

COMMITTEE OF ADJUSTMENT AGENDA

Toronto East York Panel

Fernando Costa, Kay Gardner, Corinne Anne Muccilli, Heather Gardiner, Sandeep Kumar Agrawal

Date of Meeting: Wednesday, August 8, 2007
Time: 2:00 p.m.
Location: Committee Room No. 2
Toronto City Hall
100 Queen Street West

Enquiry:
Anita M. MacLeod, Manager & Deputy Secretary
Treasurer
Grant Munday, Senior Planner

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I) Confirmation of the Minutes of the Previous Hearing.

II) Deputation Items

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

	File Number	Owner	Property	Community (Ward)
1.	A0352/07TEY	EKATERINI STAVROPOULOS	931 PAPE AVE	Toronto-Danforth (29)
2.	A0388/07TEY	CHRIS WALLACE	136 ROXBOROUGH ST W	Toronto Centre-Rosedale (27)
3.	A0389/07TEY	GRAHAM JOYNT BRYNA JOYNT	124 ALDWYCH AVE	Toronto-Danforth (29)
4.	A0390/07TEY	CUSTODIO ANTONIO BARROS	1227 DUNDAS ST W	Trinity-Spadina (19)
5.	A0391/07TEY	MARIA KOSZARNY	10 CROCKER AVE	Trinity-Spadina (19)
6.	A0394/07TEY	TRACY CATHERINE MACTAGGART NIGEL BARRY SKINNER	8 SOMERS AVE	Toronto-Danforth (29)
7.	A0395/07TEY	1127289 ONTARIO LIMITED	39 MOWAT AVE	Parkdale-High Park (14)
8.	A0396/07TEY	JAMES ANDREWS	126 EASTBOURNE	St. Paul's (22)

9.	A0397/07TEY	AMY LENGYEL BRENDA LOUISE GAILLIE MICHAEL JEWETT	AVE 11 ROSE AVE	Toronto Centre-Rosedale (28)
10.	A0398/07TEY	1139159 ONTARIO INC	335 QUEEN ST W	Trinity-Spadina (20)
11.	A0399/07TEY	HELEN GATSI	28 PLAYTER CRES	Toronto-Danforth (29)
12.	A0400/07TEY	1612910 ONTARIO INC	286 DANFORTH AVE	Toronto-Danforth (29)
13.	A0401/07TEY	MARIA MARTINS	507 ROXTON RD	Trinity-Spadina (19)
14.	A0402/07TEY	DOMINGOS MARTINS	509 ROXTON RD	Trinity-Spadina (19)
15.	A0403/07TEY	YASER MOHAMMADI AZIZABADI	220 MANOR RD E	St. Paul's (22)
16.	A0404/07TEY	PREM LATA GULATI KUL BHUSHAN GULATI	62 SUMMERHILL AVE	Toronto Centre-Rosedale (27)
17.	A0405/07TEY	MARTINA SOBOTIK- PETRELA GREGORY PETRELA	105 HUDSON DR	Toronto Centre-Rosedale (27)
18.	A0406/07TEY	EDUARDA PITA	26 METCALFE ST	Toronto Centre-Rosedale (28)
19.	A0407/07TEY	1462065 ONTARIO LTD	530 DUNDAS ST W	Trinity-Spadina (20)
20.	A0408/07TEY	EMMA THOMSON/DAVID AMBER (UNDER A PURCHASE AGREEMENT)	15 BRACONDALE HILL RD	St. Paul's (21)
21.	A0409/07TEY	CONCORD PANORAMA LIMITED	450 LAKE SHORE BLVD W	Trinity-Spadina (20)
22.	A0410/07TEY	BRENT CRAIG DAVIDSON JENNIFER ROBIN DAVIDSON	101 DEWBOURNE AVE	St. Paul's (21)
23.	A0411/07TEY	LAURIE STREITENBERGER	25 GLEN STEWART AVE	Beaches-East York (32)
24.	A0412/07TEY	GEORGE WESLEY VOORHEIS DEBRA LEA VOORHEIS	166 CRESCENT RD	Toronto Centre-Rosedale (27)
25.	A0413/07TEY	MOHAMMED ZUBER MALEK ZAKAY MALEK	111 WILEY AVE	Toronto-Danforth (29)
26.	A0414/07TEY	LEV KYRYCHENKO	557 HILLSDALE AVE E	St. Paul's (22)
27.	A0415/07TEY	4059824 CANADA INC	10 WELLESLEY PL	Toronto Centre-Rosedale (27)
28.	A0416/07TEY	MILAD ABAEI	235 WESTWOOD AVE	Toronto-Danforth (29)

29.	A0417/07TEY	ANGELA LEONE GIUSEPPE LEONE	72 BEATRICE ST	Trinity-Spadina (19)
30.	A0418/07TEY	LIISA KATRIN TRALMAN GRAEME NYE	36 DERWYN RD	Toronto-Danforth (29)
31.	A0419/07TEY	LOBLAWS INC IPCF PROPERTIES INC	650 DUPONT ST	Trinity-Spadina (20)
32.	A0420/07TEY	2027330 ONTARIO INC 2078798 ONTARIO INC.	751 - 775 KING ST W	Trinity-Spadina (19)
33.	A0421/07TEY	IAN DOUGLAS CARLYLE MCPHAIL	192 BERKELEY ST	Toronto Centre-Rosedale (28)
34.	A0422/07TEY	KAI HUNG HOLDING CO INC	1366 QUEEN ST W	Parkdale-High Park (14)
35.	A0423/07TEY	MELCO REALTY GROUP LTD	22 BALLIOL ST	St. Paul's (22)
36.	A0424/07TEY	ULRIKE WANIE	22 WELLS HILL AVE	St. Paul's (21)
37.	A0425/07TEY	DANIEL LEVINSON	575 WELLINGTON ST W	Trinity-Spadina (19)
38.	A0426/07TEY	MARIA DA LUZ PEREIRA NUNES ALBERTO DE OLIVEIRA NUNES	662 ST CLARENS AVE	Davenport (18)
39.	A0427/07TEY	JILL ANN MATCHAM JAMES WENTZELL	10 CAVELL AVE	Toronto-Danforth (30)
40.	A0428/07TEY	ROSETTA YOUNG RONALD COLONEL YOUNG	44 HUMBERSIDE AVE	Parkdale-High Park (14)
41.	A0430/07TEY	KAM CHI CHIU PO KING CHIU	223 VICTOR AVE	Toronto-Danforth (30)
42.	A0604/07TEY	PENEX DUNDAS SQUARE LTD	259 VICTORIA ST (35 DUNDAS ST E)	Toronto Centre-Rosedale (27)

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

File Number	Owner	Property	Community (Ward)	
43a.	B0053/07TEY	GREEY REALTY HOLDINGS LIMITED	66 AND 70 THE ESPLANADE, 4-16 CHURCH ST, 51-63 FRONT ST E	Toronto Centre-Rosedale (28)
43b.	B0055/07TEY	GREEY REALTY HOLDINGS LIMITED	66 AND 70 THE ESPLANADE, 4-16	Toronto Centre-Rosedale (28)

43c.	A0392/07TEY	GREEY REALTY HOLDINGS LIMITED	CHURCH ST, 51-63 FRONT ST E 66 AND 70 THE ESPLANADE AND 4 CHURCH STREET	Toronto Centre-Rosedale (28)
44.	B0058/07TEY	TORONTO DISTRICT SCHOOL BOARD	70 ROEHAMPTON AVE	St. Paul's (22)

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

	File Number	Owner	Property	Community (Ward)
45a.	B0045/06TEY	TRIPLE PROPERTIES III INC	1289 WOODBINE AVE	Beaches-East York (31)
45b.	A0340/06TEY & A0341/06TEY	TRIPLE PROPERTIES III INC	1289 WOODBINE AVE	Beaches-East York (31)
46.	A0962/06TEY	ASSOCIATED TORONTO TAXICAB CO-OPERATIVE LTD	560 KING ST W	Trinity-Spadina (20)
47.	A0045/07TEY	BRIAN HARRISON	29 LONG CRES	Beaches-East York (32)
48.	A0309/07TEY	JOYCE ELAINE ROGERS	2 ST JAMES CRT	Toronto Centre-Rosedale (28)

III) Other Business:

1. Delegated Consents

	File Number	Owner	Property	Community (Ward)
a)	B0056/07TEY	863880 ONTARIO LIMITED	39 to 85 EAST LIBERTY ST	Trinity-Spadina (19)

2. Ontario Municipal Board Orders

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

1. 931 PAPE AVE

File Number:	A0352/07TEY	Zoning	C (PPR)
Owner(s):	EKATERINI STAVROPOULOS	Ward:	Toronto-Danforth (29)
Agent:	EKATERINI STAVROPOULOS		
Property Address:	931 PAPE AVE	Community:	
Legal Description:	PL M484 PT LT160 PT LT161		

PURPOSE OF THE APPLICATION:

To construct a full second-storey over the existing single storey detached dwelling.

