (102.62 m²).
2. **Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (43.58 m²) of the required rear yard landscaping must be soft landscaping.
In this case, 40% (34.87 m²) of the required rear yard landscaping will be soft landscaping.
3. **Chapter 10.5.60.20.(5)(A), By-law 569-2013**
The minimum required rear yard setback for an ancillary building containing a parking space, where the rear lot line abuts a lane and vehicle access to the parking space is from the lane, is 1 m.
In this case, the rear detached garage will be located 0.61 m from the rear lot line.
4. **Chapter 10.5.60.70.(1), By-law 569-2013**
The maximum permitted lot area covered by all ancillary buildings on a lot is 10% (18.6 m²) of the lot area.
In this case, 19.14% (35.6 m²) of the lot area will be covered by ancillary buildings.
1. **Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (65.08 m²).
In this case, the lot coverage will be 55.19 % of the lot area (102.62 m²).

16. 12 NORLONG BLVD

File Number: A1162/18TEY
Property Address: 12 NORLONG BLVD
Legal Description: PLAN 3221 LOT 29
Agent: LEILA SHIRI
Owner(s): JAMAL TAKPARVAR
Zoning: RD (f9.0; a280; d0.45) & R1A (ZZC)
Ward: Beaches-East York (19)
Beaches-East York (31)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

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

- 1. Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building is 8.5 m.
The new two-storey detached dwelling will have a building height of 9.0 m.
- 2. 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 new two-storey detached dwelling will have a front exterior main wall height of 8.6 m.
- 3. Chapter 10.20.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.0 m.
The new two-storey detached dwelling will have a rear exterior main wall height of 8.26 m.
- 4. 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 new two-storey detached dwelling will have a north side main wall height of 7.36 m.
- 5. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the area of the lot (151.76 m²).
The new two-storey detached dwelling will have a floor space index of 0.72 times the area of the lot (243.86 m²).

1. Section 7.2.3, By-law 6752

The maximum permitted building height is 8.5 m.

The new two-storey detached dwelling will have a building height of 9.0 m.

17. 145 QUEEN ST E

File Number: A1068/18TEY

Property Address: 145 QUEEN ST E

Legal Description:

Agent: JOHN HOUGHTON

Owner(s): FRED VICTOR CENTRE

Zoning: CR 3.0 (c3.0; r3.0) SS2 (x2107) & MCR T3.0 (ZZC)

Ward: Toronto Centre (13)

Toronto Centre-Rosedale (28)

Community: Toronto

Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing mixed-use building, as follows: enclose a portion of the loading dock for the purpose of expanding the kitchen preparation area associated with the community centre; and to convert a portion of the underground parking area into storage space and a telecommunications closets.

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

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

The maximum permitted floor space index for all uses on the lot is 3.0 times the area of the lot (4,941.0 m²).

Decision Number A0369/04TEY permitted a gross floor area of 4.56 times the area of the lot (7,514.0 m²) under By-law 438-86.

The altered building will have a floor space index for all uses on the lot, equal to 4.37 times the area of the lot (7,207.9 m²).

2. Chapter 40.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index for all residential uses on the lot is 3.0 times the area of the lot (4,941.0 m²).

The altered building will have a floor space index for all residential uses on the lot, equal to 4.37 times the area of the lot (7,207.9 m²).

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

A minimum of 6 parking spaces for the community centre and 16 parking spaces for the 96 dwelling rooms are required to be provided.

In this case, the existing seven parking spaces will be reduced to five parking spaces.

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

A minimum of one parking space is required to be provided for the additional community centre area.

In this case, no parking spaces will be provided.

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

A minimum of 8 parking spaces for the community centre and 24 parking spaces for the 96 dwelling rooms are required to be provided.

In this case, the existing seven parking spaces will be reduced to five parking spaces.

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

18. 127 ASHDALE AVE

File Number: A1045/18TEY
Property Address: 127 ASHDALE AVE
Legal Description: PLAN 1327 PT LOT 20
Agent: LUCY MAR GUZMAN
Owner(s): ALI REZA MANSOURIAN
Zoning: R(d0.60) & R2 Z0.6 (ZZC)
Ward: Toronto-Danforth (14)
Beaches-East York (32)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter a two-storey detached dwelling by constructing a rear ground floor deck.

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

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

A lot with a residential building, other than an apartment building, must have a minimum of 50% of the rear yard for soft landscaping (57.75 m²).

The rear yard landscaping area will be 43.64% (50.4 m²).

19. 1995 GERRARD ST E

File Number: A1069/18TEY
Property Address: 1995 GERRARD ST E
Legal Description: PLAN 1430 PT LOTS 28 & 29
Agent: JAY SMITH
Owner(s): LAWRENCE JAY SAVAGE
DONNA JAYNE MACLACHLAN
Zoning: CR 2.0 (c0.5; r2.0) SS2 & CR T2.0 C0.5 R2.0 (ZZC)
Ward: Beaches-East York (19)
Beaches-East York (32)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To legalize and to maintain the rear one-storey addition that was built without the benefit of a building permit.

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 the semi-detached dwelling existed prior to the passing of the Zoning By-law, which does not permit the said use in a Commercial Residential Zone (CR). Any change of use, alterations or additions to the building requires the permission of the Committee of Adjustment.

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

Chapter 40.10.20.40.(1)(A), By-law 569-2013

In a CR zone, the semi-detached building type is not a permitted use and constitutes a non-conforming use.

The construction of the rear one-storey addition is an alteration and extension to the lawful non-conforming use and requires the permission of the Committee of Adjustment.

20. 33 SHUDELL AVE

File Number: A1078/18TEY
Property Address: 33 SHUDELL AVE
Legal Description: CON 1 FB PT LOT 11
Agent: EMMANUEL MARTINS
Owner(s): BEVERLY WALCHUK
EMMANUEL MARTINS
Zoning: R (d0.6) & R2 (ZZC)
Ward: Toronto-Danforth (14)
Toronto-Danforth (30)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a front second storey addition, a rear and side (east) two-storey addition, a rear second storey deck, and a rear ground floor deck with a basement walkout.

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

- 1. Chapter 10.10.40.10.(2)(A)(i)&(ii), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.5 m.
The height of the front and rear exterior main walls will be 7.85 m.
- 2. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17 m.
The detached dwelling will have a depth of 18.52 m.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (157.38 m²).
The detached dwelling will have a floor space index equal to 0.73 times the area of the lot (190.85 m²).
- 4. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 3.66 m.
The detached dwelling will be located 2.47 m from the front lot line.

