

COMMITTEE OF ADJUSTMENT AGENDA

Toronto East York Panel

George Vasilopoulos, Robert Brown, Gillian Burton, Sheila Pin

Date of Meeting: Wednesday, August 22, 2007
Enquiry: Anita M. MacLeod, Manager & Deputy Secretary
Treasurer
Grant Munday, Senior Planner

Time: 2:00 p.m.
Location: Committee Room No. 2
Toronto City Hall
100 Queen Street West

Telephone: 416-392-7565
Fax: 416-392-0580

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.	A0429/07TEY	SOLOTEX CORPORATION	2234 - 2260 GERRARD ST E	Beaches-East York (32)
2.	A0433/07TEY	JOSEPH ANDALORO TERESA A ANDALORO	38 MANSFIELD AVE	Trinity-Spadina (19)
3.	A0434/07TEY	FERNANDO MATOS	260 STERLING RD	Davenport (18)
4.	A0435/07TEY	IRENE DIANA SIDERIS	44 DERWYN RD	Toronto-Danforth (29)
5.	A0437/07TEY	SALVATORE MARCHESANO	24 ATLAS AVE	St. Paul's (21)
6.	A0438/07TEY	HARRIET HINGSTON STAIRS	44 STANDISH AVE	Toronto Centre-Rosedale (27)
7.	A0439/07TEY	CATHY CLARK (UNDER A PURCHASE & SALE AGREEMENT)	37 ROXBOROUGH ST E	Toronto Centre-Rosedale (27)
8.	A0440/07TEY	VALENYA CHERKASHYNA MARKSYM	129 INGLEWOOD DR	Toronto Centre-Rosedale (27)

9.	A0441/07TEY	RYABOSHAPKO WYNNE WATT JOHN WATT	25 DUGGAN AVE	St. Paul's (22)
10.	A0443/07TEY	STEPHEN BROWN	57 BEACONSFIELD AVE	Davenport (18)
11.	A0446/07TEY	NIGEL GRANNUM KIRSTEN GRANNUM	15 CAVELL AVE	Toronto-Danforth (30)
12.	A0447/07TEY	CITY OF TORONTO	60 RICHMOND ST E	Toronto Centre-Rosedale (28)
13.	A0448/07TEY	FAYE SMITH GREGORY SMITH	57 ST ANDREWS GDNS	Toronto Centre-Rosedale (27)
14.	A0450/07TEY	KRANIAS MANAGEMENT LIMITE	479 DANFORTH AVE	Toronto-Danforth (30)
15.	A0451/07TEY	ALICE SILVA MANUEL DOMINGUES	93 DELAWARE AVE	Trinity-Spadina (19)
16.	A0452/07TEY	LAURA HAY	25 FARNHAM AVE	St. Paul's (22)
17.	A0453/07TEY	MARIA CIRILLO GIOVANNI GALLORO	18 1/2 LINDSEY AVE	Davenport (18)
18.	A0455/07TEY	RICHARD TARNAWSKI	13 SORAUREN AVE	Parkdale-High Park (14)
19.	A0456/07TEY	PAOLO ROVAZZI	216 GLEN RD	Toronto Centre-Rosedale (27)
20.	A0457/07TEY	STEVEN GREGG	30 KIPPENDAVIE AVE	Beaches-East York (32)
21.	A0458/07TEY	JEFFREY ALEXANDER PANGMAN	2 MILES PL	Trinity-Spadina (19)
22.	A0459/07TEY	ERAN SHRAM	362 RUSSELL HILL RD	St. Paul's (22)
23.	A0460/07TEY	ERAN SHRAM	16 DELAVAN AVE	St. Paul's (21)
24.	A0461/07TEY	ENID SINDY ERIKSSON MYRON JONES	406 MONTROSE AVE	Trinity-Spadina (19)
25.	A0462/07TEY	EVELYNE NADIA SERRAF MAX MARC SERRAF	79 HELENA AVE	St. Paul's (21)
26.	A0471/07TEY	GAIL WALDMAN	108 BOULTON DR	St. Paul's (22)
27.	A0572/07TEY	WILLOWFIELD WINCHESTER INC.	225 WELLESLEY ST E	Toronto Centre-Rosedale (28)
28.	A0592/07TEY	TEDCO	51 COMMISSIONERS ST	Toronto-Danforth (30)

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

File Number	Owner	Property	Community (Ward)
29a. B0062/07TEY	HARRY LITTLER	239 LONSMOUNT DR	St. Paul's (21)

