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Committee of Adjustment
City Planning Division

Committee of Adjustment
Toronto and East York
Toronto City Hall
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Committee of Adjustment Agenda Toronto and East York Panel

Hearing Date: April 27, 2022

Time: 9:30 a.m.

Location: Toronto City Hall, 100 Queen Street West, Committee Room 3

1. Opening Remarks

- Land Acknowledgement
- Hearing Procedure
- Confirmation of Minutes from Previous Hearing
- Declarations of Interest
- Closed Files and Deferral Requests

2. Deputation Items

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

Item	File Number	Address	Ward (Number)
1.	A0059/22TEY	19 IVY AVE	Toronto-Danforth (14)
2.	A0709/21TEY	172 PAPE AVE	Toronto-Danforth (14)
3.	A0812/21TEY	1626 DUFFERIN ST	Davenport (09)
4.	A0943/21TEY	433 DURIE ST	Parkdale-High Park (04)
5.	A1392/21TEY	46 BENSON AVE	Toronto-St. Paul's (12)

Item	File Number	Address	Ward (Number)
6.	A1430/21TEY	<u>49 HERTLE AVE</u>	Toronto-Danforth (14)
7.	A1469/21TEY	<u>2338 DUFFERIN ST</u>	Davenport (09)
8.	A1496/21TEY	<u>330 GERRARD ST E</u>	Toronto Centre (13)
9.	A1536/21TEY	<u>119 WOODINGTON AVE</u>	Beaches-East York (19)
10.	A0001/22TEY	<u>29 DIXON AVE</u>	Beaches-East York (19)
11.	A0008/22TEY	<u>571 CLENDENAN AVE</u>	Parkdale-High Park (04)
12.	A0022/22TEY	<u>163 MACPHERSON AVE</u>	University-Rosedale (11)
13.	A0051/22TEY	<u>955 KINGSTON RD</u>	Beaches-East York (19)
14.	A0055/22TEY	<u>172 HOPE ST</u>	Davenport (09)
15.	A0057/22TEY	<u>121 MAJOR ST</u>	University-Rosedale (11)
16.	A0058/22TEY	<u>1041 ST CLARENS AVE</u>	Davenport (09)
17.	A0060/22TEY	<u>168 FULTON AVE</u>	Toronto-Danforth (14)
18.	A0061/22TEY	<u>40 GLEN OAK DR</u>	Beaches-East York (19)
19.	A0062/22TEY	<u>4 STANHOPE AVE</u>	Toronto-Danforth (14)
20.	A0063/22TEY	<u>51 ALVIN AVE</u>	Toronto-St. Paul's (12)

RECESS

The following applications will be heard at 2:00 p.m. or shortly thereafter:

Item	File Number	Address	Ward (Number)
21.	A0065/22TEY	63 NORTHRIDGE AVE	Toronto-Danforth (14)
22.	A0067/22TEY	38 WIDMER ST (KNOWN AS 40-58 WIDMER ST)	Spadina-Fort York (10)
23.	A0068/22TEY	67 GARDEN AVE	Parkdale-High Park (04)
24.	A0069/22TEY	9 HUMBERVIEW RD	Parkdale-High Park (04)
25.	A0073/22TEY	12 AUSTIN CRES	Toronto-St. Paul's (12)
26.	A0075/22TEY	1490 DUNDAS ST W	Davenport (09)
27.	A0077/22TEY	16 CROCKER AVE	Spadina-Fort York (10)
28.	A0078/22TEY	799 COXWELL AVE	Beaches-East York (19)
29.	A0079/22TEY	12 LANKIN BLVD	Toronto-Danforth (14)
30.	A0082/22TEY	25 CURITY AVE	Beaches-East York (19)
31.	A0084/22TEY	673 DANFORTH AVE	Toronto-Danforth (14)
32.	A0085/22TEY	50 EARL GREY RD	Toronto-Danforth (14)
33.	A0086/22TEY	29 ARLINGTON AVE	Toronto-St. Paul's (12)
34.	A0089/22TEY	41 SALISBURY AVE	Toronto Centre (13)

The following applications will be heard at 4:00 p.m. or shortly thereafter:

Item	File Number	Address	Ward (Number)
35.	A0090/22TEY	124 HARCOURT AVE	Toronto-Danforth (14)
36.	A0104/22TEY	381 ASHDALE AVE	Toronto-Danforth (14)
37.	A0106/22TEY	15 ELM GROVE AVE	Parkdale-High Park (04)
38.	A0109/22TEY	489 GLEBEHOLME BLVD	Beaches-East York (19)
39.	A0112/22TEY	93 LYALL AVE	Beaches-East York (19)
40.	A0139/22TEY	230 GAMBLE AVE	Toronto-Danforth (14)
41.	A0974/20TEY	1150 GREENWOOD AVE	Toronto-Danforth (14)

Other Business

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

1. 19 IVY AVE

File Number: A0059/22TEY
Property Address: 19 IVY AVE
Legal Description: PLAN 713 PT LOT 7
Agent: VICTOR GUITBERG
Owner(s): OLYA KASH
Zoning: R (d0.6) (x741) (ZZC)
Ward: Toronto-Danforth (14)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage and a rear ground floor deck. The existing two-storey detached dwelling will be demolished.

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

- 1. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front, rear and side exterior main walls is 7 m.
In this case, the height of the front, rear and side exterior main walls will be 8.59 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 (142.28 m²).
The altered dwelling will have a floor space index equal to 0.947 times the area of the lot (224.63 m²).
- 3. Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new dwelling will be located 0.53 m from the side (east) lot line.

2. 172 PAPE AVE

File Number: A0709/21TEY
Property Address: 172 PAPE AVE
Legal Description: PLAN 718 PT LOTS 32 & 33
Agent: ALEX AKSELROD
Owner(s): HARI VISWANATHAN LORNA VISWANATHAN
Zoning: R (d0.6) (x809) (ZZC)
Ward: Toronto-Danforth (14)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by enclosing a portion of the front porch.

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

1. **Chapter 10.5.40.70.(1)(B), By-law 569-2013**
In the Residential Zone category, if a lot is between two abutting lots in the Residential Zone category, each with a building fronting on the same street and those buildings are both, in whole or in part, 15 m or less from the subject lot, the required minimum front yard setback is the average of the front yard setbacks of those buildings on the abutting lots (3.27 m).
The altered dwelling will be located 0.38 m from the front (east) lot line.

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 (133.8 m²).
The altered dwelling will have a floor space index equal to 0.67 times the area of the lot (149.55 m²).