21. 371 SAMMON AVE

File Number: A1085/18TEY
Property Address: 371 SAMMON AVE
Legal Description: PLAN M365 PT LOT 26
Agent: DUYEN NGUYEN
Owner(s): BACH NGUYEN
OANH H NGUYEN
Zoning: RS(f10.5, a325,d0.75)(x312) & R2A (ZZC)
Ward: Toronto-Danforth (14)
Toronto-Danforth (29)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To to convert the basement of the existing one-storey detached dwelling into a dwelling unit and to construct a rear one-storey addition with a rear deck and basement walkout.

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 to a lot line than 0.3 m.
The roof eaves will be 0.06 m from the west lot line.
2. **Chapter 10.40.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (44.48 m²).
In this case, the lot coverage will be 41% of the lot area (52.67 m²).
3. **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 accommodate the secondary suite does not alter or add to a main wall that faces a street.
In this case, the front main wall that faces a street will be altered.
4. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one parking space is required to be provided, on site.
There will be zero parking spaces provided, on site.
1. **Section 7.1.1.(1), By-law 6752**
An addition to an existing dwelling may retain the side yard setback of the existing dwelling, but said side yards shall not be less than 0.45 m.
In this case, altered detached dwelling will maintain the existing west side yard setback of 0.21 m.

2. Section 7.5.3, By-law 6752

A minimum of one parking space is required to be provided, on site
There will be zero parking spaces provided, on site.

22. 190 LANGLEY AVE

File Number: A1086/18TEY
Property Address: 190 LANGLEY AVE
Legal Description: PLAN 445E PT LOT 18
Agent: MARC MCCLEAN
Owner(s): ADRIENNE MOORE
MARC MCCLEAN
Zoning: R(d0.6) (x736) (ZZC)
Ward: Toronto-Danforth (14)
Toronto-Danforth (30)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter a three-storey semi-detached dwelling by constructing a rear third floor addition and interior alterations to the existing third floor.

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

- 1. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.5 m.
The height of the rear exterior main walls will be 9.21 m.
- 2. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot-line is 7.5 m.
The height of the side exterior main walls facing a side lot-line will be 9.62 m.
- 3. Chapter 10.10.40.40.(2)(A), By-law 569-2013**
The maximum permitted floor space index for additions to the rear of a semi-detached house erected before October 15, 1953 is 0.69 times the area of the lot (126.20 m²).
The floor space index will be 0.93 times the area of the lot (170.70 m²).
- 4. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot-line.
In this case, the eaves will project 0.28 m and will be 0.23 m from the east lot-line.

23. 12 MEMORIAL PARK AVE

File Number: A1116/18TEY
Property Address: 12 MEMORIAL PARK AVE
Legal Description: PLAN 3219 PT LOT 19 TO 21 PT LOT 26
Agent: EDDIE PERES
Owner(s): MARAM ADEL ALQAISI
Zoning: RD (f9.0, a280, d0.45)
Ward: Toronto-Danforth (14)
Toronto-Danforth (29)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

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

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

1. **Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (104.02 m²).
The lot coverage will be equal to 39% of the lot area (116.83 m²).
2. **Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The new detached dwelling will have a height of 9.0 m.
3. **Chapter 10.20.40.10.(2)(A)(i) & (ii), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.0 m.
The height of the front and rear exterior main walls will be 7.63 m.
4. **Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the area of the lot (133.74 m²).
The new detached dwelling will have a floor space index equal to 0.815 times the area of the lot (242.33 m²).
1. **Section 7.2.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The new detached dwelling will have a height of 9.0 m.

24. 155 CHURCH ST

File Number: A1175/18TEY
Property Address: 155 CHURCH ST
Legal Description: PLAN 22A PT LOT 6
Agent: ALBERT YERUSHALMI
Owner(s): MOTTY'S CAMERA AND ANTIQUES
Zoning: CR 3.0 (c2.0; r3.0) SS1 (x2165) & CR T3.0 C2.0 R3.0 (ZZC)
Ward: Toronto Centre (13)
Toronto Centre-Rosedale (27)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To add a two additional dwelling units to the existing two-storey mixed-use building, for a total of seven dwelling units, by constructing a third and a fourth storey addition.

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

1. **Chapter 40.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index for all uses on the lot is 3.0 times the area of the lot (459.9 m²).
The floor space index for all uses on the lot will be equal to 3.96 times the area of the lot (608.13 m²).
2. **Chapter 40.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index for residential uses on the lot is 3.0 times the area of the lot (459.9 m²).
The floor space index for residential uses on the lot will be equal to 3.66 times the area of the lot (561.48 m²).
3. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of two resident parking spaces and one visitor parking space are required to be provided for the two additional three-bedroom units.
In this case, zero additional resident or visitor parking spaces will be provided.
4. **Chapter 40.10.40.70.(1)(B), By-law 569-2013**
Where the main wall of a building has windows or openings, the main wall must be set back at least 5.5 m from a lot line that is not adjacent to a street or lane.
In this case, the main wall will be located 0.24 m from the east rear lot line.
1. **Section 8(3) Part II 1(A)(II), By-law 438-86**
The window of a dwelling unit is required to be set back at least 5.5 m from a lot line that is not adjacent to a street or lane.
In this case, the windows will be located 0.28 m from the east rear lot line.

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

A minimum of two resident parking spaces and one visitor parking space are required to be provided for the two additional three-bedroom units.

In this case, zero additional resident or visitor parking spaces will be provided.

25. 179 WITHROW AVE

File Number: A1177/18TEY
Property Address: 179 WITHROW AVE
Legal Description: PLAN 707 PT LOT 9
Agent: PHILIPPE BEAUPARLANT
Owner(s): SARAH DAWN REA
JAMES ROBERT GRISWOLD
Zoning: R (d0.6) (ZPR)
Ward: Toronto-Danforth (14)
Toronto-Danforth (30)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted floor space index for additions to the rear of a semi-detached house erected before October 15, 1953 is 0.69 times the area of the lot (138.28 m²).

The altered the existing 2½-storey semi-detached dwelling will have a floor space index of 0.89 times the area of the lot (177.78 m²).

26. 203 GLEDHILL AVE

File Number: A1181/18TEY
Property Address: 203 GLEDHILL AVE
Legal Description: PLAN M29 PT LOT 30
Agent: GIANCARLO DIGIAMBATTISTA
Owner(s): DONALD ECCLESTONE
Zoning: RD (f6.0, a185, d0.75) & R1C (ZZC)
Ward: Beaches-East York (19)
Beaches-East York (31)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a one-storey front addition and a second storey south side addition above the existing garage,

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

1. **Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached dwelling is 17 m.
The detached dwelling will have a building length of 17.22 m.
2. **Chapter 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.71 m.
The detached dwelling will be located 4.55 m from the front lot line.
3. **Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0 m from the south side lot line.
4. **Chapter 10.20.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The detached dwelling will be located 0.33 m from the south side lot line.