29b. A0468/07TEY HARRY LITTLER 239 LONSMOUNT DR St. Paul's (21)
 &
 A0469/07TEY

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

File Number	Owner	Property	Community (Ward)
30. A0960/06TEY	AZAR ENAYATI	61 DOUGLAS CRES	Toronto-Danforth (29)
31. A0012/07TEY	555-563 COLLEGE STREET INC	559 COLLEGE ST	Trinity-Spadina (19)
32. A0294/07TEY	DAVID SKUY DONNA HOLMES	29 DUNDURN CRES	St. Paul's (21)
33. A0331/07TEY	SUZANNE MARKS	958 LOGAN AVE	Toronto-Danforth (29)
34. A0360/07TEY	EVA KARPINSKI	167 GLENMOUNT PARK RD	Beaches-East York (32)
35. A0374/07TEY	DAVID SWAIN	355 WELLESLEY ST E	Toronto Centre-Rosedale (28)
36. A0375/07TEY	NIRIT GILBOA	226 DUNVEGAN RD	St. Paul's (22)

III) Other Business:

1. Delegated Consents

File Number	Owner	Property	Community (Ward)
a) B0068/07TEY	MATTHEW JAMES REDSELL	2 DARTNELL AVE	St. Paul's (21)
b) B0069/07TEY	COENRAAD BLOEMENDAL	4 DARTNELL AVE	St. Paul's (21)
c) B0078/07TEY	LANTERRA STAFFORD LIMITED (UNDER A PURCHASE & SALE AGREEMENT)	851 - 853 RICHMOND ST W	Trinity-Spadina (19)

2. Ontario Municipal Board Orders

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

1. 2234 - 2260 GERRARD ST E

File Number:	A0429/07TEY	Zoning	R4 Z1.0 (PPR)
Owner(s):	SOLOTEX CORPORATION	Ward:	Beaches-East York (32)
Agent:	Gabriel Bodor		
Property Address:	2234 - 2260 GERRARD ST E	Community:	
Legal Description:	CON 1 FB PT BLK 3 PL M111 PT BLK N		

PURPOSE OF THE APPLICATION:

To develop the site with twenty-eight, three-storey residential townhouses, each townhouse will be provided with a below grade integral garage and a front and rear balcony and deck.

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

- 1. Section 6(1)(A), By-law 438-86**
The proposed use, attached residential buildings, is not permitted in a district zoned R4 Z1.0.
- 2. Section 6(3) Part I 1, By-law 438-86**
The residential gross floor area in an area zoned R4 Z1.0 shall not exceed 1.0 times the area of the lot (3,626.8 m²).
The proposed residential gross floor area will be equal to 1.13 times the area of the lot (4,127.3 m²).
- 3. Section 6(3) Part II (4), By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The decks will be located 4 m from the rear lot line.
- 4. Section 6(3) Part II (4), By-law 438-86**
The minimum required rear lot line setback is 7.5 m.
The attached residential buildings will be located 6.1 m from the rear lot line.
- 5. 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 (1,088.04 m²).
The proposed landscaped open space is equal to 12% of the lot area (429.72 m²).
- 6. Section 4(17), By-law 438-86**
The minimum required dimension of a parking space is 3.2 m in width by 5.6 m in length and 2 m in height.
In this case, the proposed parking spaces will have a width of 2.6 m.

2. 38 MANSFIELD AVE

File Number:	A0433/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	JOSEPH ANDALORO TERESA A ANDALORO	Ward:	Trinity-Spadina (19)
Agent:	GABE FARAONE		
Property Address:	38 MANSFIELD AVE	Community:	
Legal Description:	PL 356 PT BLK F		

PURPOSE OF THE APPLICATION:

To demolish the existing dwelling and to construct a new three-storey apartment building containing three dwelling units and an integral ground floor garage.

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

- 1. Section 6(3) Part I 1, By-law 438-86**
The gross floor area of an apartment building shall not exceed 0.6 times the area of the lot (140.24 m²).
The new building will have a gross floor area equal to 1.53 times the area of the lot (357.88 m²).
- 2. Section 6(3) Part II (3), By-law 438-86**
The minimum required setback from a flanking street (Clinton Street) is 0.9 m.
The new building will be setback 0.00 m from the flanking street (Clinton Street).
- 3. 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 new building will be located 0.00 m from the east side lot line.
- 4. Section 6(3) Part II 3(I), By-law 438-86**
The required side yard setback from adjacent dwellings is 0.9 m (36 Mansfield Avenue).
The new building will be located 0.00 m from the adjacent dwelling at 36 Mansfield Avenue.
- 5. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The new building will be located 0.75 m from the rear lot line.
- 6. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth for an apartment building is 14 m.
The new apartment building will have a depth of 27 m.

7. **Section 4(2), By-law 438-86**
The maximum permitted building height is 10 m.
The new building will have a height of 10.65 m.
8. **Section 6(3) Part III 1(B), By-law 438-86**
The required landscaped open space shall not equal less than 50% of the lot area (116.86 m²).
The proposed landscaped open space is equal to 19% of the lot area (46.44 m²).
9. **Section 4(5)(B), By-law 438-86**
The minimum required number of parking spaces to be provided is 4, including 1 visitor parking space.
The proposed number of parking spaces is 3.
10. **Section 2(I), By-law 438-86**
An “apartment building” is defined as a building containing common area.
No common area is being provided in the proposed apartment building.