REQUESTED PERMISSION:

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

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

Section 8, By-law 6752

The existing dwelling is a non conforming use in a C district.

The proposed second storey over the dwelling is an addition to the non-conforming use and requires Committee of Adjustment approval.

2. 136 ROXBOROUGH ST W

File Number:	A0388/07TEY	Zoning	R2 Z0.6 (Waiver)
Owner(s):	CHRIS WALLACE	Ward:	Toronto Centre-Rosedale (27)
Agent:	PETER HIGGINS		
Property Address:	136 ROXBOROUGH ST W	Community:	
Legal Description:	PL E166 PT LT9		

PURPOSE OF THE APPLICATION:

To construct a one-storey addition, including a cantilevered box bay window to the rear of the existing detached dwelling and extend the rear deck.

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

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

The gross floor area of a detached dwelling shall not exceed 0.6 times the area of the lot (291.11 m²).
The altered dwelling will have a gross floor area equal to 0.66 times the area of the lot (320.51 m²).

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

The minimum side yard setback is 7.5 m for the portion of the dwelling exceeding a depth of 17 m.
The rear 1.36 m of the dwelling exceeding the depth of 17 m will be located 2.05 m from the west lot line and 1.06 m from the east lot line.

3. 124 ALDWYCH AVE

File Number:	A0389/07TEY	Zoning	R2A (PPR)
Owner(s):	GRAHAM JOYNT BRYNA JOYNT	Ward:	Toronto-Danforth (29)
Agent:	MURRAY FEARN		
Property Address:	124 ALDWYCH AVE	Community:	
Legal Description:	PL 704 PT LT11		

PURPOSE OF THE APPLICATION:

To re-clad the exterior of the detached dwelling and construct a front two-storey addition with a front ground floor porch and stairs, replace the rear frame one-storey portion of the dwelling with a new two-storey addition and construct a rear deck and basement walkout.

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

1. Section 7.4.3, By-law 6752

The minimum required front yard setback is 6 m.
The altered dwelling will have a front yard setback of 2.5 m.

2. Section 7.4.3, By-law 6752

The minimum required east side yard setback is 0.45 m.
The existing dwelling is located 0.15 m from the east side yard.
The altered dwelling will be located 0.15 m from the east side yard.

3. Section 7.4.3, By-law 6752

The maximum permitted dwelling length is 16.75 m.

The existing dwelling has a length of 18.18 m.

The altered dwelling will have a length of 17.5 m.

4. Section 5.6.(b)(iii), By-law 6752

Steps or stairs having access from the first storey of a dwelling may encroach into any yard, provided such steps or stairs shall be setback a minimum of 1.5 m from any lot line adjacent to a street.

The proposed stairs of the front porch will be setback 0.76 m from the front lot line adjacent to the street.

5. Section 7.1.6, By-law 6752

A minimum of 75% or 8.5 m² of the front yard of a lot not covered by a driveway or parking pad must be maintained as soft landscaping.

In this case 68% or 5.8 m² of the front yard will be maintained as soft landscaping.

6. Section 4.23, By-law 6752

The minimum required parking space shall not be less than 2.4 m wide and 16.5 square metres in area having adequate uninterrupted vehicular access to a public street or lane.

In this case, the existing parking space will be 15.5 square metres in area.

4. 1227 DUNDAS ST W

File Number:	A0390/07TEY	Zoning	MCR T2.5 C1.0 R2.0 (PPR)
Owner(s):	CUSTODIO ANTONIO BARROS	Ward:	Trinity-Spadina (19)
Agent:	CARLOS MENDES		
Property Address:	1227 DUNDAS ST W	Community:	
Legal Description:	PL 330 PT LT17 ON L 13.667 X 76.167		

PURPOSE OF THE APPLICATION:

To construct a full third storey addition over the existing two-storey building. The ground floor will remain retail, the second floor will be converted from an office to a dwelling unit, and the third floor will be an additional dwelling unit.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW :**1. Section 8(3) Part I 1, By-law 483-86**

The combined non-residential gross floor area and residential floor area shall not exceed 2.5 times the area of the lot (267.5 m²).

The mixed-used building will have a combined non-residential gross floor area and residential floor area of 2.79 times the area of the lot (298.82 m²).

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

The minimum required number of parking spaces to be provided is two.
In this case, there will be no parking spaces provided.

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

The minimum required building setback from a lot in a residential or park district is 7.5 m.
The altered building and the rear balcony will be located 4.67 m and 3.76 m, respectively, from a lot in a residential or park district.

5. 10 CROCKER AVE

File Number:	A0391/07TEY	Zoning	R4 Z1.0 (PPR)
Owner(s):	MARIA KOSZARNY	Ward:	Trinity-Spadina (19)
Agent:	SANDRA SACCONI		
Property Address:	10 CROCKER AVE	Community:	
Legal Description:	PL 75 BLK X PT LTS 1 & 2		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

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

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

The by-law requires 50% (15.58 m²) of the area between the front lot line and the front of the dwelling to be landscaped open space.

The altered site will have landscaped open space equal to 12% (3.6 m²).

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

The by-law does not permit an integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line.

The proposed integral garage is below grade.

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

The minimum required setback from premises number 20 Claremont Street is 1.2 m.

The dwelling will be setback 1.0 m from premises number 20 Claremont Street.

4. Section 1(b) 4(D), By-law 970-2006

A minimum of 75% of the required front yard landscaped open space shall be in the form of soft landscaping. 75% soft landscaping will not be provided.

6. 8 SOMERS AVE

File Number:	A0394/07TEY	Zoning	R2A (PPR)
Owner(s):	TRACY CATHERINE MACTAGGART NIGEL BARRY SKINNER	Ward:	Toronto-Danforth (29)
Agent:	NIGEL BARRY SKINNER		
Property Address:	8 SOMERS AVE	Community:	
Legal Description:	PL M470 PT BLK C REAR BLK C		

PURPOSE OF THE APPLICATION:

To construct a rear one-storey addition and a rear yard deck to the existing semi-detached dwelling.

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

- Section 7.5.3, By-law 6752**
The minimum required side yard setback is 0.45 m.
The dwelling, as altered, will maintain the existing setback of 0 m from the west side lot line.
- Section 7.5.3, By-law 6752**
The minimum required rear yard set back is 9 m.
The addition will be located 5.9 m from the rear lot line.
- Section 7.5.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (56.4 m²).
The dwelling, as altered will have a lot coverage of 43% of the lot area (68.7 m²).

7. 39 MOWAT AVE

File Number:	A0395/07TEY	Zoning	IC D3 N1.5 (Waiver)
Owner(s):	1127289 ONTARIO LIMITED	Ward:	Parkdale-High Park (14)
Agent:	ANDREW PATON		
Property Address:	39 MOWAT AVE	Community:	
Legal Description:	PL 684 PT LTS 51 52 & 17 PL 1233 PT BLOCK H RP63R3477 PT 5		

PURPOSE OF THE APPLICATION:

To contract a restaurant within the existing commercial building.

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

1. Section 12(2) 298, By-law 438-86

The by-law restricts restaurants within the Liberty Area in an IC district other than a lot fronting onto King Street West or Dufferin Street.

The restaurant will front on Liberty Street.

8. 126 EASTBOURNE AVE

File Number:	A0396/07TEY	Zoning	R1 Z0.6 (PPR)
Owner(s):	JAMES ANDREWS AMY LENGYEL	Ward:	St. Paul's (22)
Agent:	TOM SPRAGGE		
Property Address:	126 EASTBOURNE AVE	Community:	
Legal Description:	PL 599E LT82 PL 599E ANDERSON AVE FRNTG		

PURPOSE OF THE APPLICATION:

To convert the existing garage to habitable space and to construct a one-storey rear addition and a second storey addition at the rear (southwest corner) of the detached dwelling.

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

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

The maximum permitted residential gross floor area for additions to the rear of a detached house erected before October 15, 1953 is 0.69 times the lot area (192.3 m²).

The existing residential gross floor area of the dwelling is 0.7 times the lot area (194.53 m²).

The dwelling, as enlarged, will have a gross floor area equal to 0.72 times the lot area (201.5 m²).

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

The minimum unobstructed required parking space must be at least 5.9 m in length by 2.6 m in width.

The proposed parking space(s) will have dimensions of 5.2 m in length and 3.0 m in width.