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

27. 53 MORSE ST

File Number: A1188/18TEY
Property Address: 53 MORSE ST
Legal Description: PLAN 423 PT LOT 48
Agent: JAY SMITH
Owner(s): JOHN DAVID DUNLOP
Zoning: R (d0.6)(x405) & R2 (z0.6)(ZZC)
Ward: Toronto-Danforth (14)
Toronto-Danforth (30)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse dwelling by constructing a rear second storey addition with a rear second storey balcony.

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

- 1. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (103.90 m²).
The townhouse will have a floor space index equal to 0.79 times the area of the lot (136.91 m²).
- 2. Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted depth of a townhouse is 14 m.
The townhouse will have a depth of 17.99 m.
- 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.
In this case, the townhouse will be located 0.35 m from the north side lot line and 0.04 m from the south side lot line.

28. 171 FLOYD AVE

File Number: A1189/18TEY
Property Address: 171 FLOYD AVE
Legal Description: PLAN M484 LOT 312 PT LOT 311 PT LOT 313
Agent: AREZOO TIRDAD
Owner(s): SOPHIA MARIA TSONIS
LUIS SARAIVA
Zoning: RS (f10.5; a325; d0.75)(x312) (ZZC)
Ward: Toronto-Danforth (14)
Toronto-Danforth (29)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

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

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

1. **Chapter 10.40.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (106.46 m²).
The altered detached dwelling will have a lot coverage of 40% of the lot area (120.97 m²).
2. **Chapter 10.40.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building or structure is 8.5 m.
The altered detached dwelling will have a building height of 9.15 m.
3. **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 altered detached dwelling will have a front exterior main wall height of 7.36 m.
4. **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 altered detached dwelling will have a rear exterior main wall height of 8.65 m.
5. **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 (228.14 m²).
The altered detached dwelling will have a floor space index of 0.78 times the area of the lot (238.55 m²).

6. **Chapter 200.5.10.1.(1), By-law 569-2013**
One parking space is required to be provided.
No parking space will be provided as required by the By-law (behind the front main wall of a building).
7. **Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided they are no closer than 0.3 m to a lot line.
The altered one-storey detached dwelling will have roof eaves that will project 0.28 m and will be 0.0 m to the east side lot line.
1. **Section 7.5.3, By-law 6752**
The maximum permitted height of a building or structure is 8.5 m.
The altered detached dwelling will have a building height of the 9.15 m.
2. **Section 7.5.3, By-law 6752**
One parking space is required to be provided.
No parking space will be provided as required by the By-law (behind the front main wall of a building).
3. **Section 7.1.1.(1), By-law 6752**
The minimum required side yard setback is 0.45 m.
The altered detached dwelling will be located 0.28 m from the east side lot line.

29. 641 CARLAW AVE

File Number: A1191/18TEY
Property Address: 641 CARLAW AVE
Legal Description: PLAN M311 PT LOTS 1 & 2
Agent: INGRID OOMEN
Owner(s): MARGOT DARLING
GEOFFREY DARLING
Zoning: R (d0.6) (x736) & R2 Z0.6 (ZZC)
Ward: Toronto-Danforth (14)
Toronto-Danforth (30)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing 2½ storey detached dwelling by constructing a front ground floor deck with canopy, a front second storey addition above the deck, a rear second storey addition, and a new second storey bay window on the south side.

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

- 1. Chapter 10.10.40.10.(2)(A)(i)&(ii), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.5 m.
The height of the front and rear exterior main walls will be 9.56 m.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (153.18 m²).
The detached dwelling will have a floor space index equal to 0.98 times the area of the lot (251.40 m²).
- 3. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.36 m.
The detached dwelling will be located 1.91 m from the front lot line.
- 4. Chapter 10.5.40.60.(1)(A)(i) By-law 569-2013**
A platform and canopy without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.18 m if it is no closer to a side lot line than the required side yard setback.
The front ground floor platform and roof canopy will encroach 2.45 m into the required front yard setback and will be 0.29 m closer to the south side lot line than the required side yard setback.

5. **Chapter 10.5.40.60.(3)(A)(ii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 m.
The ground floor front stairs will be 3.48 m wide.
6. **Chapter 10.5.40.60.(7)(B)(ii), By-law 569-2013**
A bay window, or other window projection from a main wall of a building, which increases floor area or enclosed space and does not touch the ground, may encroach into the required side yard setback provided that it is no closer to the side lot line than 0.6 m.
The second storey bay window will be 0 m from the south side lot line.
7. **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 project 0.28 m and will be located 0 m from the south side lot line.
1. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback is 0.9 m.
The detached dwelling will be located 0.53 m from the north side lot line and 0.71 m from the south side lot line.

30. 20 NORTHRIDGE AVE

File Number: A1195/18TEY
Property Address: 20 NORTHRIDGE AVE
Legal Description: PLAN 3216 PT LOT 34 PT LOT 35
Agent: JONATHAN E P TZANAKAKIS
Owner(s): SVEDLANA MARGOSIAN
JONATHAN E P TZANAKAKIS
Zoning: RD (f9.0; a280; d045) & R1A (ZZC)
Ward: Toronto-Danforth (14)
Toronto-Danforth (29)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To demolish an existing one-storey detached dwelling and construct a new two-storey detached dwelling with integral garage.

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

1. **Chapter 10.20.40.70.(3) (B), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new two-storey dwelling will be located 0.61m from the north side lot line.
2. **Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the area of the lot (147.87 m²).
The new two-storey dwelling will have a floor space index equal to 0.79 times the area of the lot (260.78 m²).
3. **Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (115.01 m²).
The lot coverage will be 40.87% of the lot area (134.29 m²).
4. **Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
In this case, the eaves will project 0.53 m and are 0.08 m distance from the north lot line.
5. **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 two-storey dwelling will have a building height of 9.75 m.

6. **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 7.92 m.
7. **Chapter 10.20.40.10.(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 7.92 m.
8. **Chapter 10.20.40.10.(6), by-law 569-2013**
The elevation of the lowest point of a main pedestrian entrance through the front main wall or a side main wall is required to be a maximum of 1.2 m above established grade.
In this case, the height of the pedestrian entrance through the front main wall above established grade will be 1.35 m
1. **Section 7.2.3, By-law 6752**
The maximum permitted height of a building or structure is 8.5 m.
The new two-storey dwelling will have a height of 9.75 m.

31. 182 WOODYCREST AVE

File Number: A0022/19TEY
Property Address: 182 WOODYCREST AVE
Legal Description: PLAN M484 LOT 204 PT LOT 203 PT LOT 205
Agent: KURT SCHMIDT
Owner(s): ELLEN WILSON
MATTHEW BISHOP
Zoning: RS (f10.5; a325; d0.75)(x312) (Waiver)
Ward: Toronto-Danforth (14)
Toronto-Danforth (29)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To demolish the existing rear one-storey addition and deck and to construct a new rear one-storey addition.