3. 260 STERLING RD

File Number:	A0434/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	FERNANDO MATOS	Ward:	Davenport (18)
Agent:	Greg Bettencourt		
Property Address:	260 STERLING RD	Community:	
Legal Description:	PL M44 PT LT11		

PURPOSE OF THE APPLICATION:

To increase the number of dwelling units in the converted dwelling from two to three by altering the basement into a dwelling unit.

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

1. **Section 6(2) 1(iv), By-law 438-86**
The required average floor area of a dwelling is 65 m².
The proposed average unit size will be 61.19 m².
2. **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 (114m²).
The proposed landscaped open space is equal to 20% of the lot area (79m²).

4. 44 DERWYN RD

File Number:	A0435/07TEY	Zoning	R1A (Waiver)
Owner(s):	IRENE DIANA SIDERIS	Ward:	Toronto-Danforth (29)
Agent:	PETER MANOS		
Property Address:	44 DERWYN RD	Community:	
Legal Description:	PL 2986 LT90		

PURPOSE OF THE APPLICATION:

To construct a rear one-storey addition, a full second floor addition and a front porch onto the detached dwelling.

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

- Section 7.1.1 (1), By-law 6752**
The maximum permitted floor space index is 0.45 times the area of the lot (167.22 m²).
The altered dwelling will have a floor space index of 0.51 times the area of the lot (189.52 m²).
- Section 7.8, By-law 6752**
The maximum permitted lot coverage is 0.35 times the area of the lot (130.06 m²).
The dwelling will have a lot coverage of 0.39 times the area of the lot (144.89 m²).
- Section 7.3, By-law 6752**
The minimum required front yard setback is 6 m.
The altered dwelling will be located 4.124 m.

5. 24 ATLAS AVE

File Number:	A0437/07TEY	Zoning	R2
Owner(s):	SALVATORE MARCHESANO	Ward:	St. Paul's (21)
Agent:	CATERUNA MARCHESANO		
Property Address:	24 ATLAS AVE	Community:	
Legal Description:	PL 1885 E PT LT17		

PURPOSE OF THE APPLICATION:

To demolish the existing garage at the rear of the site and to construct a new double car detached garage (accessory building).

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

Section 3.4.11(a), By-law 1-83 and By-law 3623-97

The minimum required setback of an accessory building erected in the rear yard of a corner lot and has access across the flank of the lot, shall not be erected closer to the rear lot line than 2/3 of the distance by which it projects in front of the established building setback of the adjacent 30 metres of the side street, but in no case shall it be erected closer to the rear lot line than 0.5 m.

In this case, the minimum required rear yard setback is 1.35 m.

The accessory building (detached garage) will be setback 0.15 m. from the rear lot line.

6. 44 STANDISH AVE

File Number:	A0438/07TEY	Zoning	R1S Z0.6 (PPR)
Owner(s):	HARRIET HINGSTON STAIRS	Ward:	Toronto Centre-Rosedale (27)
Agent:	EQUINOX DEVELOPMENT		
Property Address:	44 STANDISH AVE	Community:	
Legal Description:	PL 920 BLK B PT LT13		

PURPOSE OF THE APPLICATION:

To construct a three-storey addition to the front and rear of the dwelling and to construct front and rear porches and second and third floor rear decks.

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 (189.5 m²).
The altered dwelling will have a gross floor area equal to 0.69 times the area of the lot (218 m²).

2. Section 6(3) Part 11 2, By-law 438-86

The minimum required front lot line setback is 10.26 m.
The altered dwelling will be setback 8.39 m from the front lot line.

7. 37 ROXBOROUGH ST E

File Number:	A0439/07TEY	Zoning	R1 Z0.6 (PPR)
Owner(s):	CATHY CLARK (UNDER A PURCHASE & SALE AGREEMENT)	Ward:	Toronto Centre-Rosedale (27)
Agent:	STEPHEN LEBLANC		
Property Address:	37 ROXBOROUGH ST E	Community:	
Legal Description:	PL 84E PT LTS 22 & 23		

PURPOSE OF THE APPLICATION:

To structurally alter the existing 2½ storey semi-detached dwelling by constructing: a third floor dormer addition on the west side; a two-storey addition on the west side; a rear one-storey bay window addition; and a rear one-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 0.60 times the area of the lot (304.41 m²).
The altered dwelling will have a residential gross floor area equal to 0.75 times the area of the lot (380.64 m²).
- 2. Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted building depth is 17 m.
The altered dwelling will have a depth of 24.83 m.