3. 1626 DUFFERIN ST

File Number: A0812/21TEY
Property Address: 1626 DUFFERIN ST
Legal Description: PLAN 1360 PT LOT 115
Agent: IDA EVANGELISTA
Owner(s): DOMINIC JON SAMUEL LISCIO
Zoning: R (d0.6)(x730)(ZZC)
Ward: Davenport (09)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To convert the existing triplex into a fourplex by The proposal includes constructing a fourth storey addition with front and rear balconies. Also, the garage will be converted for bicycle parking spaces.

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

1. **Chapter 10.10.40.10.(1)(A)m By-law 569-2013**
The maximum permitted height of a building or structure is 10 m.
The altered dwelling will have a height of 10.91 m.
2. **Chapter 10.5.40.60.(1)(B), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach 1.5 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback (1.2 m).
The altered dwelling will encroach 3.3 m into the required front yard setback.
3. **Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (86.96 m²).
The altered dwelling will have a floor space index equal to 1.94 times the area of the lot (281.4 m²).
4. **Chapter 10.10.40.10.(2)(A), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls facing a lot line is 7.5 m.
In this case, the height of the front and rear exterior main walls facing a lot line will be 10.36 m.
5. **Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (10.7 m²) of the rear yard must be in the form of soft landscaping.
In this case, 0% (0 m²) of the rear yard will be maintained as soft landscaping.

6. 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 1.5 m if it is no closer to a side lot line than 2.2 m.

The altered dwelling will encroach 5.2 m into the required rear yard setback.

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

Two parking spaces are required on-site.

No parking spaces will be provided on-site.

4. 433 DURIE ST

File Number: A0943/21TEY
Property Address: 433 DURIE ST
Legal Description: PLAN 714 PT LOT 174 PT LOT 175
Agent: AREZOO TIRDAD
Owner(s): SUZANNE MICHELLE BIRGENEAU ROBERT LOKINGER
Zoning: R (d0.6) (x737) & R2 Z0.6 HT 10.0m (ZZC)
Ward: Parkdale-High Park (04)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a complete third storey addition, a first storey rear addition, a front covered porch and a rear covered deck. Also, to construct a new one-storey ancillary building (detached garage) in the rear yard of the property.

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.
In this case, the height of the side exterior main walls facing a side lot line will be 9.38 m.
- 2. Chapter 10.10.40.10.(4), By-law 569-2013**
The maximum permitted roof slope above the second storey is 5 vertical units for every 3 horizontal units.
The roof slope above the second storey will be 11 vertical units for every 3 horizontal units.
- 3. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.
In this case, the eaves will be located 0 m from the side (south) lot line.
- 4. Chapter 200.5.1.10.(2)(A)(i), By-law 569-2013**
The minimum required width of a parking space is 3.2 m.
The parking space within the garage will have a width of 2.78 m.
- 5. Chapter 200.5.1.10.(2)(A)(ii), By-law 569-2013**
The minimum required length of a parking space is 5.6 m.
The parking space within the garage will have a length of 5.25 m.

6. Section 4(2)(a), By-law 569-2013

The maximum permitted building height is 10 m.

The altered dwelling will have a height of 10.2 m, measured to the highest point of the roof.

5. 46 BENSON AVE

File Number: A1392/21TEY
Property Address: 46 BENSON AVE
Legal Description: PLAN 960 LOT 13
Agent: DEBORAH MESHER
Owner(s): LAURA ELISABETH JENNER
GREGORY MORRIS SHOOM-KIRSCH
Zoning: R. (ZZC)
Ward: Toronto-St. Paul's (12)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a complete third storey addition and a rear three-storey addition with a deck. Also, to install an in-ground swimming pool and to construct a pool shed.

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 0.3 m to a lot line.
In this case, the eaves will be located 0.11 m from the side (east) lot line.
- 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 (147.156 m²).
The altered dwelling will have a floor space index of 1.195 times the area of the lot (293.1 m²).
- 3. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (61.3 m²) of the rear yard must be maintained as soft landscaping.
In this case, 30.4% (37.28 m²) of the rear yard will be maintained as soft landscaping.

6. 49 HERTLE AVE

File Number: A1430/21TEY
Property Address: 49 HERTLE AVE
Legal Description: PLAN 653E PT LOTS 76 & 77
Agent: MARTA SERDYNSKA
Owner(s): TAMMY HINSCHE JULIET DONALD
Zoning: R (d0.6) (ZZC)
Ward: Toronto-Danforth (14)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a covered front porch with a basement addition (cold room).

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

- 1. Chapter 10.5.40.60.(1)(A)(i), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 1.72 m if it is no closer to a side lot line than the required side yard setback.
The platform will encroach 2.36 m into the required front yard setback.
- 2. Chapter 10.5.40.60.(2), By-law 569-2013**
A roof, canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent permitted for the platform it is covering (1.72 m).
The front porch roof will encroach 1.04 m beyond the permitted distance for the platform it is covering (2.76 m).
- 3. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The front porch stairs will be located 0.1 m from the front (north) lot line.

7. 2338 DUFFERIN ST

File Number: A1469/21TEY
Property Address: 2338 DUFFERIN ST
Legal Description: PLAN 1584 LOT 71
Agent: FRANK MONDELLI
Owner(s): GIUSEPPINA MONDELLI CHIARA CARMELINA MONDELLI
Zoning: RM (f12.0; u2; d0.8)(x252) (ZZC)
Ward: Davenport (09)
Community: York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To maintain the altered front yard landscaping on the subject property.

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

- 1. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
On a lot with a detached house, semi-detached house, duplex, triplex, fourplex or townhouse, a minimum of 75% (12.5 m²) of the required front yard landscaping must be soft landscaping.
The proposed front yard soft landscaping area is 44% (7.37 m²).
- 2. Chapter 200.5.10.1.(1), By-law 569-2013**
The minimum required number of parking space(s) is 1 space.
~~There will be~~ No parking spaces are provided on the subject property.

8. 330 GERRARD ST E

File Number: A1496/21TEY
Property Address: 330 GERRARD ST E
Legal Description: PLAN 108 PT LOT 2
Agent: EBRAAM GABOUR
Owner(s): TORONTO COMMUNITY HOUSING CORPORATION
Zoning: R (d1.0) (x851)(BLD)
Ward: Toronto Centre (13)
Community: Toronto
Heritage: Designated

PURPOSE OF THE APPLICATION:

To permit the new front barrier-free ramp, canopy above the existing front entrance and new front stairs, constructed without the benefit of a building permit.