Note: Decision A0706/18TEY, approving variances for the same proposal was incorrect.

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

1. **Chapter 10.40.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (80.76 m²).
The alerted two-storey detached dwelling will have a floor space index of 38% of the lot area (88.25 m²) as approved in Decision A0706/18TEY.
2. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one parking space is required to be provided.
No parking space will be provided on-site, as approved in Decision A0706/18TEY.
1. **Section 7.5.3, By-law 6752**
A minimum of one parking space is required to be provided.
No parking space will be provided on-site, as approved in Decision A0706/18TEY.
2. **Section 7.1.1, By-law 6752**
An addition to an existing dwelling may retain the side yard setback of the existing dwelling, but in no case shall the said side yard be less than 0.45 m.
The rear one-storey addition will be constructed in line with the north side wall of the existing dwelling and will be located 0.29 m from the north side lot line.

The following applications will be heard at 3:00 p.m. or shortly thereafter:

32A. 16 PRESTEIGN AVE

File Number: B0071/18TEY
Property Address: 16 PRESTEIGN AVE
Legal Description: PLAN 3614 PT LOTS 6 TO 9 PLAN 3837 LOTS 10 & 11 PT LOT 9
Agent: BILLY TUNG
Owner(s): LAURENTIDE DEVELOPMENT CORP
Zoning: RD (f12.0; a370; d0.6) & R1B (ZZC)
Ward: Beaches-East York (19)
Beaches-East York (31)
Community: East York
Heritage: Not Applicable

THE CONSENT REQUESTED:

To obtain consent to sever the property into six residential lots of which three lots are irregular-shaped and three lots are undersized.

Retained – Part 1, Draft R-Plan

Address to be assigned

The lot frontage is 14.46 m (as defined by the zoning by-law) and the lot area is 768.4 m². A new two-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A0708/18TEY.

Conveyed- Part 2, Draft R-Plan

Address to be assigned

The lot frontage is 13.78 m (as defined by the zoning by-law) and the lot area is 829.6 m². A new two-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A0709/18TEY.

Conveyed- Part 3, Draft R-Plan

Address to be assigned

The lot frontage is 14.67 m (as defined by the zoning by-law) and the lot area is 856.4 m². A new two-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application number A0710/18TEY.

Conveyed- Part 4, Draft R-Plan

Address to be assigned

The lot frontage is 11.77 m (as defined by the zoning by-law) and the lot area is 351.3 m². A new two-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A0711/18TEY.

Conveyed- Part 5, Draft R-Plan

Address to be assigned

The lot frontage is 11.77 m (as defined by the zoning by-law) and the lot area is 351.0 m². A new two-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A0712/18TEY.

**Conveyed- Part 6, Draft R-Plan
Address to be assigned**

The lot frontage is 11.77 m (as defined by the zoning by-law) and the lot area is 349.7 m². A new two-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A0713/18TEY.

Applications B0071/18TEY and A0708/18TEY to A0713/18TEY are considered jointly.

32B. 16 PRESTEIGN AVE (PART 1)

File Number: A0708/18TEY
Property Address: 16 PRESTEIGN AVE (PART 1)
Legal Description: PLAN 3614 PT LOTS 6 TO 9 PLAN 3837 LOTS 10 & 11 PT LOT 9
Agent: BILLY TUNG
Owner(s): LAURENTIDE DEVELOPMENT CORP
Zoning: RD (f12.0; a370; d0.6) & R1B (ZZC)
Ward: Beaches-East York (19)
Beaches-East York (31)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage on the retained lot described in Consent Application B0071/18TEY.

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

- 1. Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building or structure height is 8.5 m.
The new two-storey detached dwelling will have a height of 9.299 m.
- 2. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new two-storey detached dwelling will have a building length of 18.77 m.
- 3. Chapter 10.5.50.10.(1)(B), By-law 569-2013**
A minimum of 50% of the front yard landscaping must be landscaping (62.5m²).
In this case, 48.34% (60.43 m²) of the front yard will be maintained as landscaping.
- 1. Section 7.3.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The new two-storey detached dwelling will have a height of 9.299 m.

Applications B0071/18TEY and A0708/18TEY to A0713/18TEY are considered jointly.

32C. 16 PRESTEIGN AVE (PART 2)

File Number: A0709/18TEY
Property Address: 16 PRESTEIGN AVE (PART 2)
Legal Description: PLAN 3614 PT LOTS 6 TO 9 PLAN 3837 LOTS 10 & 11 PT LOT 9
Agent: BILLY TUNG
Owner(s): LAURENTIDE DEVELOPMENT CORP
Zoning: RD (f12.0; a370; d0.6) & R1B (ZZC)
Ward: Beaches-East York (19)
Beaches-East York (31)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage on a conveyed lot described in Consent Application B0071/18TEY.

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

- 1. Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building or structure height is 8.5 m.
The new two-storey dwelling will have a height of 9.21 m.

- 2. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new two-storey detached dwelling will have a building length of 18.77 m.

- 1. Section 7.3.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The new two-storey detached dwelling will have a height of 9.21 m.

Applications B0071/18TEY and A0708/18TEY to A0713/18TEY are considered jointly.

32D. 16 PRESTEIGN AVE (PART 3)

File Number: A0710/18TEY
Property Address: 16 PRESTEIGN AVE (PART 3)
Legal Description: PLAN 3614 PT LOTS 6 TO 9 PLAN 3837 LOTS 10 & 11 PT LOT 9
Agent: BILLY TUNG
Owner(s): LAURENTIDE DEVELOPMENT CORP
Zoning: RD (f12.0; a370; d0.6) & R1B (ZZC)
Ward: Beaches-East York (19)
Beaches-East York (31)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage on a conveyed lot described in Consent Application B0071/18TEY.

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

- 1. Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building or structure height is 8.5 m.
The new two-storey dwelling will have a height of 9.159 m.
- 2. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new two-storey detached dwelling will have a building length of 18.77 m.
- 4. Chapter 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 8.36 m.
The new two-storey detached dwelling will be located 7.27 m from the front lot line.
- 4. Chapter 10.5.50.10.(1)(B), By-law 569-2013**
A minimum of 50% of the front yard landscaping must be landscaping (58.65 m²).
In this case, 46.76% (54.85 m²) of the front yard will be maintained as landscaping.
- 1. Section 7.3.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The new two-storey detached dwelling will have a height of 9.159 m.

Applications B0071/18TEY and A0708/18TEY to A0713/18TEY are considered jointly.