9. 11 ROSE AVE

File Number:	A0397/07TEY	Zoning	R3 Z1.0 (PPR)
Owner(s):	BRENDA LOUISE GAILLIE MICHAEL JEWETT	Ward:	Toronto Centre-Rosedale (28)
Agent:	MONICA KUHN		
Property Address:	11 ROSE AVE	Community:	
Legal Description:	PL D283 PT LTS 19 & 20		

PURPOSE OF THE APPLICATION:

To construct a two-car carport at the rear of the property.

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

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

The maximum permitted floor area for a carport is 28 m².
The proposed carport will have a floor area of 40.5 m².

10. 335 QUEEN ST W

File Number:	A0398/07TEY	Zoning	MCR T3.0 (PPR)
Owner(s):	1139159 ONTARIO INC	Ward:	Trinity-Spadina (20)
Agent:	IRA KAGAN KAGAN SHASTRI, BARRISTERS		
Property Address:	335 QUEEN ST W	Community:	
Legal Description:	PL TOWN PT LT18 PL 63R2745 PT 1		

PURPOSE OF THE APPLICATION:

To construct a five-storey boutique hotel with 20 suites, a restaurant on the ground floor and a roof top patio.

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

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

A "hotel" is defined as a building or part of a building containing a hotel within the meaning of The Hotel Registration of Guests Act R.S.P. 1970, Chapter 212, but does not include a "hostel" a "rooming

house” or a “tourist or guest home” or a mechanical or electronic game machine to be used for the purpose of gambling.

The floor plans of the proposed building do not meet the requirements of the Act.

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

The maximum permitted total density in an MCR T3.0 zone is 3.0 times the area of the lot (553.47 m²). The total non-residential gross floor area of the proposed building will be 4.5 times the area of the lot (830.56 m²).

3. Section 8(3) Part II 4 C I, By-law 438-86

A building cannot 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.

The proposed building will penetrate this plane at the front lot line.

4. Section 8(3) Part XI 2 (2), By-law 438-86

The main floor level used for commercial purposes is required to have a depth of at least 7.5 m, measured from the main front wall and a width of at least 60% of the building’s frontage.

The proposed hotel, which is accessed through the ground floor, will have a depth of 2.28 m measured from the main front wall and a width of 20% of the building’s frontage.

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

The maximum permitted building height is 16 m.

The proposed building will have a height of 16.96 m.

6. Section 4(5)(B), By-law 438-86

A minimum of one parking space for each 371 m² of “total floor area” or fraction thereof equal to or greater than 1/2 be provided for hotel use. In this case, one parking space is required.

Zero parking spaces will be provided.

7. Section 4(6) (B), By-law 438-86

One loading space Type B (3.5 m in width by 11 m in length with a vertical clearance of at least 4 m) is required to be provided for the hotel use.

No loading space Type B is proposed.

8. Section 4(14)(A), By-law 438-86

A building or structure is required to be set back a minimum of 3 m from the centre line of a public lane.

The proposed building will be set back 3.84 m from the centre line of the public lane.

11. 28 PLAYTER CRES

File Number: A0399/07TEY
Owner(s): HELEN GATSIIS

Zoning: R1 Z0.35 (PPR)
Ward: Toronto-Danforth (29)

Agent: ROBERT MACPHERSON
Property Address: 28 PLAYTER CRES Community:
Legal Description: PL 549E PT BLK C

PURPOSE OF THE APPLICATION:

To construct a three storey addition to the rear of the detached dwelling.

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

- 1. Section 6(3) Part I 1, By-law 438-86**
The gross floor area of a detached dwelling shall not exceed 0.35 times the area of the lot (434.49 m²).
The altered dwelling will have a gross floor area equal to 0.62 times the area of the lot (767.62 m²).
- 2. Section 6(3) Part II 3.B (I), By-law 438-86**
The minimum required side yard setback for the portion of a detached house that exceeds the 17.0 m depth is 7.5 m.
The altered dwelling will have an east side lot line setback of 6.4 m beyond 17.0m in depth..
- 3. Section 4(2), By-law 438-86**
The maximum permitted building height is 10.0 m.
The altered dwelling will have a height of 10.51 m.
- 4. Section 6 Part IV 4(a)(ii)(c), By-law 438-86**
The maximum width of a driveway is 2.6 m.
The proposed driveway width will be 4.0 m.

12. 286 DANFORTH AVE

File Number: A0400/07TEY Zoning: MCR T3.0 C2.5 R2.5 (PPR)
Owner(s): 1612910 ONTARIO INC Ward: Toronto-Danforth (29)
Agent: DENNIS DIEMERT
Property Address: 286 DANFORTH AVE Community:
Legal Description: PL 1463 PT LT13 RP 63R749 PTS 1 & 2

PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition to existing two-storey office & retail building.

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

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

A minimum setback distance of at least 7.5 m shall be provided from a lot or a portion of a lot in an “R” district. The addition will be located 0.0 m from the rear lot line, which abuts a lot in an “R” district.

13. 507 ROXTON RD

File Number:	A0401/07TEY	Zoning	R2 Z0.6 (Waiver)
Owner(s):	MARIA MARTINS	Ward:	Trinity-Spadina (19)
Agent:	MICHAEL MOHELSKY		
Property Address:	507 ROXTON RD	Community:	
Legal Description:	PL 198D BLK 2 LT24		

PURPOSE OF THE APPLICATION:

To construct a rear 3-storey addition to the existing semi-detached converted dwelling.

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

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

The by-law permits a maximum residential gross floor equal to 0.69 times the area of the lot (193.91 m²).

The altered building will have a residential gross floor area equal to 1.06 times the area of the lot (297.56 m²).

2. Section 6(2) i(iii)A, By-law 438-86

The by-law limits an addition to a converted house to 15% of the area of the lot (42.15 m²) and only one addition at the time of conversion or thereafter.

The proposed addition is 37% of the area of the lot (103.78 m²) and will be two additions to the building.

14. 509 ROXTON RD

File Number:	A0402/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	DOMINGOS MARTINS	Ward:	Trinity-Spadina (19)
Agent:	MICHAEL MOHELSKY		
Property Address:	509 ROXTON RD	Community:	
Legal Description:	PL 198D BLK 2 LT23		

PURPOSE OF THE APPLICATION:

To construct a rear 3-storey addition to the existing semi-detached converted dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW :**1. Section 6(3) Part VI 1(I), By-law 438-86**

The by-law permits a maximum residential gross floor equal to 0.69 times the area of the lot (193.91 m²).

The altered building will have a residential gross floor area equal to 1.06 times the area of the lot (297.56 m²).

2. Section 6(2) i(iii)A, By-law 438-86

The by-law limits an addition to a converted house to 15% of the area of the lot (42.15 m²) and only one addition at the time of conversion or thereafter.

The proposed addition is 37% of the area of the lot (103.78 m²) and will be two additions to the building.

15. 220 MANOR RD E

File Number:	A0403/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	YASER MOHAMMADI AZIZABADI	Ward:	St. Paul's (22)
Agent:	BILL ROSS		
Property Address:	220 MANOR RD E	Community:	
Legal Description:	PL 1787 PT LT32		

PURPOSE OF THE APPLICATION:

To demolish the existing dwelling and to construct a three-storey dwelling with an integral at-grade garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW :**1. Section 6(3) Part I 1, By-law 438-86**

The maximum permitted gross floor area is 0.6 times the area of the lot (174.24 m²).

The new dwelling will have a gross floor area of 0.71 times the area of the lot (207.33 m²).

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

The maximum permitted building height is 9 m.

The new dwelling will have a height of 9.55 m.

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

The minimum required setback from an adjacent building is 1.2 m.

The new dwelling will be located 0.9 m from premises No. 218 Manor Road East.

16. 62 SUMMERHILL AVE

File Number:	A0404/07TEY	Zoning	R2 Z0.6 (WAIVER)
Owner(s):	PREM LATA GULATI KUL BHUSHAN GULATI	Ward:	Toronto Centre-Rosedale (27)
Agent:	MIKE LAZARIDIS		
Property Address:	62 SUMMERHILL AVE	Community:	
Legal Description:	PL 277 PT LT20		

PURPOSE OF THE APPLICATION:

To construct an attached carport on the west side of the existing dwelling.

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

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

The minimum required side yard setback is 0.45 m

The existing dwelling is setback 3.66 m from the west side yard.

The proposed carport will setback 0.0 from the west side yard.