8. 129 INGLEWOOD DR

File Number:	A0440/07TEY	Zoning	R1 Z0.6 (WAIVER)
Owner(s):	VALENYA CHERKASHYNA MARKSYM RYABOSHAPKO	Ward:	Toronto Centre-Rosedale (27)
Agent:	MAHIR MANIOS		
Property Address:	129 INGLEWOOD DR	Community:	
Legal Description:	PL 895 PT LT280		

PURPOSE OF THE APPLICATION:

To demolish the existing dwelling and to construct a three-storey dwelling with a detached two-car garage at the rear of the property.

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 0.60 times the area of the lot (192.96 m²).
The new dwelling will have a residential gross floor area equal to 0.895 times the area of the lot (287.53 m²).
- 2. Section 6(3) Part II 3 B (II), By-law 438-86**
The minimum required side yard setback is 0.9 m.
The new dwelling will be located 0.45 m from the east side lot line.
- 3. Section 6(3) Part III 3 (a), By-law 970-2006**
The by-law requires 75% of the minimum required front yard landscaped open space to be in the form of soft landscaping (20.51 m²).
The proposed soft landscaped open space is equal to 49.1% of the front yard (13.44 m²), excluding the driveway.
- 4. Section 6(3) Part IV 4 (i), By-law 438-86**
The minimum required driveway width is 2.6 m.
The existing right-of-way/proposed driveway is 2.08 m.

9. 25 DUGGAN AVE

File Number:	A0441/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	WYNNE WATT JOHN WATT	Ward:	St. Paul's (22)
Agent:	DAVID LANG		
Property Address:	25 DUGGAN AVE	Community:	
Legal Description:	PL 743 PT LT87		

PURPOSE OF THE APPLICATION:

To enclose the existing rear third floor balcony of the rowhouse.

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 0.60 times the area of the lot (133.72 m²).
The existing residential gross floor area is equal to 0.79 times the area of the lot (176.52 m²)
The altered dwelling will have a residential gross floor area equal to 0.87 times the area of the lot (195 m²).

10. 57 BEACONSFIELD AVE

File Number:	A0443/07TEY	Zoning	R4 Z1.0 (PPR)
Owner(s):	STEPHEN BROWN	Ward:	Davenport (18)
Agent:	PAUL THOMAS FELSTEIN		
Property Address:	57 BEACONSFIELD AVE	Community:	
Legal Description:	PL 793 LT A		

PURPOSE OF THE APPLICATION:

To replace the existing one-storey sunroom addition at the rear of the row house with a new one-storey sunroom addition.

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

- Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14 m.
The existing dwelling has a depth of 16.6 m.
The dwelling, as altered, will have a depth of 17.54 m.
- Section 6(3) Part II 3, By-law 438-86**
The minimum required side lot line setback is 0.45 m.
The dwelling, as altered, will maintain the existing setback of 0 m from the south lot line.
- Section 6(3) Part II 3, By-law 438-86**
The minimum required setback from an adjacent building is 0.9 m.
The dwelling, as altered, will maintain the existing setback of 0 m from premises No. 55 Beaconsfield Avenue.

11. 15 CAVELL AVE

File Number:	A0446/07TEY	Zoning	R2 Z0.6 (Waiver)
Owner(s):	NIGEL GRANNUM KIRSTEN GRANNUM	Ward:	Toronto-Danforth (30)
Agent:	GLEN RUBINOFF		
Property Address:	15 CAVELL AVE	Community:	
Legal Description:	PL 169E PT LT50		

PURPOSE OF THE APPLICATION:

To construct a rear second floor addition to the dwelling and to construct a one-storey addition along the rear east side.

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

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 (108.66 m²).
The altered dwelling will have a gross floor area equal to 0.79 times the area of the lot (142.7 m²).

12. 60 RICHMOND ST E

File Number:	A0447/07TEY	Zoning	CR T6.0 C4.5 R6.0 (PPR)
Owner(s):	CITY OF TORONTO	Ward:	Toronto Centre-Rosedale (28)
Agent:	TEEPLE ARCHITECTS INC		
Property Address:	60 RICHMOND ST E	Community:	
Legal Description:	PL A22 PT LTS 1 TO 3		

PURPOSE OF THE APPLICATION:

To construct a 12-storey mixed-use building containing 85 dwelling units and a commercial school and retail on the ground floor.

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

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

The combined non-residential and residential gross floor area shall not equal more than 6.0 times the lot area (5,925 m²).

The combined non-residential and residential gross floor area of the mixed-use building will equal 8.78 times the lot area (8,670 m²).

2. Section 4(13)(C), By-law 438-86

A minimum of 13 bicycle parking spaces for visitors be provided on the lot.
In this case, no visitor bicycle parking spaces are being provided.