32E. 16 PRESTEIGN AVE (PART 4)

File Number: A0711/18TEY
Property Address: 16 PRESTEIGN AVE (PART 4)
Legal Description: PLAN 3614 PT LOTS 6 TO 9 PLAN 3837 LOTS 10 & 11 PT LOT 9
Agent: BILLY TUNG
Owner(s): LAURENTIDE DEVELOPMENT CORP
Zoning: RD (f12.0; a370; d0.6) & R1B (ZZC)
Ward: Beaches-East York (19)
Beaches-East York (31)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage on the undersized conveyed lot described in Consent Application B0071/18TEY.

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

- 1. Chapter 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 370 m².
The area of the conveyed lot will be 351.30 m².
- 2. Chapter 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 12 m.
The frontage of the conveyed lot will be 11.77 m.
- 3. Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the area of the lot (122.96 m²).
The lot coverage will be equal to 42.65% of the area of the lot (149.85 m²).
- 4. Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building or structure height is 8.5 m.
The new two-storey detached dwelling will have a height of 8.815 m.
- 5. 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 (210.78 m²).
The new two-storey detached dwelling will have a floor space index of 79.28 times the area of the lot (278.53 m²).
- 6. 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.
In this case, the height of the front exterior main wall of the new dwelling will be 8.37 m.

1. Section 7.3.3, By-law 6752

The maximum permitted building height is 8.5 m.

The new two-storey detached dwelling will have a height of 8.815 m.

Applications B0071/18TEY and A0708/18TEY to A0713/18TEY are considered jointly.

32F. 16 PRESTEIGN AVE (PART 5)

File Number: A0712/18TEY
Property Address: 16 PRESTEIGN AVE (PART 5)
Legal Description: PLAN 3614 PT LOTS 6 TO 9 PLAN 3837 LOTS 10 & 11 PT LOT 9
Agent: BILLY TUNG
Owner(s): LAURENTIDE DEVELOPMENT CORP
Zoning: RD (f12.0; a370; d0.6) & R1B (ZZC)
Ward: Beaches-East York (19)
Beaches-East York (31)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage on the undersized conveyed lot described in Consent Application B0071/18TEY.

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

1. **Chapter 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 370 m².
The area of the conveyed lot will be 351.0 m².
2. **Chapter 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 12 m.
The frontage of the conveyed lot will be 11.77 m.
3. **Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the area of the lot (122.85 m²).
The lot coverage will be equal to 42.5% of the area of the lot (149.21 m²).
4. **Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building or structure height is 8.5 m.
The new two-storey detached dwelling will have a height of 9.326 m.
5. **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 (210.6 m²).
The new two-storey detached dwelling will have a floor space index of 0.7936 times the area of the lot (278.55 m²).
1. **Section 7.3.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The new two-storey detached dwelling will have a height of 9.326 m.

Applications B0071/18TEY and A0708/18TEY to A0713/18TEY are considered jointly.

32G. 16 PRESTEIGN AVE (PART 6)

File Number: A0713/18TEY
Property Address: 16 PRESTEIGN AVE (PART 6)
Legal Description: PLAN 3614 PT LOTS 6 TO 9 PLAN 3837 LOTS 10 & 11 PT LOT 9
Agent: BILLY TUNG
Owner(s): LAURENTIDE DEVELOPMENT CORP
Zoning: RD (f12.0; a370; d0.6) & R1B (ZZC)
Ward: Beaches-East York (19)
Beaches-East York (31)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage on the undersized conveyed lot described in Consent Application B0071/18TEY.

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

- 1. Chapter 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 370 m².
The area of the conveyed lot will be 349.7 m².
- 2. Chapter 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 12 m.
The frontage of the conveyed lot will be 11.77 m.
- 3. Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the area of the lot (122.4 m²).
The lot coverage will be equal to 42.53% of the area of the lot (148.75 m²).
- 4. Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building or structure height is 8.5 m.
The new two-storey detached dwelling will have a height of 8.991 m.
- 5. 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 (209.82 m²).
The new two-storey detached dwelling will have a floor space index of 0.7964 times the area of the lot (278.53 m²).
- 6. Chapter 10.20.40.70.(2)(A), By-law 569-2013**
A minimum required rear yard setback is 7.62 m.
The two-storey detached dwelling will be located 7.59 m from the rear lot line.

1. Section 7.3.3, By-law 6752

The maximum permitted building height is 8.5 m.

The new two-storey detached dwelling will have a height of 8.99 m.

Applications B0071/18TEY and A0708/18TEY to A0713/18TEY are considered jointly.

33A. 88 EAST LYNN AVE (PARTS 1 & 2)

File Number: B0096/18TEY
Property Address: 88 EAST LYNN AVE (PARTS 1 & 2)
Legal Description: PLAN E461 LOT 318 PT LOT 317
Agent: GLENN RUBINOFF
Owner(s): EDWARD LEONARD HOPE
EDWARD LEONARD HOPE
Zoning: R & R2
Ward: Beaches-East York (19)
Beaches-East York (32)
Community: Toronto
Heritage: Not Applicable

THE CONSENT REQUESTED:

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

Retained – Part 2

88 East Lynn Ave

The lot frontage is 5.37 m and the lot area is 244.50 m². The existing two-storey semi-detached dwelling will be maintained as described in Minor Variance application A1017/18TEY.

Conveyed – Part 1

Address to be assigned

The lot frontage is 6.10 m and the lot area is 241.20 m². A 2½-storey detached dwelling will be constructed as described in Minor Variance application A1016/18TEY.

File numbers B0096/18TEY, A1016/18TEY, A1017/18TEY will be considered jointly.

33B. 88 EAST LYNN AVE (PART 1)

File Number: A1016/18TEY
Property Address: 88 EAST LYNN AVE (PART 1)
Legal Description: PLAN E461 LOT 318 PT LOT 317
Agent: GLENN RUBINOFF
Owner(s): DIANA BERTHA CAMPOS
EDWARD LEONARD HOPE
Zoning: R & R2
Ward: Beaches-East York (19)
Beaches-East York (32)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a new 2 ½ storey detached dwelling with rear first, second, and third storey balconies, as is described in Consent Application B0126/17TEY.

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

- 1. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a lot line is 7.05 m.
The height of the side exterior main walls facing a lot line will be 9.33 m.
- 2. Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17 m.
The new detached dwelling will have a depth of 18.01 m.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.60 times the area of the lot (145.00 m²).
The detached dwelling will have a floor space index equal to 0.62 times the area of the lot (148.84 m²).
- 4. Chapter 10.10.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The detached dwelling will be located 0.61 m from the north side lot line.
- 5. Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one parking space is required to be provided.
In this case, no parking spaces will be provided.