17. 105 HUDSON DR

File Number:	A0405/07TEY	Zoning	R1 Z0.6 (PPR)
Owner(s):	MARTINA SOBOTIK- PETRELA GREGORY PETRELA	Ward:	Toronto Centre-Rosedale (27)
Agent:	MAHIR MANIOS		
Property Address:	105 HUDSON DR	Community:	
Legal Description:	PL E581 PT LT2		

PURPOSE OF THE APPLICATION:

To replace an existing one-storey addition at the rear of the dwelling with a two-storey addition, to construct a two-storey front addition and to convert the existing attached garage to habitable space.

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

Section 4 (4) (B), By-law 438-86

One parking space is required to be provided on the lot.
In this case, no parking space will be provided.

18. 26 METCALFE ST

File Number:	A0406/07TEY	Zoning	R3 Z1.0 (PPR)
Owner(s):	EDUARDA PITA	Ward:	Toronto Centre-Rosedale (28)
Agent:	MARC KEMERER		
Property Address:	26 METCALFE ST	Community:	
Legal Description:	PL 26 PT LT4		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey rowhouse by constructing: infill additions on the second and third floor, and a rear third floor addition.

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

- Section 6(3) Part I 1, By-law 438-86**
The residential gross floor area shall not exceed 1.0 times the area of the lot (174.7 m²).
The altered dwelling will have a residential gross floor area equal to 1.22 times the area of the lot (214 m²).
- Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side yard setback of a row house is 0.45 m, where the side wall contains no openings.
The altered dwelling will maintain the existing setback of 0.0 m from the north and south side lot lines.

19. 530 DUNDAS ST W

File Number:	A0407/07TEY	Zoning	MCR T2.0 C1.0 R2.0 (PPR)
Owner(s):	1462065 ONTARIO LTD	Ward:	Trinity-Spadina (20)

Agent: YIM CHAN ARCHITECT
Property Address: 530 DUNDAS ST W Community:
Legal Description: PL D10 PT LTS 24 & 25

PURPOSE OF THE APPLICATION:

To convert the 2nd floor of the existing building to a karaoke lounge.

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

- Section 8(1)(f), By-law 438-86**
A Karaoke Lounge is not a permitted use.
The 2nd floor will be used as a Karaoke Lounge.

20. 15 BRACONDALE HILL RD

File Number: A0408/07TEY Zoning R1 Z0.35 (PPR)
Owner(s): EMMA THOMSON/DAVID Ward: St. Paul's (21)
AMBER (UNDER A
PURCHASE AGREEMENT)
Agent: LYNCH + COMISSO
ARCHITECTS
Property Address: 15 BRACONDALE HILL RD Community:
Legal Description: PL D1366 LT84

PURPOSE OF THE APPLICATION:

To convert the existing attached garage to living space.

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

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

The maximum permitted residential gross floor area is 0.35 times the area of the lot (168.7 m²).
The existing residential gross floor area of the dwelling is 0.6 times the area of the lot (290.92 m²).
The dwelling, as altered, will have a residential gross floor area equal to 0.635 times the area of the lot (306.3 m²).

21. 450 LAKE SHORE BLVD W

File Number:	A0409/07TEY	Zoning	CR & IC D3 1.5 (PPR)
Owner(s):	CONCORD PANORAMA LIMITED	Ward:	Trinity-Spadina (20)
Agent:	KIM KOVAR AIRD & BERLIS		
Property Address:	450 LAKE SHORE BLVD W	Community:	
Legal Description:	PL D1429 PT PCL B		

PURPOSE OF THE APPLICATION:

To construct a mixed-use building containing one 24-storey tower and a 6-storey podium with 3-levels of underground parking.

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

- Section 2(1), By-law 438-86**
The minimum unobstructed dimension of a parking space is 5.9 m in length by 2.6 m in width. 18 of the parking spaces will have dimensions of 2.25 m to 2.45 m in width.
- Section 5(2)(i), By-law 752-2006**
The by-law requires a minimum of 41 parking spaces to be provided for residential visitors. The building will have 20 visitor residential parking spaces .
- Section 5(2)(ii), By-law 752-2006**
The by-law permits a maximum of 3 short term convenience accessory surface parking spaces. The building will have 5 surface visitor parking spaces.
- Section 4(10)(a), By-law 438-86**
The by-law requires a driveway within 6 metres of a street to be constructed at right angles to the street. The driveway will not be at right angles to the street.
- Section 5(3), By-law 752-2006**
The by-law requires that no portion of any building or structure shall have a height exceeding the heights shown on Plan 3.
Portions of the balconies at the west side and a portion of the tower and balconies at the north side will penetrate the permitted height of 21 m as shown on Plan 3.
- Section 5(7) & Section 5(8), By-law 752-2006**
The by-law requires a setback of 3.9 m to 5.0 m from the west lot line and 5.0 at the north lot line as depicted on Plan 4.
The below grade parking garage and above grade parking garage air vents, landscape features and planters will be beyond the setback line B and E on Plan 4.

- 7. **Section 4(12), By-law 438-86 & Section 5(4)(i), By-law 752-2006**
The by-law requires Indoor Residential Amenity Space to be provided in contiguous rooms.
The Indoor Residential Amenity Space will not be in contiguous rooms.

- 8. **Appendix A, By-law 652-2006**
The by-law excludes a strip of land at the north side of the lot of approximately 5 m in width by a length of 56.07 m as identified on Appendix A of By-law 752-2006 as southerly limit of Part 7 on Plan 66R-15355, currently zoned IC D3 N1.5
The proposal is to include this land in the CR zoning and to apply the provisions of By-law 752-2006 so that Appendix A, Map 2, Map 3, Plan 1, Plan 2, Plan 3 and Plan 4 of By-law 752-2006 are required to be amended.

22. 101 DEWBOURNE AVE

File Number:	A0410/07TEY	Zoning	R1 (PPR)
Owner(s):	BRENT CRAIG DAVIDSON JENNIFER ROBIN DAVIDSON	Ward:	St. Paul's (21)
Agent:	MILTON KATZ		
Property Address:	101 DEWBOURNE AVE	Community:	
Legal Description:	PL M511 LT134		

PURPOSE OF THE APPLICATION:

To construct a front one-storey addition (7.8 m²) above the existing attached garage of the two-storey dwelling.

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

Section (3) (I), By-law 1-83

The residential floor space index shall not exceed 0.40 times the area of the lot (185.78 m²).
The addition (7.8 m²) along with the existing dwelling will have a floor space index equal to 0.83 times the area of the lot (386.81 m²).

23. 25 GLEN STEWART AVE

File Number:	A0411/07TEY	Zoning	R1 Z0.35 (WAIVER)
Owner(s):	Laurie Streitenberger	Ward:	Beaches-East York (32)
Agent:	DORIS KEPPLER		

Property Address: **25 GLEN STEWART AVE** Community:
Legal Description: PL M467 PT LT86

PURPOSE OF THE APPLICATION:

To construct a rear second floor addition over the existing rear ground floor addition. Further, to legalize and to maintain the existing rear ground floor deck, constructed without proper authorization.

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

- Section 6(3) Part I 1, By-law 438-86**
The residential gross floor area shall not exceed 0.35 times the area of the lot (127.3 m²).
The existing residential gross floor area of the dwelling is 0.36 times the area of the lot (130.4 m²).
The altered dwelling will have a residential gross floor area equal to 0.40 times the area of the lot (144.9 m²).
- Section 6 Part II 8.E, By-law 438-86**
A projection of a deck beyond the side wall of the building is not permitted.
In this case, the deck projects 1 m beyond the east side wall of the dwelling.

24. 166 CRESCENT RD

File Number: A0412/07TEY Zoning R1 Z0.6 (Waiver)
Owner(s): GEORGE WESLEY VOORHEIS Ward: Toronto Centre-Rosedale
DEBRA LEA VOORHEIS (27)
Agent: SHARYN VINCENT
VINCENT PLANNING
CONSULTANTS
Property Address: **166 CRESCENT RD** Community:
Legal Description: PL 104 PT LT51 CON 2 FB PT LT19

PURPOSE OF THE APPLICATION:

To create a circular driveway at the front of the property.

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

- Section 6(3) Part IV, Subsection 4 (ii), By-law 438-86**
The maximum permitted driveway width at the front lot line is 3.05 m and 4.9 m at the wall.
The proposed circular driveway will have a maximum width of 3.25 m at the front lot line.

2. **Section 6(3) Part IV Subsection 4 (iii) F, By-law 438-86 as amended by By-law 970-2006**
The maximum permitted width of a driveway is 2.6 m.
The proposed circular driveway will have a width of 3.25 m.