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

1. **Chapter 10.5.40.60.(3)(A)(i), 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 longer than 1.5 horizontal units for each 1 vertical unit above grade at the point where the stairs meet the building or structure.
The stairs are 2.33 horizontal units for each 1 vertical unit above grade at the point where the stairs meet the building or structure.
2. **Chapter 10.5.40.60.(3)(A)(ii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2 m.
The stairs are 2.17 m wide.
3. **Chapter 10.5.40.60.(3)(B)(iii), By-law 569-2013**
An uncovered ramp providing pedestrian access to a building or structure may encroach into a required building setback if the ramp is no closer to a lot line than 0.6 m.
The ramp is located 0.36 m from the front (south) lot line.
4. **Chapter 10.5.150.1.(1), By-law 569-2013**
All waste and recyclable material must be stored in a wholly enclosed building.
The waste and recyclable material is not stored in a wholly enclosed building.
5. **Chapter 10.5.100.1.(4)(A), By-law 569-2013**
For an apartment building, a driveway must be a minimum of 3 m wide for each lane (6 m width total).
The drive aisle at the east side of the building has a width of 3.48 m.

6. Chapter 10.5.40.60.(1)(A)(i), By-law 569-2013

A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5 m if it is no closer to a side lot line than the required side yard setback.

The platform encroaches 2.73 m into the required front yard setback.

7. 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 minimum 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 encroaches 3.94 m into the required minimum side yard setback and is located 3.56 m from the side (east) lot line.

9. 119 WOODINGTON AVE

File Number: A1536/21TEY
Property Address: 119 WOODINGTON AVE
Legal Description: PLAN 2447 LOT 15
Agent: MIKE DE OLIVEIRA
Owner(s): 2453235 ONTARIO INC.
Zoning: RS (f10.5; a325; d0.75)(x312)(BLD)
Ward: Beaches-East York (19)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a new one-storey ancillary building (detached garage).

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 (48.5 m²).
In this case, the lot coverage is 61.8% of the lot area (85.53 m²).
2. **Chapter 10.5.50.10.(3)(B), By-law 569-2013**
A minimum of 25% (15.5 m²) of the rear yard must be in the form of soft landscaping.
In this case, 5% (3 m²) of the rear yard will be maintained as soft landscaping.
3. **Chapter 10.5.60.20.(2)(C), By-law 569-2013**
The minimum required rear yard setback for ancillary buildings or structures is 0.3 m.
The ancillary building (detached garage) will be located 0 m from the rear (east) lot line.
4. **Chapter 10.5.60.20.(3)(C)(iii), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure in a rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.
The ancillary building (detached garage) will be located 0 m from the side (south) lot line and rear (east) lot line.
5. **Chapter 10.5.60.20.(6)(B), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure containing a parking space where it is on a corner lot, and vehicle access is from the street abutting the side lot line, is 6 m.
The ancillary building (detached garage) will be located 0.07 m from the side (north) lot line.

6. Chapter 10.5.60.70.(1), By-law 569-2013

The total area on a lot covered by ancillary buildings or structures may not exceed 10% of the lot area (13.8 m²).

The ancillary building (detached garage) will cover 16% of the lot area (21.7 m²).

10. 29 DIXON AVE

File Number: A0001/22TEY
Property Address: 29 DIXON AVE
Legal Description: PLAN E442 PT LOT 48
Agent: COLIN CLAXTON
Owner(s): NAING WIN MYINT MARK RYAN KRENTZ
Zoning: R (d0.6)(ZPR)
Ward: Beaches-East York (19)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a secondary suite within the basement which will be accessed by the existing front walkout and to maintain the rear deck.

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

- 1. Chapter 150.10.40.1.(1)(b), By-law 549-2019**
A pedestrian entrance leading exclusively to a secondary suite is not permitted in a front wall of a detached house or semi-detached house.
The front basement walkout will lead directly to a Secondary Suite.
- 2. Chapter 10.5.40.50.(2), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The rear deck is located 0 m from the side (west) lot line.
- 3. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The rear stairs are located 0 m from the side (west) lot line.
- 4. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (43.7 m²) of the rear yard must be in the form of soft landscaping.
In this case, 33% (29 m²) of the rear yard will be maintained as soft landscaping.

11. 571 CLENDENAN AVE

File Number: A0008/22TEY
Property Address: 571 CLENDENAN AVE
Legal Description: PLAN 593 PT LOT 56
Agent: CRISTINA SENJUG
Owner(s): CRISTINA SENJUG
Zoning: R (d0.6) (x778) (ZZC)
Ward: Parkdale-High Park (04)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a third storey addition with a rear deck and a green roof. Also, to enclose the front porch and to construct second storey decks at the front and rear of the dwelling.

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

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

In the Residential Zone category, if the lawful building setback of a lawfully existing building or structure is less than the required minimum building setback from a front lot line, that lawful building setback is the minimum front yard setback for that lawfully existing building or structure. The minimum required front yard setback is 2.07 m.

The altered dwelling will be located 0.19 m from the front (west) lot line.

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 (111.49 m²).

The altered dwelling will have a floor space index equal to 0.88 times the area of the lot (163.71 m²).

3. Chapter 10.5.40.60.(1)(B), By-law 569-2013

A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach 1.03 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback.

The altered dwelling will encroach 2.07 m into the required front yard setback.

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

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

In this case, the height of the side exterior main walls facing a side lot line will be 8.97 m.

12. 163 MACPHERSON AVE

File Number: A0022/22TEY
Property Address: 163 MACPHERSON AVE
Legal Description: PLAN E166 PT LOTS 22 & 23
Agent: LUCA PENZO
Owner(s): PETER KADAS
Zoning: R (f5.0; d0.6) (ZZC)
Ward: University-Rosedale (11)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a two-storey detached ancillary building (containing a two-car garage on the ground level and a laneway suite on the second level) in the rear yard, abutting the laneway. The existing detached garage will be demolished.

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

Chapter 150.8.20.(3), By-law 569-2013

A laneway suite is not permitted in the area bounded by Avenue Road, the Canadian Pacific (CP) Limited rail corridor, Yonge Street, Rosedale Valley Road, Sherbourne Street, Bloor Street East and Bloor Street West.

In this case, the two-storey detached ancillary building will contain a laneway suite on the second level.