- 1. Section 4(4)(b), By-law 438-86, By-law 569-2013**
A minimum of one parking space is required to be provided.
In this case, no parking spaces will be provided.

File numbers B0096/18TEY, A1016/18TEY, A1017/18TEY will be considered jointly.

33C. 88 EAST LYNN AVE (PART 2)

File Number: A1017/18TEY
Property Address: 88 EAST LYNN AVE
Legal Description: PLAN E461 LOT 318 PT LOT 317
Agent: GLENN RUBINOFF
Owner(s): EDWARD LEONARD HOPE
EDWARD LEONARD HOPE
Zoning: R & R2
Ward: Beaches-East York (19)
Beaches-East York (32)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To maintain the existing semi-detached dwelling on the retained lot, Part 2.

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

- 1. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The front stairs will be located 0.44 m from the east lot line.
- 2. Chapter 10.10.30.20.(1)(B), By-law 569-2013**
The minimum required lot frontage is 6.0 m.
The frontage of the retained lot will be 5.37 m.
- 3. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 5.22 m.
The detached dwelling will be located 2.80 m from the front lot line.
- 4. Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one parking space is required to be provided.
In this case, no parking spaces will be provided.

File numbers B0096/18TEY, A1016/18TEY, A1017/18TEY will be considered jointly.

34A. 1190 WOODBINE AVE

File Number: B0103/18TEY
Property Address: 1190 WOODBINE AVE
Legal Description: PLAN M437 PT LOT 49
Agent: DAVID OLESON
Owner(s): 1190 WOODBINE INC.
Zoning: CR 2.5 (C2.5; R1.0) SS2 (x1163) (Waiver)
Ward: Beaches-East York (19)
Beaches-East York (31)
Community: East York
Heritage: Not Applicable

THE CONSENT REQUESTED:

To obtain consent to sever the property for the purpose of a lot addition. Part 1 will be combined with the adjacent lands to the south (Parts 3, 5, and 7) being created by Consent Application B0104/18TEY. The combined lot (Parts 1, 3, 5 and 7) will create a new lot on Frater Avenue for the purpose of constructing a three-storey detached dwelling. These lands were subject to Consent Application B0046/16TEY and Minor Variance Application A0756/16TEY which were previously approved by the Ontario Municipal Board (OMB). The consent however lapsed, necessitating the current application.

Conveyed – Part 1, Plan 66R-29782

Address to be assigned

Part 1 has a frontage of 11.29 m on Frater Avenue, a lot area of 68.9 m² and will be added to the adjacent lands to the south (1186 and 1188 Woodbine Avenue).

A new three-storey dwelling with an integral garage will be constructed on a new combined lot fronting Frater Avenue, with the minor variances approved by the OMB.

Retained – Part 2, Plan 66R-29782

1190 Woodbine Avenue

The lot frontage is 6.10 m on Woodbine Avenue and the lot area is 108.03 m².

The existing two-storey mixed-use building will remain on the lot with the minor variances approved by the OMB.

34B. 1186 WOODBINE AVE

File Number: B0104/18TEY
Property Address: 1186-1188 WOODBINE AVE
Legal Description: PLAN M437 PT LOT 49 PT LOT 50
Agent: DAVID OLESON
Owner(s): 1186-1188 WOODBINE INC
Zoning: CR 2.5 (C2.5; R1.0) SS2 (x1163) (Waiver)
Ward: Beaches-East York (19)
Beaches-East York (31)
Community: East York
Heritage: Not Applicable

THE CONSENT REQUESTED:

To obtain consent to sever the property into three parcels and to re-establish an easement/right-of-way. Parts 3, 5 and 7 will be combined with the adjacent lands to the north (Part 1) being created by Consent Application B0103/18TEY. The combined lot (Parts 1, 3, 5 and 7) will create a new lot on Frater Avenue for the purpose of constructing a three-storey detached dwelling. These lands were subject to Consent Application B0047/16TEY and Minor Variance Applications A0757/16TEY, A0758/16TEY and A0759/16TEY which were approved previously by the Ontario Municipal Board (OMB). The consent however lapsed, necessitating the current application.

Retained – Part 4, Plan 66R-29782 1188 Woodbine Avenue

The lot frontage is 7.22 m on Woodbine Avenue and the lot area is 113.8 m².
The existing two-storey mixed-use building will remain on the lot with the minor variances approved by the OMB.

Conveyed – Part 6 and 8, Plan 66R-29782 1186 Woodbine Avenue

The lot frontage is 6.14 m on Woodbine Avenue and the lot area is 118.1 m².
The existing two-storey mixed-use building will remain on the lot with the minor variances approved by the OMB.

Easement/Right-of-Way – Part 8

Part 8 will be an access easement/right-of-way in favour of the adjacent lands to the south (1184 Woodbine Avenue) as described in LT2044478.

Conveyed – Part 3, 5 and 7, Plan 66R-29782 Address to be assigned

The lot area is 150.8 m².

A new three-storey dwelling with an integral garage will ultimately be constructed on a new combined lot fronting Frater Avenue with the minor variances approved by the OMB.

Easement/Right-of-Way – Part 7

Part 7 will be an access easement/right-of-way in favour of the adjacent lands to the south (1184 Woodbine Avenue) as described in LT2044478.

35. 62 BELLHAVEN RD

File Number: A0174/18TEY
Property Address: 62 BELLHAVEN RD
Legal Description: PLAN 465E PT LOT 184
Agent: ROCK KIM
Owner(s): SAHAND GHOLAM-REZA-KASHI
Zoning: R(f7.5; d0.6)(x750) & R2 Z0.6 (ZZC)
Ward: Beaches-East York (19)
Beaches-East York (32)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

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

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

1. **Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The altered two-storey dwelling will have a north and south side main wall height of 9.39 m.
2. **Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (105.71 m²).
The altered two-storey dwelling will have a floor space index of 0.98 times the area of the lot (172.94 m²).
1. **Section 6(3) Part II 3.F(I)(1)(A), By-law 438-86**
The minimum side lot line setback is 0.45 m, where the side wall contains no openings.
The altered two-storey dwelling will be located 0.23 m from the south side lot line.
2. **Section 6(3) Part II 2(II), By-law 438-86**
The minimum front lot line setback for a building on an inside lot is 4.95 m.
The altered two-storey dwelling will be located 2.69 m from the front lot line.

36. 2401 QUEEN ST E

File Number: A0452/18TEY
Property Address: 2401 QUEEN ST E
Legal Description: PLAN 1038Y LOT 10
Agent: DAVID WEISS
Owner(s): WESTWOOD HOLDINGS (V) INC
WESTWOOD HOLDINGS INC
Zoning: MCR T2.0 C0.5 R2.0 (ZZC)
Ward: Beaches-East York (19)
Beaches-East York (32)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing three-storey 21-unit apartment building by constructing a rear three storey and third storey addition and adding one live/work unit.