25. 111 WILEY AVE

File Number:	A0413/07TEY	Zoning	R2A (PPR)
Owner(s):	MOHAMMED ZUBER MALEK ZAKAY MALEK	Ward:	Toronto-Danforth (29)
Agent:	MOHAMMED ZUBER MALEK		
Property Address:	111 WILEY AVE	Community:	
Legal Description:	PL 1802 PT LT48		

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing dwelling and a two-storey rear addition.

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

1. **Section 7.5.3, By-law 6752**
The maximum permitted floor space index is 0.75 times the area of the lot (80.22 m²).
The altered building will have a floor space index equal to 0.843 times the area of the lot (193.38 m²).
2. **Section 7.5.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (80.22 m²).
The proposed lot coverage is 44% of the lot area (100.65 m²).

26. 557 HILLSDALE AVE E

File Number:	A0414/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	LEV KYRYCHENKO	Ward:	St. Paul's (22)
Agent:	SABINA ROTENBERG INTEGRAL DESIGN ASSOCIATES		
Property Address:	557 HILLSDALE AVE E	Community:	
Legal Description:	PL 866 PT LT181		

PURPOSE OF THE APPLICATION:

To demolish the existing house and to construct a two-storey detached dwelling with an at-grade integral garage.

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

1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (219.54 m²).
The new dwelling will have a residential gross floor area of 0.69 times the area of the lot (251.43 m²).
2. **Section 6(3) Part II 3.B (I), By-law 438-86**
The minimum required side lot line setback is 0.45 m for a depth not exceeding 17 m where the side walls contain no openings.
The new dwelling will be set back 0.25 m on the east side.
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 m in depth, where the side wall contains openings.
The new dwelling will be set back 0.73 m on the west side.
4. **Section 6(3) Part II 3.B (II), By-law 438-86**
The minimum required side lot line setback is 7.5 m from the side lot line for that portion of the building exceeding 17 m in depth.
The rear 3.25 m (terrace and stair) portion of the building exceeding 17 m will be set back 0.25 m on the east side and 3.5 m on the west side.

27. 10 WELLESLEY PL

File Number:	A0415/07TEY	Zoning	R4 Z2.5 (WAIVER)
Owner(s):	4059824 CANADA INC	Ward:	Toronto Centre-Rosedale (27)
Agent:	JUSTIN AYKLER		
Property Address:	10 WELLESLEY PL	Community:	
Legal Description:	PL D30 PT LT45		

PURPOSE OF THE APPLICATION:

To convert the ground level commercial/retail unit of the six-storey, 30-unit residential building (still under construction) to an additional residential unit.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW :**Section 6(3) Part I 1, By-law 438-86**

The residential gross floor area shall not exceed 2.5 times the area of the lot (1767.67 m²).

In Decision Number A0689/06TEY the Committee permitted a residential gross floor area equal to 3.8 times the area of the lot (2689.08 m²).

The altered building will have a residential gross floor area equal to 3.87 times the area of the lot (2735.76 m²).

28. 235 WESTWOOD AVE

File Number:	A0416/07TEY	Zoning	R2A (PPR)
Owner(s):	MILAD ABAEI	Ward:	Toronto-Danforth (29)
Agent:	MILAD ABAEI		
Property Address:	235 WESTWOOD AVE	Community:	
Legal Description:	PL M484 PT LT219 PT LT220		

PURPOSE OF THE APPLICATION:

To demolish existing dwelling and construct a new two-storey dwelling with below grade integral garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW :**1. Section 7.5.3, By-law 6752**

The maximum permitted floor space index is 0.75 times the area of the lot (225.67 m²).

The dwelling will have a floor space index of 0.82 times the area of the lot (246.89 m²).

2. Section 7.5.3, By-law 6752

The maximum permitted lot coverage is 0.35 times the area of the lot (105.05 m²).

The new dwelling will have a lot coverage of 0.41 times the area of the lot (124 m²).

3. Section 7.1.4, By-law 6752

Garages below grade are prohibited in detached houses.

The new dwelling will contain a below grade integral garage.

29. 72 BEATRICE ST

File Number:	A0417/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	ANGELA LEONE	Ward:	Trinity-Spadina (19)

Agent: GIUSEPPE LEONE
Property Address: 72 BEATRICE ST Community:
Legal Description: PL 748 PT LTS 122 & 123

PURPOSE OF THE APPLICATION:

To construct a concrete verandah with a cold storage cellar beneath at the front of the existing detached dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW :**Section 6(3) Part II 8 H, By-law 438-86**

A cold storage cellart located under a veranda may project not more than 2.5 m from the wall to which the cellar is attached.

The proposed cold storage cellar projects 2.82 m from the front wall of the house.

30. 36 DERWYN RD

File Number: A0418/07TEY Zoning R1A (PPR)
Owner(s): LIISA KATRIN TRALMAN Ward: Toronto-Danforth (29)
GRAEME NYE
Agent: LEO MASTRANDREA
Property Address: 36 DERWYN RD Community:
Legal Description: PL 2986 S PT LT94 N PT LT95

PURPOSE OF THE APPLICATION:

To construct a rear one-storey addition and a full second-floor addition over the existing bungalow and to replace the existing detached garage with a new detached garage.

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

- Section 7.2.3, By-law 6752**
The maximum permitted residential floor space index is 0.45 times the lot area (167.22 m²).
The altered dwelling will have a floor space index equal to 0.52 times the lot area (192.79 m²).
- Section 7.2.3, By-law 6752**
The maximum permitted dwelling height is 8.5 m.
The altered dwelling will have a height of 8.7 m.

31. 650 DUPONT ST

File Number:	A0419/07TEY	Zoning	IC D2 N1 (PPR)
Owner(s):	LOBLAWS INC IPCF PROPERTIES INC	Ward:	Trinity-Spadina (20)
Agent:	SHARYN VINCENT		
Property Address:	650 DUPONT ST	Community:	
Legal Description:	PL 767 YORKVILLE LOOP LINE PT HAMMOND PL & MANNING AVE CLSD PL 991 LTS 47 TO 66 PT LTS 67 TO 71		

PURPOSE OF THE APPLICATION:

To construct a 1-storey addition to the rear of the existing building and to make interior alterations on the east side of the building.

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

- Section1, By-law 1994-0654**
The by-law requires that the non-residential gross floor area of the supermarket building be not more than 5000.00 m².
The altered building will have a non-residential gross floor area of 5167.75 m².
- Section1(7), Bylaw 1994-0654**
The by-law requires that loading spaces, 1 type A, and 3 type B loading spaces be provided and maintained on the lot.
0 loading spaces are being provided.

32. 751 - 775 KING ST W

File Number:	A0420/07TEY	Zoning	MCR T3.0 C1.0 R2.5 (WAIVER)
Owner(s):	2027330 ONTARIO INC 2078798 ONTARIO INC.	Ward:	Trinity-Spadina (19)
Agent:	ROBERT BLAZEVSKI		
Property Address:	751 - 775 KING ST W	Community:	
Legal Description:	PL D69 LTS 1 TO 4 RP 63R-3849 PT 1		

PURPOSE OF THE APPLICATION:

To construct a 17-storey, 328-unit condominium with retail uses at grade and three levels of underground parking, located on the south side of King Street West, west of Tecumseth Street.

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

1. Section 2. (2), By-law 299-2006

The by-law requires a maximum total combined gross floor area of 26 900 m², of which the residential gross floor area shall not exceed 25 550 m² and the non-residential gross floor area shall not exceed 1350 m².

The new building will have a total combined gross floor are of 28 038 m², of which the residential gross floor area will be 25 852 m² and the non-residential gross floor area will be 2186 m².

2. Section 2. (3) and 2. (4) and Map 2, By-law 299-2006

The by-law requires that no part of any building or structure located above finished ground level, with the exception of the listed exceptions, shall be located otherwise than wholly within the areas delineated by the heavy lines on approved Map 2.

The new building envelope and height as shown in the proposed Map 2 will be located otherwise than these areas.

3. Section 2. (4) and Map 2, By-law 299-2006

The by-law requires a maximum height of 50 m (to the top of the parapet, including mechanical penthouse) for the North-East Tower (see approved Map 2).

The North-East Tower will have a 2.1 m elevator overrun above the 50 m height (to the top of the parapet, including mechanical penthouse).

4. Section 2 (1) and Section 4(17), By-law 438-86 and By-law 299-2006

The by-law requires parking spaces to have minimum unobstructed dimensions of at least 5.9 m in length by 2.6 m in width.

In this case, the unobstructed parking spaces will have dimensions of 5.6 m in length by 2.6 m in width.

5. Section 4(14)A, By-law 438-86

The by-law requires a building or structure to be setback 3.5 m from the centre line of the public lane. The new building will be setback 3.0 m from the centre line of the public lane.