13. 955 KINGSTON RD

File Number: A0051/22TEY
Property Address: 955 KINGSTON RD
Legal Description: PLAN 1064 PT LOT 105
Agent: ALAN NG
Owner(s): ALLEN CHIN
Zoning: CR 2.0 (c1.0; r1.5) SS2 (x1988)(ZZC)
Ward: Beaches-East York (19)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing mixed-use building by constructing: a rear basement addition with walkout; a rear ground floor addition; a rear second-storey addition; a complete third storey addition with a new deck at the front and rear; and, a complete fourth storey addition with a new deck at the front and rear.

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 times that area of the lot (310.8 m²).
The floor space index for all uses on the lot will equal 2.28 times that area of the lot (354.14 m²).
2. **Chapter 40.10.40.60.(1)(C)(i), By-law 569-2013**
A platform or similar structure, attached to or less than 0.3 m from a building subject to Development Standard Set 2 (SS2), and attached to the front main wall with a floor level higher than the floor level of the first floor of the building must be located above the three storeys closest to established grade.
The platforms will be located at the third and fourth storeys above grade.
3. **Chapter 40.10.40.70.(2)(C), 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 0.9 m from the side (west) lot line.

14. 172 HOPE ST

File Number: A0055/22TEY
Property Address: 172 HOPE ST
Legal Description: PLAN 1381 PT LOT 117
Agent: IDA EVANGELISTA
Owner(s): SARAH STANNERS
Zoning: R(d0.6)(x742)(ZZC)
Ward: Davenport (09)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached house by constructing a third storey addition, a rear three-storey addition, front second and third storey box windows, a side third storey balcony, and a new wrap around front and side porch.

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

- 1. Chapter 10.10.40.10.(2)(B), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
In this case, the height of the side exterior main walls facing a side lot line will be 10 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 (107.8 m²).
The altered dwelling will have a floor space index equal to 1.13 times the area of the lot (202.74 m²).
- 3. Chapter 10.10.40.70.(4)(A), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The altered dwelling will be located 0.42 m from the side (east) 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 1.71 m if it is no closer to a side lot line than the required side yard setback (0.45 m).
The front porch will encroach 2.06 m into the required front yard setback and will be located 0.34 m from the side (east) lot line and 0 m from the side (west) lot line.

- 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 altered dwelling will encroach 0.9 m into the required side yard setback and will be located 0 m from the side (west) lot line.
- 6. Chapter 10.5.40.60.(2)(A), By-law 569-2013**
A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering, must meet the required side yard setback (0.45 m).
The front canopy will be located 0.42 m from the side (east) lot line.
- 7. Chapter 10.5.40.60.(3)(B)(iii), By-law 569-2013**
An uncovered ramp providing pedestrian access to a building or structure may encroach into a required building setback if the ramp is no closer to a lot line than 0.6 m.
The ramp will be located 0 m from the side (west) lot line.
- 8. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.
In this case, the eaves will be located 0.19 m from the side (east) lot line.
- 9. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (8.2 m²) of the front yard must be in the form of soft landscaping.
In this case, 60% (6.55 m²) of the front yard will be maintained as soft landscaping.
- 10. Chapter 10.5.50.10.(2)(B), By-law 569-2013**
A minimum of 75% (5.5 m²) of the side yard must be in the form of soft landscaping.
In this case, 0% (0 m²) of the side yard will be maintained as soft landscaping.
- 11. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (34.2 m²) of the rear yard must be in the form of soft landscaping.
In this case, 40% (27.6 m²) of the rear yard will be maintained as soft landscaping.

15. 121 MAJOR ST

File Number: A0057/22TEY
Property Address: 121 MAJOR ST
Legal Description: PLAN 459 PT LOT 83 PT LOT 84
Agent: MICHAEL TAYLOR
Owner(s): SEYEDEH YASAMIN RAISSI, SANAZ ARIANNEJAD
Zoning: R (d1.0) (x848) (ZZC)
Ward: University-Rosedale (11)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey dwelling by constructing a third storey cantilevered addition, a third storey rear balcony and to replace the rear basement walkout stairs to accommodate the new secondary suite within the basement.

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

- 1. Chapter 10.5.40.50.(2), By-law 569-2013**
In the Residential Zone category, a platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.3 m of a building, must comply with the required minimum building setbacks for the zone (0.9 m).
The third storey rear balcony will be located 0.23 m from the side (north) lot line and 0 m from the side (south) lot line.
- 2. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 9.5 m.
In this case, the height of the rear exterior main walls will be 9.75 m.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 1 times the area of the lot (141.73 m²).
The altered dwelling will have a floor space index equal to 1.406 times the area of the lot (199.32 m²).
- 4. Chapter 10.5.50.10.(3)(B), By-law 569-2013**
A minimum of 25% (15.15 m²) of the rear yard must be in the form of soft landscaping.
In this case, 12.5% (7.58 m²) of the rear yard will be maintained as soft landscaping.

16. 1041 ST CLARENS AVE

File Number: A0058/22TEY
Property Address: 1041 ST CLARENS AVE
Legal Description: PLAN 979 PT LOT 46
Agent: VICTOR HIPOLITO
Owner(s): DAVID FERNANDES
Zoning: R (d0.6) (x730) (ZZC)
Ward: Davenport (09)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a one-storey front addition with a reconstructed verandah and storage below. Also, to construct a two-storey rear addition with a ground floor porch, a walkout basement, and a second storey deck. In addition, a one-storey ancillary building (detached garage) will be constructed in the rear yard, abutting the laneway.

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

1. **Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth is 17 m.
The altered dwelling will have a depth of 20.52 m, measured from the required front yard setback to the rear main wall below the rear porch.
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 (124.92 m²).
The altered dwelling will have a floor space index equal to 0.84 times the area of the lot (175.3 m²).
3. **Chapter 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 3.75 m.
The altered dwelling will be located 1.36 m from the front (west) lot line.
4. **Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The front stairs will be located 0 m from the front (west) lot line.

17. 168 FULTON AVE

File Number: A0060/22TEY
Property Address: 168 FULTON AVE
Legal Description: PLAN M368 E PT LOT 30
Agent: ERIC MARTIN
Owner(s): KERIM GOMLEKSIZ SARAH BUNSTON
Zoning: R (d0.6) & R2 Z0.6 (ZZC)
Ward: Toronto-Danforth (14)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing two-and-one-half-storey semi-detached dwelling by: constructing a third storey addition with a rear deck; installing a secondary suite within the basement; and rebuilding the rear ground floor deck. Also, to construct an ancillary structure (shed) in the rear yard of the property.