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

- 1. Section 8(3) Part I 3(A), By-law 438-86**
The maximum permitted residential gross floor area is 2.0 times the area of the lot (1462.0 m²).
The altered building will have a residential gross floor area equal to 2.12 times the area of the lot (1547.0 m²).
- 2. Section 8(3) Part I 1, By-law 438-86**
The maximum permitted combined gross floor area is 2.0 times the area of the lot (1462.0 m²).
The altered building will have a combined gross floor area equal to 2.12 times the area of the lot (1547.0 m²).
- 3. Section 8(3) Part II 4(A), By-law 438-86**
The minimum required rear yard setback is 7.5 m from a lot in a residential or park district.
The altered mixed-use building will be located 1.14 m from the rear lot line.
- 4. Section 8(3) Part II 4(C)(III), By-law 438-86**
A building is required to be within the 45 degree angular plane projected over the lot from an elevation of 10.0 m above the average elevation of the ground at a distance of 7.5 m from a lot in a residential or park district.
The altered building will penetrate this angular plane.

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

A minimum of one parking space is required for the additional unit.
In this case, no additional parking spaces will be provided.

37. 1226 BLOOR ST W

File Number: A0046/18TEY
Property Address: 1226 BLOOR ST W
Legal Description: PLAN M36 PT LOT 4
Agent: ELDON THEODORE
Owner(s): NIKI TSOUROUNAKIS
Zoning: CR 3.0 (c1.0; r2.0) SS2 (x1556) & MCR T3.0 C1.0 R2.0 (ZZC)
Ward: Davenport (09)
Davenport (18)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a third and a fourth storey addition over the existing two-storey commercial-residential building and to convert the entire building to an eating establishment. The building will contain a front third storey patio, a central courtyard patio on the second floor, and a partially enclosed parking/loading space with access from the rear laneway.

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

- 1. Chapter 40.10.20.100.(21), By-law 569-2013**
An outdoor patio located above the first storey of the building must be within a 40.0 m distance from a lot in a Residential Zone or Residential Apartment Zone.
The outdoor patio will be 31.50 m from a lot in the Residential Zone.
- 2. Chapter 40.10.40.60.(1)(C), By-law 569-2013**
In the CR zone subject to Development Standard Set 2 (SS2), a platform or similar structure attached to the front main wall with a floor level higher than the floor level of the first storey of the building must be located above the first three storeys of the building above ground and entirely behind the front main wall of the three storeys of the building above ground.
The balcony attached to the front main wall will be located at the third and fourth floor levels above ground and will be located in front of the front main wall.
- 3. Chapter 200.5.1.10, By-law 569-2013**
A parking space must have an unobstructed minimum width of 3.2 m and an unobstructed minimum length of 5.60 m.
The parking space will have an obstructed width of 2.50 m and an obstructed length of 5.60 m.

- 4. Chapter 40.10.40.40 & 40.5.40.40, By-law 569-2013**
The maximum permitted floor space index for the non residential portion of the building is 1.0 times the area of the lot (193.40 m²).
The altered building will have a non-residential floor space index equal to 2.70 times the area of the lot (531.17 m²).
- 5. Chapter 220.5.10.1.(3), By-law 569-2013**
One Type B loading space is required to be provided.
In this case, one loading space is proposed with a width of 2.50 m, a length of 5.60 m, and a vertical clearance of 2.40 m.
- 6. Chapter 40.10.40.70.(2)(C), Development Standard Set 2, By-law 569-2013**
Where the main wall of a building has windows or openings, the main wall must be set back at least 5.50 m from a lot line that is not adjacent to a street or lane.
The main wall will be setback 2.7 m from the west side lot line.
- 7. Chapter 40.10.150.1.(1)(A), By-law 569-2013**
All waste and recyclable material must be stored in a wholly enclosed building.
All waste and recyclable material will be stored in the rear partially enclosed private vehicle parking/loading space.
- 8. Chapter 40.10.40.70.(2)(A), Development Standard Set 2, By-law 569-2013**
A minimum of 75% of the main wall of the building facing a front lot line must be located at the front lot line or within 3 m of the front lot line.
In this case, 50% of the main wall will be located at the front lot line or within 3 m of the front lot line.
- 9. Chapter 40.10.40.70.(2)(B)(ii), Development Standard Set 2, By-law 569-2013**
Where the rear lot line abuts a lane, the building must be set back 7.5 m from the lot line of the lot abutting the lane on the opposite side of the lane.
The altered building will be setback 5 m from the lot line of the lot abutting the lane on the opposite side of the lane.
- 10. Chapter 40.10.40.70.(2)E(ii), Development Standard Set 2, By-law 569-2013**
Where a lot abuts an O Zone, all buildings on the lot in the CR Zone may not penetrate a 45 degree angular plane projected over a deep lot, along the entire required rear yard setback, starting at a height of 7.5 m above the average elevation of the ground along the rear lot line.
In this case, the altered building will penetrate a 45 degree angular plane.
- 1. Section 8(3) Part I 2, By-law 438-86**
The maximum permitted non-residential gross floor area is 1.0 times the area of the lot (196.40 m²).
The altered building will have a non-residential gross floor area equal to 3.04 times the area of the lot (597.40 m²).

- 2. Section 8(3) Part II 4(a), By-law 438-86**
The minimum required set back from a lot in a residential (R) or park (G) district is 7.5 m.
The altered building will be located 5 m from a lot in the park (G) district.
- 3. Section 8(3) Part II 4(C)(III), By-law 438-86**
The building must not penetrate within a 45 degree angular plane projected over the lot from an elevation of 10 m above the average elevation of the ground at a distance of 7.5 m from a lot in a residential or park district.
In this case, the altered building will penetrate the 45 degree angular plane-
- 4. Section 4(3), By-law 438-86**
A parking facility is required to have a width equal to the width of the lot and a depth of 6.0 m as measured 3.5 m from the centre line of the public lane.
In this case, the private parking space/facility will have a width of 2.5 m and a depth of 7 m as measured from the centre line of the public lane.
- 5. Section 4(17), By-law 438-86**
A parking space is required to have an unobstructed minimum width of 3.20 m and an unobstructed length of 5.6 m.
The parking space will have an obstructed width of 2.50 m and an obstructed length of 5.60 m.
- 6. Section 4(6)(B), By-law 438-86**
One Type B loading space is required to be provided.
In this case, one loading space is proposed with a width of 2.50 m, a length of 5.60 m, and a vertical clearance of 2.40 m.