33. 192 BERKELEY ST

File Number:	A0421/07TEY	Zoning	R3 Z1.0 (PPR)
Owner(s):	IAN DOUGLAS CARLYLE MCPHAIL	Ward:	Toronto Centre-Rosedale (28)
Agent:	KEITH WAGLAND		
Property Address:	192 BERKELEY ST	Community:	
Legal Description:	CON 1 PT PARK LT3		

PURPOSE OF THE APPLICATION:

To structurally alter the existing 2½ storey row house by constructing a rear third floor addition and a rear two-storey addition.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW :**1. Section 6(3) Part I 1, By-law 438-86**

The residential gross floor area shall not exceed 1.0 times the area of the lot (202.94 m²).

The altered dwelling will have a residential gross floor area equal to 1.07 times the area of the lot (216.37 m²).

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

The building shall be located no closer than 1.2 m to the portion of the side wall of an adjacent building that contains openings.

The addition will be located 0.15 m from the adjacent building (194 Berkeley Street).

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

The minimum required side yard setback is 0.45 m.

The dwelling, as altered, will maintain the existing setback of 0.0 m from the north side lot line.

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

The maximum permitted building depth is 14 m.

The altered dwelling will have a depth of 19.35 m.

34. 1366 QUEEN ST W

File Number:	A0422/07TEY	Zoning	MCR T2.5 C1.0 R2.0 & R4 Z1.0 (PPR)
Owner(s):	KAI HUNG HOLDING CO INC	Ward:	Parkdale-High Park (14)
Agent:	Hugh Thompson Hugh Thompson Associates Inc.		
Property Address:	1366 QUEEN ST W	Community:	
Legal Description:	PL 492 LT1 PT LT2		

PURPOSE OF THE APPLICATION:

To legalize and maintain two dwelling units at the rear ground floor portion of the existing mixed-use building containing 2 ground floor commercial units and 7 dwelling units.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW :**1. Section 4(5)(B), By-law 438-86**

The by-law requires a minimum of 4 parking spaces to be provided.

The altered building will have 2 parking spaces.

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

The by-law requires a building to have a minimum rear yard setback of 7.5 m.

The altered building will have a rear yard setback is 0.0 m.

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

The by-law limits the residential gross floor area on the R4 Z1.0 portion of the lot to 1.0 times the area of the lot (82.23 m²).

The portion of the building located in the R4 Z1.0 zoned portion of the lot will have a gross floor area equal to 1.13 times the area of the lot (93.09 m²).

4. Section 6(3) Part III 1(A), By-law 438-86

The by-law requires the portion of the lot zoned R4 Z1.0 to have a minimum landscaped open space equal to 30% of the lot area (24.97 m²).

The proposed landscaped open space on this portion of the lot is 0.0 m².

35. 22 BALLIOL ST

File Number:	A0423/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	MELCO REALTY GROUP LTD	Ward:	St. Paul's (22)
Agent:	SCOTT ARBUCKLE		
Property Address:	22 BALLIOL ST	Community:	
Legal Description:	PL 1187 LTS 3 TO 6 W PT LT3 PL 830E PT LT3 PL 284E PT LTS 18 & 19		

PURPOSE OF THE APPLICATION:

To renovate the existing commercial plaza to create a retail grocery store. There will be no changes to the exterior walls other than a new front façade.

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

- 1. Section 4(6)(B), By-law 438-86**
The by-law requires one loading space – type B (3.5 m x 11 m with a vertical clearance of at least 4 m). In this case, the portion of the loading space on private property will be 3.5 m x 9.925 m.
- 2. Section 4(5)(B), By-law 438-86**
The minimum required number of parking spaces to be provided is 28. In this case, 10 parking spaces will be provided.
- 3. Section 2(1), By-law 494-2007**
Parking spaces are required to have minimum dimensions of at least 5.6 m in length by 3.0 m in width. In this case, the parking spaces will have a width of 2.6 m.

36. 22 WELLS HILL AVE

File Number:	A0424/07TEY	Zoning	R1S (PPR)
Owner(s):	ULRIKE WANIE	Ward:	St. Paul's (21)
Agent:	BRADLEY NETKIN		
Property Address:	22 WELLS HILL AVE	Community:	
Legal Description:	PL 1219 PT LT25		

PURPOSE OF THE APPLICATION:

To construct a front entry vestibule to the existing dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW :**Section 6(3) Part II 2 (II), By-law 438-86**

The minimum required front yard set back of a building on an inside lot is 20.96 m.
The vestibule will be located 19.92 m from the front lot line.

37. 575 WELLINGTON ST W

File Number:	A0425/07TEY	Zoning	R3 Z1.5 (PPR)
Owner(s):	DANIEL LEVINSON	Ward:	Trinity-Spadina (19)
Agent:	KIRSTEN GUNDLACK		
Property Address:	575 WELLINGTON ST W	Community:	
Legal Description:	MIL RES BLK L PT LTS 22 &23 RP-63R2301 PTS 4,5,10 &11		

PURPOSE OF THE APPLICATION:

To legalize and maintain the use of the second floor of the building which was changed from commercial to live/work without proper authorization. The ground floor contains an existing commercial use.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW :**By-law 461-2006**

The live/work use is not permitted.

38. 662 ST CLARENS AVE

File Number:	A0426/07TEY	Zoning	R2 Z0.6 (WAIVER)
Owner(s):	MARIA DA LUZ PEREIRA NUNES ALBERTO DE OLIVEIRA NUNES	Ward:	Davenport (18)
Agent:	MOHAMMED HAFEEZ SIGMA CONSTRUCTION		

Property Address: **662 ST CLARENS AVE** Community:
Legal Description: PL M88 BLK O PT LT18

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition to the existing semi-detached dwelling.

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

1. **Section 6(3) Part I 1, By-law No. 438-86**
The gross floor area of a detached dwelling shall not exceed 0.60 times the area of the lot (122.58 m²).
The existing gross floor area of the dwelling is 0.76 times the area of the lot (141.9 m²).
The dwelling, as enlarged, will have a gross floor area of 0.83 times the area of the lot (169.57 m²).
2. **Section 6(3) Part II, By-law No. 438-86**
The minimum required front yard setback is 6.0 m.
The dwelling, as enlarged, will maintain the existing front yard setback of 3.8 m.
3. **Section 4(14)(A), By-law No. 438-86**
A building is required to be setback 3.5 m from the centre line of the public lane.
The building, as enlarged, will be setback 1.7 m from the centre line of the public lane.

39. 10 CAVELL AVE

File Number: A0427/07TEY Zoning: R2 Z0.6 (PPR)
Owner(s): JILL ANN MATCHAM Ward: Toronto-Danforth (30)
JAMES WENTZELL
Agent: MONICA KUHN
Property Address: **10 CAVELL AVE** Community:
Legal Description: PL 169E PT LT44

PURPOSE OF THE APPLICATION:

To construct a third floor within the detached dwelling by infilling an existing two-storey space for habitable use.

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

- Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted gross floor area is 0.69 times the area of the lot (192.83 m²).

The existing gross floor area of the dwelling is 0.63 times the area of the lot (176.1 m²).
The dwelling, as altered, will have a gross floor area of 0.73 times the area of the lot (204.29 m²).

40. 44 HUMBERSIDE AVE

File Number:	A0428/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	ROSETTA YOUNG RONALD COLONEL YOUNG	Ward:	Parkdale-High Park (14)
Agent:	GPF DESIGN SERVICES INC.		
Property Address:	44 HUMBERSIDE AVE	Community:	
Legal Description:	PL LT1231 E PT LT11		

PURPOSE OF THE APPLICATION:

To construct a third storey addition over the existing dwelling and to construct a two storey porch at the front.

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

- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (193.97 m²).
The altered dwelling will have a residential gross floor area equal to 0.74 times the area of the lot (237.98m²).
- 2. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback is 0.45 m for a depth not exceeding 17.0 m where the side walls containing no openings.
The altered dwelling will have west side lot line setback of 0.19 m.
- 3. Section 4(2), By-law 438-86**
The maximum permitted building height is 10.0 m.
The altered dwelling will have a height of 10.36 m.
- 4. Section 6 Part II 2(ii), By-law 438-86**
The minimum required front lot line setback is 8.38 m.
The front porch addition will be setback 5.08 m from the front lot line.

41. 223 VICTOR AVE

File Number:	A0430/07TEY	Zoning	R2 Z0.6 (PPR)
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Owner(s): KAM CHI CHIU
PO KING CHIU
Agent: DOUGLAS LAWRENCE
Property Address: 223 VICTOR AVE
Legal Description: PL 445 E PT LT50
Ward: Toronto-Danforth (30)
Community:

PURPOSE OF THE APPLICATION:

To construct a detached garage with a deck above and stairs connecting to an existing deck below at the rear of the semi-detached dwelling.