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

1. **Chapter 150.10.40.1.(2)(A), By-law 569-2013**
An addition or exterior alteration to an existing building to accommodate a secondary suite is permitted if it does not alter or add to a front wall, or roof that faces a street.
In this case, the third storey addition will alter a roof that faces the front lot line.
2. **Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building or structure is 10 m.
The altered dwelling will have a height of 10.1 m.
3. **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.
In this case, the height of the rear exterior main walls will be 10.1 m.
4. **Chapter 10.10.40.40.(2)(A), By-law 569-2013**
The maximum permitted floor space index for additions to the rear of a (detached house, semi-detached house, duplex) erected before October 15, 1953 is 0.69 times the area of the lot (157.06 m²).
The altered dwelling will have a floor space index equal to 0.74 times the area of the lot (169.47 m²).
5. **Chapter 10.5.40.50.(4)(c), By-law 569-2013**
The maximum permitted projection of the rear ground floor deck is 2.5 m.
The rear deck will project 2.9 m from the main rear wall.
6. **Section 4(2), By-law 438-86**
The maximum permitted height is 10 m.
The altered dwelling will have a height of 10.1 m.

18. 40 GLEN OAK DR

File Number: A0061/22TEY
Property Address: 40 GLEN OAK DR
Legal Description: PLAN 719E LOT 8
Agent: JAY SMITH
Owner(s): IOANNA PATRICIA BRANCATO GAVIN MITCHELL BRANCATO
Zoning: RD (f6.0; d0.35) (x961)(ZZC)
Ward: Beaches-East York (19)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a one-storey addition and a second storey addition with a deck.

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 is 0.35 times the area of the lot (128.57 m²).
The altered dwelling will have a floor space index equal to 0.4654 times the area of the lot (170.96 m²).
- 2. Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.77 m from the side (west) lot line.

19. 4 STANHOPE AVE

File Number: A0062/22TEY
Property Address: 4 STANHOPE AVE
Legal Description: PLAN M444 PT LOT 82 PT LOT 83
Agent: ZORAN TIRNANIC
Owner(s): MANMIT PANDORI MANMIT PANDORI
Zoning: RD (f6.0; a185; d0.75) & R1C (BLD)
Ward: Toronto-Danforth (14)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To permit the remodelling of the front facade, front porch and stairs of the existing two-storey detached dwelling.

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

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 m.

In this case, the height of the side exterior main walls facing a side lot line will be 8.07 m.

20. 51 ALVIN AVE

File Number: A0063/22TEY
Property Address: 51 ALVIN AVE
Legal Description: PLAN 357 PT LOT B PLAN 601 PT LOT 2
Agent: IDA EVANGELISTA
Owner(s): STEPHEN MOSKOWSKI MENI MOSKOWSKI
Zoning: R (d0.6) (x922) (ZZC)
Ward: Toronto-St. Paul's (12)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To legalize and to maintain one additional secondary suite within the existing two-storey detached dwelling, for a total of three dwelling units.

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 (199.92 m²).
The altered dwelling has a floor space index equal to 0.72 times the area of the lot (242.59 m²).
- 2. Chapter 10.5.80.10.(3), By-law 569-2013**
A parking space may not be located in a front yard or a side yard abutting a street.
The existing parking spot is located in the front yard.
- 3. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (42.22 m²) of the required front yard landscaping must be soft landscaping.
In this case, the front yard soft landscaping area is 23.8% (20.06 m²).
- 4. 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% (52.66 m²) of the rear yard for soft landscaping, if the lot frontage is greater than 6 m.
In this case, the rear yard landscaping area is 6.2% (6.53 m²).

The following applications will be heard at 2:00 p.m. or shortly thereafter:

21. 63 NORTHRIDGE AVE

File Number: A0065/22TEY
Property Address: 63 NORTHRIDGE AVE
Legal Description: PLAN 3170 LOT 11
Agent: ARBEN SHPATI
Owner(s): KATINA RAMA ARBER KILA
Zoning: rd(ZZC)
Ward: Toronto-Danforth (14)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with a front integral garage, a rear ground floor balcony and a basement walkout. The existing detached garage will be demolished.

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 (114.54 m²).
In this case, the lot coverage will be 36% of the lot area (116.49 m²).
- 2. Chapter 10.20.40.10.(2)(B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.
In this case, the height of the side exterior main walls facing a side lot line will be 7.89 m.
- 3. 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 (147.26 m²).
The new dwelling will have a floor space index is 0.71 times the area of the lot (231 m²).

22. 38 WIDMER ST (KNOWN AS 40-58 WIDMER ST)

File Number: A0067/22TEY
Property Address: 38 WIDMER ST (KNOWN AS 40-58 WIDMER ST)
Legal Description: PLAN M159 LOT 16
Agent: SIDONIA TOMASELLA
Owner(s): CONCORD WIDMER LTD CONCORD WIDMER LTD
Zoning: RA (Waiver)
Ward: Spadina-Fort York (10)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the redevelopment plan for the residential building approved under Site-specific By-Law 273-2016 for minimum requirements of indoor and outdoor amenity space for each dwelling unit (a total of 426 residential units).

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

Section 1, By-law 273-2016

No indoor or outdoor amenity space is required.

Under Committee of Adjustment Decision A0315/19TEY, the minimum indoor residential amenity space is 1.59 m² for each dwelling unit and the minimum outdoor residential amenity space is 2.1 m² for each dwelling unit.

In this case, the minimum indoor residential amenity space will be 1.84 m² for each dwelling unit and the minimum outdoor residential amenity space will be 1.84 m² for each dwelling unit.

23. 67 GARDEN AVE

File Number: A0068/22TEY
Property Address: 67 GARDEN AVE
Legal Description: PLAN 543 PT BLK B
Agent: JEAN-SEBASTIEN J MICHEL
Owner(s): DANIELLE FRANCESCA SCOTT
JEAN-SEBASTIEN J MICHEL
Zoning: R (d0.6) (x296) (ZZC)
Ward: Parkdale-High Park (04)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing two-and-one-half-storey semi-detached dwelling by constructing: a front one-storey addition (partial enclosure of the front porch), a two-storey side addition, a rear third-storey addition and a rear ground floor deck.

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

- 1. Chapter 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback for a building between two abutting lots in the Residential Zone with each building fronting on the same street, is the average of the front yard setback of those buildings on the abutting lot (2.35 m). The altered dwelling will be located 0.5 m from the front (north) lot line.
- 2. 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. In this case, the height of the rear exterior main wall will be 9.2 m, measured from established grade to the underside of the third floor ceiling.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (121.9 m²). The altered dwelling will have a floor space index equal to 0.91 times the area of the lot (184.58 m²).