13. 57 ST ANDREWS GDNS

File Number:	A0448/07TEY	Zoning	R1 Z0.6 (PPR)
Owner(s):	FAYE SMITH GREGORY SMITH	Ward:	Toronto Centre-Rosedale (27)
Agent:	BERNADETTE GREGER		
Property Address:	57 ST ANDREWS GDNS	Community:	
Legal Description:	PL 397E PT LT46 PT LT47 PT LT79		

PURPOSE OF THE APPLICATION:

To construct a one-storey north side addition to the existing detached garage located at the rear of the property, for the purpose of an additional parking space.

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

Section 2, By-law 494-2007

The minimum required dimensions of a parking space with obstructions on both sides are 5.6 m in length by 3.6 m in width.

The parking spaces will have dimensions of 2.8 m x 4.7 m.

14. 479 DANFORTH AVE

File Number:	A0450/07TEY	Zoning	MCR T3.0 C2.5 R2.5 (PPR)
Owner(s):	KRANIAS MANAGEMENT LIMITE	Ward:	Toronto-Danforth (30)
Agent:	A. VOINESKOS		
Property Address:	479 DANFORTH AVE	Community:	
Legal Description:	PL 81E PT LT1		

PURPOSE OF THE APPLICATION:

To demolish the existing building and to construct a new four-storey mixed-use building containing a restaurant on the ground floor, office use on the second floor and three, two-storey loft dwelling units on the third and fourth floor.

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

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

The combined non-residential and residential gross floor area shall not equal more than 3.0 times the lot area (490.59 m²).

The combined non-residential and residential gross floor area of the mixed-use building will equal 3.71 times the lot area (606.64 m²).

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

A commercial building is required to be setback a minimum distance of 6.5 m from a lot in a residential or park district.

The new building will be set back 3.1 m from a residential or park district.

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

The building shall not project beyond the 45 degree angular plane over the lot from an elevation of 10 m above the average elevation of the ground at a distance of 7.5 m from a lot in a residential or park district.

The mixed-use building will penetrate the 45 degree angular plane.

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

A residential parking facility shall be provided on the same lot as the use having a minimum depth of 6 m, measured from a point equal to or greater than the setback required for structures under section 4(14)(a) and a minimum width equal to the width of the lot at the location.

In this case, a residential parking facility is not being provided.

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

An office building or a portion of a building used for office purposes requires one parking space for each 93 m² of rental space.

Two parking spaces are required.

Zero parking spaces are being provided.

6. Section 4 (14)(A), By-Law 438-86

A building or structure is required to be setback 3.5 m from the centre line of public lane.

The proposed building will be setback approximately 2.1 m from the centre line of the public lane.

15. 93 DELAWARE AVE

File Number:	A0451/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	ALICE SILVA MANUEL DOMINGUES	Ward:	Trinity-Spadina (19)
Agent:	JEREMY HOEKSTRA		
Property Address:	93 DELAWARE AVE	Community:	
Legal Description:	PL 329 BLK O PT LT13		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the one-storey west side addition to the existing detached garage located at the rear of the property, constructed without proper authorization.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW :**Section 6(3) Part II 7(I), By-law 438-86**

The minimum required setback for accessory structures (excluding a garden or storage shed less than 9.0 m in floor area, or private garage) is 3.0 m from all lot lines.

The garage, as altered, is located 0.1 m from the north side lot line, 0.0 m from the south side lot line and 0.6 m from the east rear lot line.

16. 25 FARNHAM AVE

File Number:	A0452/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	LAURA HAY	Ward:	St. Paul's (22)
Agent:	STEPHEN CANJAR		
Property Address:	25 FARNHAM AVE	Community:	
Legal Description:	PL 1317Y PT LT21		

PURPOSE OF THE APPLICATION:

To construct a rear three-storey addition to the existing detached dwelling. Further, to construct a covered carport located at the rear of the property.

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 0.60 times the area of the lot (215.7 m²).

The altered dwelling will have a residential gross floor area equal to 0.79 times the area of the lot (283.7 m²).

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

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

The altered dwelling will maintain the existing setback of 0.06 m from the west side lot line.

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

The maximum floor area of a carport is 28 m².

The new carport will have a floor area of 30.5 m².

17. 18 1/2 LINDSEY AVE

File Number:	A0453/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	MARIA CIRILLO GIOVANNI GALLORO	Ward:	Davenport (18)
Agent:	GIOVANNI GALLORO		
Property Address:	18 1/2 LINDSEY AVE	Community:	
Legal Description:	PL 324 PT LT76 PT LT77		

PURPOSE OF THE APPLICATION:

To legalize and to maintain to the rear of the existing semi-detached dwelling, a second floor deck with stairs to grade, constructed without proper authorization.

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

- Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14 m.
The dwelling along with the deck and stairs has a depth of 19.4 m.
- Section 6(3) Part II 3, By-law 438-86**
A building is required to have a minimum side yard setback of 0.45 m.
The addition is located 0.0 m from the east and west side lot lines.