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

- Section 6(3) Part II 3.C (I), By-law 438-86**
The minimum required side yard setback for a semi-detached house is 0.45 m, where the side wall contains no openings.
The proposed addition (garage and deck) will be located 0.2 m from the west side and 0.2 m from the east side.
- Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The proposed rear yard setback is 1.45 m, measured to the rear wall of the new garage.
- Section 6(3) Part II 5 (II), By-law 438-86**
The maximum permitted depth for a semi-detached dwelling is 17 m.
The dwelling, including the existing deck and proposed addition (garage and deck) will have a depth of 26 m.
- Section 6(3) Part III 1(A), By-law 438-86**
The minimum required landscaped open space is 30% of the area of the lot (56 m²).
The proposed landscaped open space is 21% of the area of the lot (40 m²).

42. 259 VICTORIA ST (35 DUNDAS ST E)

File Number: A0604/07TEY
Zoning: CR T4.0 C2.0 R4.0 (WAIVER)
Owner(s): PENEX DUNDAS SQUARE LTD
Ward: Toronto Centre-Rosedale (27)
Agent: MARK NOSKIEWICZ
GOODMANS LLP
Property Address: 259 VICTORIA ST (35
Community:

Legal Description: **DUNDAS ST E)**
PLAN 22A LOT 68 PT LOT 69 NOW 64R15467 PART 1 RP 64R 16753 PARTS
1,2,5,6&7 << ENTRANCE ADDRESS FOR 35 DUNDAS ST E

PURPOSE OF THE APPLICATION:

To allow for retail and office uses in the existing five-storey commercial building.

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

1. **Section 1(a) and 2(1)(a), By-law 911-2000**
The by-law requires that a minimum of 2550.00 m² of non-residential gross floor area be used only for restaurant and entertainment facility.
The building will contain a minimum of 2550.00 m² of non-residential gross floor area for restaurant and entertainment facility uses, retail stores and offices.
2. **Section 1(c) and 2(1)(b), By-law 911-2000**
The by-law requires that the bridge be used only for restaurant and entertainment facility uses.
The bridge will be used for restaurant and entertainment facility uses, retail stores and offices.
3. **Section 4(5), By-law 438-86**
The by-law requires one space per 300 m² of net floor area for office uses and one space per 100 m² net floor area for retail and services shop uses.
The building will provide 0 parking spaces for retail stores and offices uses.

The following applications will be heard at 3:00 p.m. or shortly thereafter:**43a. 66 AND 70 THE ESPLANADE, 4-16 CHURCH ST, 51-63 FRONT ST E**

File Number:	B0053/07TEY	Zoning	CR T4.0 C3.0 R4.0 (Waiver)
Owner(s):	GREEY REALTY HOLDINGS LIMITED	Ward:	Toronto Centre-Rosedale (28)
Agent:	GREEY REALTY HOLDINGS LIMITED		
Property Address:	66 AND 70 THE ESPLANADE, 4-16 CHURCH ST, 51-63 FRONT ST E	Community:	
Legal Description:	PL 5A PT WATER LT31 << ENTRANCE ADDRESS FOR 70 THE ESPLANADE		

THE CONSENT REQUESTED:

To sever the site into two lots.

Conveyed Lot--Parts 1, 2, 3 and 4

Address-6 to 16 Church Street and 51 to 63 Front Street East

The lot will have a frontage of 40 m along Front Street East and 91.91 m along Church Street and an area of 2777 m². The site presently contains commercial uses in existing buildings and is proposed for a phased mixed-use development pursuant to an Ontario Municipal Board decision of February 22, 2007.

Retained Lot--Parts 5, 6, 7, 8 and 9

Address-66 and 70 The Esplanade and 4 Church Street

The lot will have a frontage of 18.95 m along Church Street and 46.32 m along The Esplanade and an area of 831 m². The site presently contains commercial uses in existing buildings and is proposed for a phased mixed-use development pursuant to an Ontario Municipal Board decision of February 22, 2007.

File Numbers B0053/07TEY, B0055/07TEY and A0392/07TEY will be considered together.

43b. 66 AND 70 THE ESPLANADE, 4-16 CHURCH ST, 51-63 FRONT ST E

File Number:	B0055/07TEY	Zoning	CR T4.0 C3.0 R4.0 (Waiver)
Owner(s):	GREEY REALTY HOLDINGS LIMITED	Ward:	Toronto Centre-Rosedale (28)
Agent:	GREEY REALTY HOLDINGS LIMITED		
Property Address:	66 AND 70 THE ESPLANADE, 4-16 CHURCH ST, 51-63 FRONT ST E	Community:	
Legal Description:	PL 5A PT WATER LT31 << ENTRANCE ADDRESS FOR 70 THE ESPLANADE		

THE CONSENT REQUESTED:

To sever the site into two lots.

Retained Lot--Parts 1, 2, 3 and 4

Address-6 to 16 Church Street and 51 to 63 Front Street East

The lot will have a frontage of 40 m along Front Street East and 91.91 m along Church Street and an area of 2777 m². The site presently contains commercial uses in existing buildings and is proposed for a phased mixed-use development pursuant to an Ontario Municipal Board decision of February 22, 2007.

**Conveyed Lot--Parts 5, 6, 7, 8 and 9
Address-66 and 70 The Esplanade and 4 Church Street**

The lot will have a frontage of 18.95 m along Church Street and 46.32 m along The Esplanade and an area of 831 m². The site presently contains commercial uses in existing buildings and is proposed for a phased mixed-use development pursuant to an Ontario Municipal Board decision of February 22, 2007.

File Numbers B0053/07TEY, B0055/07TEY and A0392/07TEY will be considered together.

43c. 66 AND 70 THE ESPLANADE AND 4 CHURCH STREET

File Number:	A0392/07TEY	Zoning:	CR T4.0 C3.0 R4.0 (Waiver)
Owner(s):	GREEY REALTY HOLDINGS LIMITED	Ward:	Toronto Centre-Rosedale (28)
Agent:	GREEY REALTY HOLDINGS LIMITED		
Property Address:	66 AND 70 THE ESPLANADE AND 4 CHURCH STREET	Community:	
Legal Description:	PL 5A PT WATER LT31 << ENTRANCE ADDRESS FOR 70 THE ESPLANADE		

PURPOSE OF THE APPLICATION:

To maintain the existing access to the commercial uses in the buildings.

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

- 1. Section 8, Part XI (2) (a), By-law 438-86**
The main floor of the building is required to be located within 0.2 m of the sidewalk level directly opposite the door to every commercial unit for any lot in a CR district for any commercial use. The existing entrance to 4 Church Street is located 0.22 m above the sidewalk level directly opposite the door.
- 2. Section 8, Part XI (2) (c), By-law 438-86**
All exterior entrance doors, other than service entrance doors which provide access to a commercial use within the building, are required to be accessible from the public sidewalk by a level surface or a ramp not exceeding a gradient of 4%.
The four existing exterior entrance doors to the commercial uses in the buildings do not feature a ramp directly accessible from the public sidewalk.

File Numbers A0392/07TEY, B0053/07TEY and B0055/07TEY are being considered together.

44. 70 ROEHAMPTON AVE

File Number: B0058/07TEY Zoning R2 Z2.0 (WAIVER)
 Owner(s): TORONTO DISTRICT SCHOOL BOARD Ward: St. Paul's (22)
 Agent: LEONA SAVOIE
 Property Address: **70 ROEHAMPTON AVE** Community:
 Legal Description: PL 639 PT LT2 LT3 TO 5 PL 806 PT BLK A LTS 44 & 45

THE CONSENT REQUESTED:

To sever the subject site, fronting on Broadway Avenue and Roehampton Avenue, into two parcels of land. The site has a total area of 21,533 m² and is the subject of rezoning and site plan applications 06 106482 STE 22 OZ & 06 152413 STE 22 SA.

Conveyed – Part 1

Address to be assigned

Part 1, as described below, will be the site of 2 residential condominium towers with underground parking.

SHEET	ELEVATION (m)	AREA (m ²)
1	167	3082
2	176	3116
3	185	4603
4	189	4350
5	155	9668

Retained - Part 2

70 Roehampton Avenue

Part 2, as described below, is an existing school which is to be demolished and reconstructed.