38A. 36 HOWLAND AVE

File Number: A0168/18TEY
Property Address: 36 HOWLAND AVE
Legal Description: PLAN 608 PT LOT 138 66R28359 PART 1
Agent: MARIO SILVA
Owner(s): NASRIN DAVAR-BEHROOZFARD
Zoning: R (d1.0)(x900) & R2 Z1.0 (ZZC)
Ward: University-Rosedale (11)
Trinity-Spadina (20)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To convert the existing 2½ storey semi-detached building with two dwelling units into a four-unit building and to legalize and to maintain the rear deck.

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

1. **Chapter 10.5.40.50.(2), By-law 569-2013**
The minimum required side yard setback of a platform without main walls, attached to or less than 0.3 m from a building is 0.45 m.
The rear deck is located 0.0 m from north side lot line adjoining 38 Howland Avenue.
2. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of three parking spaces are required to be provided.
In this case, no parking spaces will be provided.
1. **Section 4(5)(b), By-law 438-86**
A minimum of three parking spaces are required to be provided.
In this case, no parking spaces will be provided..

38B. 38 HOWLAND AVE

File Number: A0167/18TEY
Property Address: 38 HOWLAND AVE
Legal Description: PLAN 608 PT LOT 138 66R28359 PART 2
Agent: MARIO SILVA
Owner(s): MAJID BEHROOZFARD
Zoning: R (d1.0)(x900) & R2 Z 1.0 (ZZC)
Ward: University-Rosedale (11)
Trinity-Spadina (20)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To convert the existing 2½ storey semi-detached building with two dwelling units into a four-unit building and to legalize and to maintain the rear deck.

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

1. **Chapter 10.5.40.50.(2), By-law 569-2013**
The minimum required side yard setback of a platform without main walls, attached to or less than 0.3 m from a building is 0.45 m.
The rear deck is located 0.0 m from south side lot line adjoining 36 Howland Avenue.
2. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of three parking spaces are required to be provided.
In this case, one parking space will be provided on the driveway behind the main front wall.
1. **Section 4(5)(b), By-law 438-86**
A minimum of three parking spaces are required to be provided.
In this case, one parking space will be provided on the driveway behind the main front wall.

39A. 710 LANSDOWNE AVE

File Number: B0024/18TEY
Property Address: 710 LANSDOWNE AVE
Legal Description: PLAN M88 BLK T PT LOT 16
Agent: JANICE ROBINSON
Owner(s): JUDITH PERRY-BRINKERT
Zoning: R2 (d0.6)(x740) & R2 Z0.6 (ZZC)
Ward: Davenport (09)
Davenport (18)
Community: Toronto
Heritage: Not Applicable

THE CONSENT REQUESTED:

To obtain a consent to sever the property into two undersized residential lots and create two access easements/rights-of-way.

Conveyed- Parts 3 and 4, Draft R-Plan

Easement/Right-of-way – Part 3

Address to be assigned

The lot frontage is 4.875 m and the lot area is 178.58 m². A new three-storey semi-detached duplex and a rear semi-detached garage will be constructed and requires variances to the Zoning By-law as outlined in application A0209/18TEY.

Part 3 will be subject to an easement/right-of-way for pedestrian access (walkway) in favour of Parts 1 and 2.

Retained – Parts 1 and 2, Draft R-Plan

Easement/Right-of-way – Part 2

Address to be assigned

The lot frontage is 4.875 m and the lot area is 178.59 m². A new three-storey semi-detached duplex and a rear semi-detached garage will be constructed and requires variances to the Zoning By-law as outlined in application A0210/18TEY.

Part 2 will be subject to an easement/right-of-way for pedestrian access (walkway) in favour of Parts 3 and 4.

Applications B0024/18TEY, A0209/18TEY & A0210/18TEY are considered jointly.

39B. 710 LANSDOWNE AVE (PARTS 3 & 4)

File Number: A0209/18TEY
Property Address: 710 LANSDOWNE AVE (PARTS 3 & 4)
Legal Description: PLAN M88 BLK T PT LOT 16
Agent: JANICE ROBINSON
Owner(s): JUDITH PERRY-BRINKERT
Zoning: R2 (d0.6)(x740) & R2 Z0.6 (ZZC)
Ward: Davenport (09)
Davenport (18)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a new three-storey duplex and a rear semi-detached garage on the conveyed lot described in Consent Application B0024/18TEY.

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

- 1. Chapter 10.10.30.20.(1)(B), By-law 569-2013**
The minimum required lot frontage is 6.0 m.
The frontage of the retained lot will be 4.87 m.
- 2. Chapter 10.10.40.10.(2)(A)(i) & (ii), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 9.5 m.
The height of the front and rear exterior main walls will be 10.57 m.
- 3. Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted depth of a duplex is 14.0 m.
The new three-storey semi-detached duplex will have a depth of 16.99 m.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a duplex is 0.6 times the area of the lot (107.11 m²).
The new three-storey semi-detached dwelling will have a floor space index equal to 1.2 times the area of the lot (214.98 m²).
- 5. Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of two parking spaces are required to be provided.
In this case, one parking space will be provided.

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

A minimum of two parking spaces are required to be provided.
In this case, there will be one parking space provided.

Application Numbers B0024/18TEY, A0209/18TEY & A0210/18TEY will be considered jointly.

39C. 710 LANSDOWNE AVE (PARTS 1 & 2)

File Number: A0210/18TEY
Property Address: 710 LANSDOWNE AVE (PARTS 1 & 2)
Legal Description: PLAN M88 BLK T PT LOT 16
Agent: JANICE ROBINSON
Owner(s): JUDITH PERRY-BRINKERT
Zoning: R2 (d0.6)(x740) & R2 Z0.6 (ZZC)
Ward: Davenport (09)
Davenport (18)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached duplex and a rear semi-detached garage on the retained lot described in consent application B0024/18TEY.

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

- 1. Chapter 10.10.40.10.(2)(A)(i) & (ii), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 9.5 m.
The height of the front and rear exterior main walls will be 10.57 m.
- 2. Chapter 10.10.30.20.(1)(B), By-law 569-2013**
The minimum required lot frontage is 6.0 m.
The frontage of the retained lot will be 4.87 m.
- 3. Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted depth of a duplex is 14.0 m.
The new three-storey semi-detached duplex will have a depth of 16.99 m.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a duplex is 0.6 times the area of the lot (107.11 m²).
The new three-storey semi-detached dwelling will have a floor space index equal to 1.2 times the area of the lot (214.98 m²).
- 5. Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of two parking spaces are required to be provided.
In this case, one parking space will be provided.

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

A minimum of two parking spaces are required to be provided.
In this case, there will be one parking space provided.

Application Numbers B0024/18TEY, A0209/18TEY & A0210/18TEY will be considered jointly.