18. 13 SORAUREN AVE

File Number:	A0455/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	RICHARD TARNAWSKI	Ward:	Parkdale-High Park (14)
Agent:	RICHARD TARNAWSKI		
Property Address:	13 SORAUREN AVE	Community:	
Legal Description:	PL 550 PT LTS 5 & 6		

PURPOSE OF THE APPLICATION:

To make interior alterations for the purpose of converting the second floor of the existing two-storey 3-car garage into a workshop. No changes to the exterior of the garage are being proposed.

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

- 1. Section 4(3), By-law 438-86**
The maximum permitted height of an accessory building is 4.0 m.
The garage, as altered, has a height of 5.25 m.
- 2. Section 6(1)(A), By-438-86**
The use of a workshop is not a permitted use in an “R” district.
The second floor of the garage will be used as a workshop.
- 3. Section 6(3) Part I 2, By-law 438-86**
The gross floor area of an accessory structure shall not exceed 5 % of the area of the lot (17.59 m²).
The garage, as altered, will have a gross floor area equal to 21% of the area of the lot (74.75 m²).
- 4. Section 6(3) Part II 7(I), By-law 438-86**
The minimum required setback for accessory structures (excluding a garden or storage shed less than 9.0 m in floor area, or private garage) is 3.0 m from all lot lines.
The garage, as altered, is located 0.0 m from the north side lot line, 0.0 m from the south side lot line and 0.0 m from the east rear lot line.

19. 216 GLEN RD

File Number:	A0456/07TEY	Zoning	R1S Z0.6 (PPR)
Owner(s):	PAOLO ROVAZZI	Ward:	Toronto Centre-Rosedale (27)
Agent:	DAVID MCKAY		
Property Address:	216 GLEN RD	Community:	
Legal Description:	PLAN 415E LOTS 26 AND 27 RP 66R22672 PART 1 AND 2		

PURPOSE OF THE APPLICATION:

To re-construct the existing front one-storey covered porch with a basement cold storage below.

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

Section (2)210(i), By-law 438-86

The by-law prohibits, in North and South Rosedale, the reconstruction, replacement, enclosure and extension of a lawfully erected one-storey porch or verandah, attached to a residential building.
In this case, the existing front porch will be demolished and reconstructed.

20. 30 KIPPENDAVIE AVE

File Number:	A0457/07TEY	Zoning	R2 Z0.6 (Waiver)
Owner(s):	STEVEN GREGG	Ward:	Beaches-East York (32)
Agent:	ROBERT A. DRAGICEVIC WALKER NOTT DRAGICEVIC ASSOCIATES LTD.		
Property Address:	30 KIPPENDAVIE AVE	Community:	
Legal Description:	PL 244 LT6		

PURPOSE OF THE APPLICATION:

To construct a rear third floor addition to the three-storey detached dwelling.

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

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 (200.67 m²).
The altered dwelling will have a gross floor area equal to 0.82 times the area of the lot (274.5m²).

21. 2 MILES PL

File Number:	A0458/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	JEFFREY ALEXANDER PANGMAN	Ward:	Trinity-Spadina (19)
Agent:	Terence Van Elslander Terence Van Elslander Architect.		
Property Address:	2 MILES PL	Community:	
Legal Description:	PL 1088 LT222SEPT		

PURPOSE OF THE APPLICATION:

To construct a second floor addition with a roof deck over the detached single storey 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 0.6 times the area of the lot (34.67 m²).
The altered dwelling will have a gross floor area equal to 1.89 times the area of the lot (109.09 m²).

2. 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.

3. 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.
In this case, the portion of the dwelling exceeding the depth of 17 m will be located 0.00 m from the east and west side lot lines.

22. 362 RUSSELL HILL RD

File Number:	A0459/07TEY	Zoning:	R1 Z0.35 (Waiver)
Owner(s):	ERAN SHRAM	Ward:	St. Paul's (22)
Agent:	PETER HIGGINS		
Property Address:	362 RUSSELL HILL RD	Community:	
Legal Description:	PL 1598 PT LTS 57 & 58		

PURPOSE OF THE APPLICATION:

To demolish the existing dwelling and detached garage and to construct a new two-storey dwelling with a below grade integral garage and a front and rear elevated platform with stairs to grade.

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 (318.89 m²).
The new dwelling will have a gross floor area equal to 0.50 times the area of the lot (455.22 m²).

2. Section 6(3) Part II 8 D/F, By-law 438-86

The maximum permitted platform/steps height is 1.2 m and shall not project more than 2.5 m from the main front wall of a dwelling.
The front platform/steps will have a height of 2.64 m and will project 3.65 m from the main front wall of the dwelling.

3. 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 5.86 m of the dwelling, including the front and rear platform/steps, exceeding the depth of 17 m will be located 1.22 m from the north side lot line and 0.90 m from the south side lot line.