SHEET	ELEVATION (m)	AREA (m ²)
1	167	18 451
2	176	18 417
3	185	16 930
4	189	17 183
5	155	11 865

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

45a. 1289 WOODBINE AVE

File Number:	B0045/06TEY	Zoning	R1C (PPR)
Owner(s):	TRIPLE PROPERTIES III INC	Ward:	Beaches-East York (31)
Agent:	STAVROS THEODORAKOPOULOS		
Property Address:	1289 WOODBINE AVE	Community:	
Legal Description:	PL 1679 LT1 LT2		

THE CONSENT REQUESTED:

To sever the property into two residential lots.

Retained - Part 1

1289 Woodbine Avenue

The lot frontage is 7.74 m and the lot area is 246.6 m². The lot will be developed with a three-storey detached dwelling.

Conveyed - Part 2

Address to be assigned

The lot frontage is 7.74 m and the lot area is 236.1 m². The lot will be developed with a three-storey detached dwelling.

File Numbers B0045/06TEY, A0340/06TEY and A0341/06TEY are being considered jointly.

45b. 1289 WOODBINE AVE

File Number:	A0340/06TEY & A0341/06TEY	Zoning	RIC (PPR)
Owner(s):	TRIPLE PROPERTIES III INC	Ward:	Beaches-East York (31)
Agent:	STAVROS THEODORAKOPOULOS		
Property Address:	1289 WOODBINE AVE	Community:	
Legal Description:	PL 1679 LT1 LT2		

PURPOSE OF THE APPLICATION:

To construct two new detached dwellings, each on their own proposed lot.

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

A0340/06TEY – Part 1

1289 Woodbine Avenue

- Section 7.4.3, By-law 6753**
The minimum required side yard setback is .60 m.
The new dwelling will have a south side yard setback of .29 m.
- Section 7.4.3, By-law 6753**
The maximum permitted lot coverage is 35% of the lot area (86.19 m²).
The new dwelling will have a lot coverage of 40.70% of the lot area (100.45 m²).
- Section 7.4.3, By-law 6753**
The maximum permitted building height is 8.5 m.
The new dwelling will have a height of 9.29 m.
- Section 7.4.3, By-law 6753**
The maximum permitted floor space index is .75 times the lot area (184.68 m²).
The proposed floor space index is 1.05 times the lot area (259.7 m²).

A0341/06TEY – Part 2

Address to be assigned

- Section 7.4.3, By-law 6753**
The minimum required side yard setback is .60 m.
The new dwelling will have a north side yard setback of .29 m.
- Section 7.4.3, By-law 6753**
The maximum permitted lot coverage is 35% of the lot area (86.19 m²).

The new dwelling will have a lot coverage of 40.70% of the lot area (100.45 m²).

3. **Section 7.4.3, By-law 6753**

The maximum permitted building height is 8.5 m.
The new dwelling will have a height of 9.29 m.

4. **Section 7.4.3, By-law 6753**

The maximum permitted floor space index is .75 times the lot area (177.04 m²).
The proposed floor space index is 1.10 times the lot area (259.7 m²).

File Numbers B0045/06TEY, A0340/06TEY and A0341/06TEY are being considered jointly.

46. 560 KING ST W

File Number:	A0962/06TEY	Zoning	RA (PPR)
Owner(s):	ASSOCIATED TORONTO TAXICAB CO-OPERATIVE LTD	Ward:	Trinity-Spadina (20)
Agent:	BARRY HOROSKO BRATTY AND PARTNERS BARRISTERS & SOLICITORS		
Property Address:	560 KING ST W	Community:	
Legal Description:	MILITARY RES BLK G PT LT22		

PURPOSE OF THE APPLICATION:

To construct an 11 storey apartment building containing 101 dwellings with retail at grade.

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

1. **Section 12(2) 246(c), By-law 438-86**

The by-law requires the building to be located 50 m of the street.
The apartment building will be 58.54 m from King Street West.

2. **Section 7(3) Part II (I) and 3, By-law 438-86**

The portion of a building located within 25 m of a lot line abutting a street shall be setback 7.5m from the side and rear lot lines.
The portion of the apartment located within 25m of the King Street West lot line will be located 0 m from the east side lot line and 4 m from the west side lot line.

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

The maximum permitted building height is 23m.
The apartment building will have a height of 36.4m, excluding the mechanical penthouse.

4. Section 7(3) Part II 1(II), By-law 438-86

The by-law requires exterior walls that face each other to be separated by a distance of at least 11 m.
The apartment building will have exterior facing wall that are separated by a minimal distance of 4.3 m.

5. Section 7(3) Part II 8(ii) m, By-law 438-86

The by-law requires the window of a dwelling unit to be set back at least 7.5 m from a lot line that is not a street line or from a wall of a building.
The windows of the apartment building are set back 3.8 m and 6.0 m from the east lot line, and 6.0 m from the south side lot line.

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

The by-law requires a parking space to have minimum unobstructed dimensions of at least 5.9 m in length by 2.6 m in width.
The parking spaces will have dimensions of 2.6 m by 5.6 m.

7. Section 4(12), By-law 438-86

A minimum of 194.00 m² of indoor residential amenity space shall be provided in the form of a multi-purpose room or contiguous multi purpose rooms, of which one room shall contain a kitchen and a washroom.
No indoor amenity space will be provided.

8. Section 4(12), By-law 438-86

The by-law requires 194.00 m² of outdoor residential amenity space of which at least 40.00 m² shall be adjacent to or directly accessible from the indoor residential amenity space.
No outdoor amenity space will be provided.

47. 29 LONG CRES

File Number:	A0045/07TEY	Zoning	R1 Z0.35 (PPR)
Owner(s):	BRIAN HARRISON	Ward:	Beaches-East York (32)
Agent:	BRIAN HARRISON		
Property Address:	29 LONG CRES	Community:	
Legal Description:	PL M568 LT106		

PURPOSE OF THE APPLICATION:

To construct a new 2-storey detached dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW :**Section 6(3) Part I 1, By-law 438-86**

The maximum permitted residential floor space index is 0.35 times the lot area (128.42 m²)

The altered dwelling will have a floor space index equal to 0.62 times the lot area (229.00 m²).

48. 2 ST JAMES CRT

File Number:	A0309/07TEY	Zoning	R3 Z1.0 (PPR)
Owner(s):	JOYCE ELAINE ROGERS	Ward:	Toronto Centre-Rosedale (28)
Agent:	NORMAN ROGERS		
Property Address:	2 ST JAMES CRT	Community:	
Legal Description:	CON 1 FB BLK 6 PT TWP LT16 PT PARK LT1 N/S OF WELLESLEY ST		

PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition, containing a ground floor garage with additional living area above, onto the existing detached house.

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

- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential is 1.0 times the area of the lot (162.76 m²).
The altered dwelling will have a residential gross floor area of 1.37 times the area of the lot (222.42 m²).
- Section 6(3) Part II 3(I), By-law 438-86**
The required side yard setback from adjacent dwellings where the side walls contain no openings is 0.9 m.
The altered dwelling will be located 0.00 m from the adjacent dwelling at 6 St. James Court.
- Section 6(3) Part II 3.B(I), By-law 438-86**
The required side yard setback where the side wall of a dwelling contains no openings is 0.45 m.
The altered dwelling will be located 0.33 m from the west side lot line and 0.00 m from the east side lot line.
- Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
In this case, the altered dwelling will be located 0.00 m from the rear lot line.
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum side yard setback is 7.5 m for the portion of the dwelling exceeding a depth of 17 m.
The rear 0.53 m of the dwelling exceeding the depth of 17 m will be located 0.33 m from the west lot line and 0.00 m from the east lot line.

6. **Section 6(3) Part III 1(A) By-law 438-86**
The required landscaped open space shall not equal less than 30% of the lot area (48.83 m²).
The proposed landscaped open space is equal to 9% of the lot area (14.7 m²).
7. **Section 2, By-law 494-2007**
The minimum required dimension of a parking space is 3 m in width by 5.6 m in length.
In this case, the parking space will be of 3 m in width by 5.11 m in length.

III) Other Business:

1. Delegated Consents

a. 39 to 85 EAST LIBERTY ST

File Number:	B0056/07TEY	Zoning	I3 D3 (Waiver)
Owner(s):	863880 ONTARIO LIMITED	Ward:	Trinity-Spadina (19)
Agent:	ROBERT BLUNT		
Property Address:	39 to 85 EAST LIBERTY ST	Community:	
Legal Description:	RD 215 PT 1 63R4792 PT 1		

THE CONSENT REQUESTED:

To obtain consent to create two separate mortgaged parcels.

The mortgage over Parts 3, 4 and 5, involves an area of 5676 m², with a frontage of 98.86 m and a depth of 50.65 m.

The mortgage over Part 6 involves an area of 2379 m², with a frontage of 52.54 m and a depth of 40.19 m.

2. Ontario Municipal Board Orders