24. 9 HUMBERVIEW RD

File Number: A0069/22TEY
Property Address: 9 HUMBERVIEW RD
Legal Description: PLAN 950 N PT LOT 55
Agent: HEATHER ASQUITH
Owner(s): MARGOT BOSZKO IHOR BOSZKO
Zoning: RD(f12.0; a370; d0.4) (ZZC)
Ward: Parkdale-High Park (04)
Community: York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing two-and-one-half-storey detached dwelling by constructing new third-storey dormers to expand the existing living space on the third floor.

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

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

The maximum permitted floor space index of a detached dwelling is 0.4 times the area of the lot (109.47 m²).

The altered dwelling will have a floor space index equal to 0.78 times the area of the lot (214.42 m²).

25. 12 AUSTIN CRES

File Number: A0073/22TEY
Property Address: 12 AUSTIN CRES
Legal Description: D1413 N PT LOT 12 N PT LOT 11
Agent: MELINDA ROBERTS
Owner(s): MARAL OUZOUNIAN MICHAEL TORBAY
Zoning: R (f10.5; u2; d0.6) (x929) (ZPR)
Ward: Toronto-St. Paul's (12)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by constructing a new 1½-storey attached garage on the west side of the dwelling.

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

- 1. Chapter 10.5.50.10.(1)(B), By-law 569-2013**
A minimum of 50% (36.55 m²) of the front yard must be in the form of landscaping.
In this case, 32.1% (23.46 m²) of the front yard will be maintained as landscaping.
- 2. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (27.41 m²) of the front yard landscaping must be in the form of soft landscaping.
In this case, 51.57% (18.85 m²) of the front yard landscaping will be maintained as soft landscaping.

26. 1490 DUNDAS ST W

File Number: A0075/22TEY
Property Address: 1490 & 1492 DUNDAS ST W
Legal Description: PLAN 1258 LOT 9 PT LOT 8
Agent: JOE HOFFMAN
Owner(s): UNIBEL COMPANY LTD
Zoning: CR 2.5 (c1.0; r2.0) SS2 (x1584)MCR T2.5 C1.0 R2.0(BLD)
Ward: Davenport (09)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing mixed-use building (containing commercial use on the ground floor and two residential units on the second and third levels) by expanding the grocery store, located on the ground floor at 1492 Dundas Street West, into the ground floor of the subject lands.

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

- 1. Chapter 40.10.40.70.(2)(B)(ii), By-law 569-2013**
Where the rear lot line abuts a lane, the building must be set back 7.5 m from the lot line of the lot abutting the lane on the opposite side of the lane.
In this case, a portion of the building will be located 7.14 m from the lot line of the lot abutting the lane on the opposite side of the lane.
- 2. Chapter 40.10.40.70.(2)(C), 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 m from the side (east) lot line.
- 3. Chapter 40.10.40.80.(2)(B), By-law 569-2013**
Any main wall of a building where a main wall of the building has windows facing another main wall on the same lot which does not have windows and a line projected at a right angle from one of these main walls intercepts the other main wall, the minimum above ground distance between the main walls is 5.5 m.
In this case, the distance between the main walls will be 0.18 m.
- 4. Chapter 40.10.40.11.(4), By-law 569-2013**
The minimum required height of a building or structure is 6.8 m, and it must have at least two-storeys.
The altered building will have a height of 2.52 m, and a portion will be one-storey.
- 5. 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 2.28 m.

6. Chapter 900.11.10.(2)(B), By-law 569-2013

A minimum of two parking spaces (one for the residential unit and one visitor parking space) are required to be provided on-site.

In this case, no parking spaces will be provided on-site.

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

A minimum of ten parking spaces (three spaces for the dwelling units and seven spaces for the groceries) are required to be provided on-site.

In this case, no parking spaces will be provided on-site.

27. 16 CROCKER AVE

File Number: A0077/22TEY
Property Address: 16 CROCKER AVE
Legal Description: PLAN 75 BLK X PT LOTS 9 & 10
Agent: RAFEEK ADEL NAGUIB HANNA
Owner(s): RAFEEK ADEL NAGUIB HANNA
Zoning: R (ZZC)
Ward: Spadina-Fort York (10)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing one-storey semi-detached dwelling by constructing a second and third storey addition with a front third level deck (that will contain a hot tub) and a rear second level deck. Also, there will be a total of three dwelling units (one within the basement, one on the ground level and one on the second and third level).

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

- 1. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.5 m.
In this case, the height of the front exterior main walls will be 9.57 m.
- 2. 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.
In this case, the height of the rear exterior main walls will be 9.57 m.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (48.6 m²).
The altered dwelling will have a floor space index equal to 1.84 times the area of the lot (148.94 m²).
- 4. Chapter 200.5.10.1.(1), By-law 569-2013**
One parking space is required to be provided on-site.
No parking space will be provided on-site.

28. 799 COXWELL AVE

File Number: A0078/22TEY
Property Address: 799 COXWELL AVE
Legal Description: PLAN 297 PT LOT 10
Agent: NIKITA MATCARSKII
Owner(s): ANNA TRAN
Zoning: RS (f10.5; a325; d0.75) (x312) (Waiver)
Ward: Beaches-East York (19)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a new one-storey ancillary building (detached garage) in the rear yard of the property. The existing detached garage will be demolished.

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

Chapter 10.5.60.70.(1), By-law 569-2013

The area of the lot covered by all ancillary buildings or structures may not exceed 10% of the lot area (25.2 m²).

The new ancillary building (detached garage) will cover 15.9% of the lot area (40 m²).

29. 12 LANKIN BLVD

File Number: A0079/22TEY
Property Address: 12 LANKIN BLVD
Legal Description: PLAN 3051 PT LOT 12 PT LOT 13
Agent: ALEX AKSELROD
Owner(s): ANDREW HABER DENA HABER
Zoning: RD(f9.0; a280; d0.45) & R 1A (ZZC)
Ward: Toronto-Danforth (14)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

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

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

1. **Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building or structure is 8.5 m.
The altered dwelling will have a height of 9.52 m.
2. **Chapter 10.20.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.
In this case, the height of the side exterior main wall facing a side lot line will be 9.2 m.
3. **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 (107.7 m²).
The altered dwelling will have a floor space index equal to 0.7 times the area of the lot (166.4 m²).
4. **Section 7.2.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The altered dwelling will have a height of 9.52 m.