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

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

5. Section 12 (2) 273, By-law 438-86

The minimum required lot area is 929 m² .
The existing lot area is 911.11 m² .

23. 16 DELAVAN AVE

File Number:	A0460/07TEY	Zoning	R1 Z0.35 (Waiver)
Owner(s):	ERAN SHRAM	Ward:	St. Paul's (21)
Agent:	PETER HIGGINS		
Property Address:	16 DELAVAN AVE	Community:	
Legal Description:	PL M408 LT68		

PURPOSE OF THE APPLICATION:

To construct a 2-storey dwelling with a below 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 gross floor area s 0.35 times the area of the lot (264.27 m²).
The dwelling will have a gross floor area equal to 0.57 times the area of the lot (430.15 m²).

2. Section 6(3)PartII 8 D/F, By-law 438-86

The maximum permitted platform/steps height is 1.2 m and shall not project more than 2.5 m from the main front wall of a dwelling.
The front platform/steps will have a height of 2.74 m and will project 2.13 m from the main front wall of the dwelling.

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

A below grade integral garage with access in the wall facing the front lot line is not permitted.
The proposed integral garage is below grade and is in a wall facing the front lot line.

4. **Section 6(3) Part II 3 B, 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 dwelling will exceed the 17 m depth by 0.38 m and will be setback 1.22 m from the west side lot line and 0.90 m from the east side lot line.

24. 406 MONTROSE AVE

File Number:	A0461/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	ENID SINDY ERIKSSON MYRON JONES	Ward:	Trinity-Spadina (19)
Agent:	JOHN INGRAO		
Property Address:	406 MONTROSE AVE	Community:	
Legal Description:	PL 430 BLK F PT LTS 14 & 15		

PURPOSE OF THE APPLICATION:

To demolish the rear, two-storey portion of the existing dwelling and to construct a three-storey rear addition with a one-storey rear extended portion, a one-storey addition on the north side of the building, new basement stair access at the front leading to a basement addition, a front porch extension and to replace an existing garage at the rear with a carport and attached bicycle shed, plus a deck and trellis (arbour).

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 (117.94 m²). The building, as altered, will have a residential gross floor area of 0.78 times the area of the lot (154.02 m²).

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

The minimum required front lot line setback for a building on an inside lot is 3.37 m.

The existing dwelling is setback 3.37 m from the front lot line.

The dwelling, as altered, will be set back 1.66 m from the front lot line.

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

The minimum required side lot line setback for a row house in an R2 district is 0.45 m, where the side wall contains no openings.

The dwelling, as altered, will maintain the existing side lot line setback of 0 m on the south side and 0 m on the north side.

- 4. Section 6(3) Part II 3 (II), By-law 438-86**
A building is required to be located no closer than 1.2 m to the portion of the side wall of an adjacent building that contains openings.
The dwelling, as altered, will maintain the existing setback of 0.67 m from the adjacent building on the north side.
- 5. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14 m.
The existing depth of the dwelling is 17.96 m.
The dwelling, as altered, will have a depth of 20.86 m.
- 6. Section 6(3) Part III 1(A), By-law 438-86**
The minimum required landscaped open space is equal to 30% of the area of the lot (59 m²).
The proposed landscaped open space is equal to 19% of the area of the lot (38 m²).
- 7. Section 2(1), By-law 438-86**
The maximum permitted floor area of a carport is 28 m².
The proposed carport will have a floor area of 35.97 m² (this area includes the shed).

25. 79 HELENA AVE

File Number:	A0462/07EY	Zoning	R2 Z0.6 (PPR)
Owner(s):	EVELYNE NADIA SERRAF MAX MARC SERRAF	Ward:	St. Paul's (21)
Agent:	RUBEN BENCHITRIT		
Property Address:	79 HELENA AVE	Community:	
Legal Description:	PL M54 LT78		

PURPOSE OF THE APPLICATION:

To maintain the extension of the third floor mezzanine to the front wall of the existing detached house and the enlargement of the front window at this level, both of which were completed without proper authorization. To enclose a portion of the front platform for a porch addition and to extend a portion of the existing platform 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 (156.1 m²).

The dwelling, as altered, has a residential gross floor area equal to 0.76 times the area of the lot (197.67 m²).

(Note: In January 2001, the Committee of Adjustment approved an application for a new detached house with a residential gross floor area equal to 0.64 times the area of the lot (167.3 m²).

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

A building on an inside lot is required to have a minimum front lot line setback of 5.01 m.

The existing dwelling is set back 5.45 m from the front lot line.

The dwelling, as altered, will be set back 4.48 m from the front lot line, measured to the proposed porch enclosure.

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

The minimum required side lot line setback for a detached house in an R2 district is 0.9 m for the portion of the building not exceeding 17 m in depth where the side wall contains openings.