30. 25 CURITY AVE

File Number: A0082/22TEY
Property Address: 25 CURITY AVE
Legal Description: PLAN 3683 PT BLK B
Agent: SEAN RICHARDSON
Owner(s): R O M CONTRACTORS LIMITED ROM CONTRACTORS INC
Zoning: E 1.0 (x229) (Waiver)
Ward: Beaches-East York (19)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To install three new exterior liquid storage holding tanks on the property.

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

Chapter 900.20.10.(229)(B), By-law 569-2013

The maximum permitted lot coverage is 65% of the lot area (8,364.85 m²).
In this case, the lot coverage will be 68.4% of the lot area (8,809.59 m²).

31. 673 DANFORTH AVE

File Number: A0084/22TEY
Property Address: 673 DANFORTH AVE
Legal Description: PLAN 826 BLK A PT LOT 7
Agent: SAMER ABDELMALAK
Owner(s): 2700614 ONTARIO INC. 2700614 ONTARIO INC.
Zoning: CR 3.0 (c2.5; r2.5) SS2 (x2426) & MCR T3.0 C2.5 R2.5 (ZZC)
Ward: Toronto-Danforth (14)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing two-storey mixed-use building by constructing: a rear second-storey addition; a third storey addition; a front and rear rooftop patio; and a rear staircase leading to the second and third levels. A total of four one-bedroom dwelling units will be installed within the building.

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

- 1. Chapter 200.5.10.1.(1), By-law 569-2013**
Three parking spaces (two spaces for the tenants and one space for visitors) are required to be provided on-site.
In this case, no parking space will be provided on-site.
- 2. Chapter 230.5.10.1.(5)(A), By-law 569-2013**
Bicycle parking space requirements for an apartment building and for the dwelling units in a mixed-use building, within Bicycle Zone 1 is a minimum of 1 bicycle parking spaces for each dwelling unit and allocated as 0.9 long-term bicycle parking space per dwelling unit and 0.1 short-term bicycle parking space per dwelling unit. Therefore, a total of four long-term bicycle parking spaces and one short-term bicycle parking space is required to be provided on-site.
In this case, no long-term and short-term bicycle parking spaces will be provided on-site.
- 3. Chapter 40.10.150.1.(1)(A), By-law 569-2013**
All waste and recyclable material must be stored in a wholly enclosed building.
In this case, the waste and recyclable material storage area will not be located in a wholly enclosed building.

32. 50 EARL GREY RD

File Number: A0085/22TEY
Property Address: 50 EARL GREY RD
Legal Description: PLAN M183 N PT LOT 14
Agent: GRAHAM BARRETT
Owner(s): NATHANIEL HOMES INC
Zoning: R (d0.6) (x736)R (d0.6) (x736)(ZZC)
Ward: Toronto-Danforth (14)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with a rear ground floor deck, a basement walkout, and front and rear third storey walkout terraces. Also, to install a rear yard parking pad, abutting the laneway.

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

1. **Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.5 m.
In this case, the height of the front exterior main walls will be 9.51 m.
2. **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.
In this case, the height of the rear exterior main walls will be 9.51 m.
3. **Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (139.89 m²).
The new dwelling will have a floor space index equal to 0.99 times the area of the lot (231.3 m²).
4. **Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.27 m.
The new dwelling will be located 2.68 m from the front (east) lot line.
5. **Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new dwelling will be located 0.28 m from the side (north) lot line and 0.6 m from the side (south) lot line.

33. 29 ARLINGTON AVE

File Number: A0086/22TEY
Property Address: 29 ARLINGTON AVE
Legal Description: PLAN 1388 PT LOT 9
Agent: SABA AL MATHNO
Owner(s): RAFFAELLE BASSO
Zoning: R (D0.6) (x730) (ZZC)
Ward: Toronto-St. Paul's (12)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a two-storey rear addition with a ground floor deck and a second storey balcony. Also, to construct a secondary suite within the basement and to construct a one-storey ancillary building (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 0.6 times the area of the lot (112.14 m²).
The altered dwelling will have a floor space index equal to 0.96 times the area of the lot (179.81 m²).
- 2. Chapter 10.5.40.60.(6)(A), 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 a required front yard setback or rear yard setback a maximum of 0.75 m, if the window projections in total do not occupy more than 65% of the width of the front main wall or rear main wall at each storey.
In this case, the window projection at the front wall and will encroach 3.24 m into the required front yard setback.
- 3. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.
In this case, the roof structure (wall sweep) will be located 0.14 m from the side (south) lot line.
- 4. Chapter 10.5.40.60.(5)(A), By-law 569-2013**
An architectural feature on a building may encroach into a required building setback a maximum of 0.6 m, if it is no closer to a lot line than 0.3 m.
In this case, the front wall architectural feature will encroach 3.14 m into the required front setback and will be located 0.2 m from the front (west) lot line.

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

A minimum of 50% (36.32 m²) of the rear yard must be in the form of soft landscaping.

In this case, 28% (20.28 m²) of the rear yard will be maintained as soft landscaping.

6. Chapter 10.5.60.60.(1), By-law 569-2013

The eaves of a roof on an ancillary building may encroach into a building setback a maximum of 0.3 m, if the eaves are no closer to a lot line than 0.15 m.

In this case, the detached garage roof structure (wall sweep) will be located 0.12 m from the side (north) lot line.

7. Chapter 10.10.60.20.(1), By-law 569-2013

The minimum required side yard setback for a detached garage is 1 m.

The ancillary building (detached garage) will be located 0.15 m from the side (north) lot line.

34. 41 SALISBURY AVE

File Number: A0089/22TEY
Property Address: 41 SALISBURY AVE
Legal Description: PLAN 646 LOT 18
Agent: EPHREM PANO
Owner(s): MELISSA MCLINTOCK EPHREM PANO
Zoning: R (ZZC)
Ward: Toronto Centre (13)
Community: Toronto
Heritage: Designated

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a three-storey rear addition with a ground floor deck, a walkout basement and a third storey deck. Also to convert the attic into habitable space.

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

- 1. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 1 times the area of the lot (121.84 m²).
The altered dwelling will have a floor space index equal to 1.64 times the area of the lot (200 m²).
- 2. Chapter 10.5.50.10.(3)(B), By-law 569-2013**
A minimum of 25% (35.33 m²) of the rear yard must be in the form of soft landscaping.
In this case, 15.17% (5.36 m²) of the rear yard will be maintained as soft landscaping.

The following applications will be heard at 4:00 p.m. or shortly thereafter:

35. 124 HARCOURT AVE

File Number: A0090/22TEY
Property Address: 124 HARCOURT AVE
Legal Description: PLAN 139E PT LOT B
Agent: TOMASZ GORAL
Owner(s): NORMAN YEUNG MANDY CARMEN YU
Zoning: R (d0.6) (x736) (ZZC)
Ward: Toronto-Danforth (14)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing two-and-one-half-storey detached dwelling by constructing a third storey addition. The existing one-storey rear siding addition will be maintained.

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

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

The maximum permitted floor space index is 0.6 times the area of the lot (152.14 m²). The altered dwelling will have a floor space index equal to 0.82 times the area of the lot (207.92 m²).

36. 381 ASHDALE AVE

File Number: A0104/22TEY
Property Address: 381 ASHDALE AVE
Legal Description: PLAN 1345 PT LOT 66
Agent: ALEX AXELROD
Owner(s): FANNY HENNEBO
Zoning: R (d0.6) (x741) (ZZC)
Ward: Toronto-Danforth (14)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

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

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

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

If a lot in the R zone has a permitted maximum floor space index of 0.6 and has a detached house erected before October 15, 1953 the detached house may be enlarged by an addition to the rear of the building if no part of the addition is closer to the side lot line than the shortest distance between the existing side main wall of the building and the same side lot line (0.5 m).
The altered dwelling will be located 0.47 m from the side (north) lot line.

2. Chapter 10.10.40.30.(1)(A), By-law 569-2013

The maximum permitted building depth is 17 m.
The altered dwelling will have a depth of 19.69 m.

37. 15 ELM GROVE AVE

File Number: A0106/22TEY
Property Address: 15 ELM GROVE AVE
Legal Description: PLAN 418 BLK E PT LOT 11
Agent: DEEPAK KHULLAR
Owner(s): 15 ELM GROVE INC
Zoning: RD (f15.0; d0.6)(x1438)(ZZC)
Ward: Parkdale-High Park (04)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct four secondary suites and to maintain one primary suite, within the existing two-and-one-half-storey detached dwelling, for a total of 5 residential units. Also, to provide three parking pads at the rear of the property, abutting the laneway.

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

- 1. Chapter 150.10.40.40.(1), By-law 569-2013**
The interior floor area of all secondary suites must be no more than 45% of the interior floor area of the dwelling unit within which it is located (143.9 m²).
The interior floor area of all secondary suites will equal 61% of the interior floor area of the dwelling unit within which it is located (196.5 m²).
- 2. Chapter 10.5.80.10.(7), By-law 569-2013**
A maximum of two parking spaces are permitted outside in the rear yard.
In this case, three parking spaces will be located in the rear yard.
- 3. Chapter 10.5.100.1.(2)(B), By-law 569-2013**
A driveway that is not located in or does not pass through the front yard may be a maximum of 6 m wide.
In this case, the driveway will have a width of 9.6 m.
- 4. Chapter 200.5.10.1.(1), By-law 569-2013**
Four parking spaces are required to be provided on-site.
Three parking spaces will be provided on-site.

38. 489 GLEBEHOLME BLVD

File Number: A0109/22TEY
Property Address: 489 GLEBEHOLME BLVD
Legal Description: PLAN 571E PT LOTS 103 & 104
Agent: WILLIAM HARRISON
Owner(s): WILLIAM MILLER JULIE KLEIN
Zoning: R (d0.6) (x322) (ZZC)
Ward: Beaches-East York (19)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a one-storey front addition (partial enclosure of the existing front porch) and a two-storey rear addition.

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

- 1. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth is 17 m.
The altered dwelling will have a depth of 18.17 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 (122.15 m²).
The altered dwelling will have a floor space index equal to 0.73 times the area of the lot (147.91 m²).
- 3. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (11.72 m²) of the front yard landscaping must be in the form of soft landscaping.
In this case, 36.08% (5.64 m²) of the front yard landscaping will be maintained as soft landscaping.
- 4. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.58 m.
The altered dwelling will be located 2.27 m from the front (north) lot line.
- 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 m.
The front stairs will have a width of 2.42 m.
- 6. Chapter 200.5.10.1.(1), By-law 569-2013**
One parking space is required to be provided on-site.
In this case, no parking spaces will be provided on-site.

39. 93 LYALL AVE

File Number: A0112/22TEY
Property Address: 93 LYALL AVE
Legal Description: PLAN M10 BLK 28 PT LOT 4 RP 66R27854 PART 1
Agent: MIKE DE OLIVEIRA
Owner(s): ALEXANDRA EILEEN SCOTT JOEL ROBERT SCOTT
Zoning: R (d0.6) & R2 Z0.6 (ZZC)
Ward: Beaches-East York (19)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 10.93 m.
The altered dwelling will be located 5.97 m from the front (north) lot line.
- 2. Chapter 10.5.40.60.(2)(A), By-law 569-2013**
A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering if the platform meets the requirements of 2.5 m.
The roof will be over an existing platform and will encroach 6.72 m into the required front yard setback.
- 3. Chapter 10.5.60.30.(1), By-law 569-2013**
An ancillary building or structure with a height greater than 2.5 m, or a gross floor area greater than 10 m², must be at least 1.8 m from a residential building on the same lot.
The altered dwelling will be located 0.91 m from the existing ancillary building (garage) on the same lot.

40. 230 GAMBLE AVE

File Number: A0139/22TEY
Property Address: 230 GAMBLE AVE
Legal Description: PLAN M40 PT LOT 251
Agent: ALEX AXELROD
Owner(s): SCOTT THORBURN
NORA THORBURN
Zoning: RD (ZZC)
Ward: Toronto-Danforth (14)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a partial third storey 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 0.3 m to a lot line.

In this case, the eaves will be located 0 m from the side (west) lot line.

41. 1150 GREENWOOD AVENUE

File Number: A0974/20TEY
Property Address: 1150 GREENWOOD AVE
Legal Description: PLAN 3056 PT LOT 5
Agent: SYLVIE DE BRABANDERE
Owner(s): SOPHIA ANTHONY
MICHAEL ANTHONY
Zoning: RD (f9.0; a280; d0.45) & R1A (BLD)
Ward: oronto-Danforth (14)
Community: East York
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To legalize and maintain the ground floor deck to the rear of the existing two-storey detached house.

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 (104.3 m²).
The lot coverage will be equal to 43.1% of the lot area (128.6 m²).
- 2. Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one parking space is required to be provided on-site.
In this case, no parking spaces will be provided on-site.
- 3. Section 7.2.3, By-law 6752**
A minimum of one parking space is required to be provided on-site.
In this case, no parking spaces will be provided on-site.