The existing side lot line setback is 0.83 m on the east side.

The dwelling, as altered, will be set back 0.78 m on the east side, measured to the proposed porch enclosure.

26. 108 BOULTON DR

File Number:	A0471/07TEY	Zoning	R1 Z0.35
Owner(s):	GAIL WALDMAN	Ward:	St. Paul's (22)
Agent:	GUY SHRAM		
Property Address:	108 BOULTON DR	Community:	
Legal Description:	PL 608E PT LTS 56 & 57		

PURPOSE OF THE APPLICATION:

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

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 (138.11 m²).

The new dwelling will have a gross floor area equal to 0.80 times the area of the lot (317.8 m²).

2. Section 6(3) Part II 3, 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 0.73 m of the dwelling exceeding the depth of 17 m will be located 0.64 m from the south side lot line and 0.90 m from the north side lot line.

- 3. **Section 6(3) Part II 3, By-law 438-86**
The required side yard setback is 0.90 m.
The new dwelling will be located 0.64 m from the south side lot line.

- 4. **Section 12(2) 323, By-law 438-86**
A building shall not be erected within 10 m of the Ravine Impact Area.
The new dwelling will be located within the Ravine Impact Area.

27. 225 WELLESLEY ST E

File Number:	A0572/07TEY	Zoning	R4 Z1.0 & Site Specific By-law 740-2004 (Waiver)
Owner(s):	WILLOWFIELD WINCHESTER INC.	Ward:	Toronto Centre-Rosedale (28)
Agent:	GEORGE VRACHAS		
Property Address:	225 WELLESLEY ST E	Community:	
Legal Description:	PLAN D85 LOTS 32 TO 34 PT LOTS 28 TO 31 AND 35 RP 66R20293 PARTS 3 TO 5		

PURPOSE OF THE APPLICATION:

To construct a garage storage building (Building 4) to service the 3 proposed condominium buildings and to allow for two windows in Building 3 to be 2.80 m from the adjacent ramp to the underground parking garage.

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

- 1. **Section 3(10), By-law 740-2004**
The by-law requires that Building 4 be within the “building envelopes” outlined on its Map 2.
Building 4 (garbage storage building) will be outside the “building envelopes” outlined on Map 2 of By-law 740-2004.

- 2. **Section 3(7), By-law 740-2004**
Map 2 of By-law 740-2004 indicates the permitted heights of all buildings as well as their location on the lot.
Building 4 (garbage storage building) will be 5.5 m in height and it will be in an area that has no height designation indicated on Map 2.

- 3. **Section 3(5), By-law 740-2004**

The by-law requires a window in any room, other than a bedroom or kitchen, in a dwelling unit located in the first storey of a building on Parcel B to be setback a minimum of 3.66 m from any pedestrian walkway or vehicular access roadway.
Two proposed windows on the east wall of the first storey of Building 3 will be located 2.80 m from the vehicular access roadway on the adjacent lot.

28. 51 COMMISSIONERS ST

File Number:	A0592/07TEY	Zoning	I2 D3 (WAIVER)
Owner(s):	TEDCO	Ward:	Toronto-Danforth (30)
Agent:	TED BRENNAN		
Property Address:	51 COMMISSIONERS ST	Community:	
Legal Description:	PLAN 540E PT LOT 3-5 RP 64R17027 PART 1		

PURPOSE OF THE APPLICATION:

To permit temporary use on the subject lands for entertainment shows by Cirque du Soleil from September 25, 2007 to October 28, 2007.

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

Section 9(1) Permitted Use, By-law 438-86
The by-law does not permit a place of amusement in an I3 Zone.

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

29a. 239 LONSMOUNT DR

File Number:	B0062/07TEY	Zoning	R1 Z0.6 (PPR)
Owner(s):	HARRY LITTLER	Ward:	St. Paul's (21)
Agent:	LORNE ROSE LORNE ROSE ARCHITECT		
Property Address:	239 LONSMOUNT DR	Community:	
Legal Description:	PL 1688 LT4		

THE CONSENT REQUESTED:

To sever the subject site into two residential lots.

Conveyed - Part 2

239 A Lonsmount Drive (Address to be assigned)

The lot has a frontage of 10.67 m and an area of 459.6 m². The existing dwelling will be demolished and the lot will be developed as a site of a two-storey detached dwelling with an integral garage below grade garage at the front, requiring variances to the Zoning By-law as outlined in Application A469/07TEY.

Retained – Part 1

239 B Lonsmount Drive (Address to be assigned)

The lot has a frontage of 10.67 m and an area of 460.33 m². The existing dwelling will be demolished and the lot will be developed as a site of a two-storey detached dwelling with an integral garage below grade garage at the front, requiring variances to the Zoning By-law as outlined in Application A0468/07TEY.

File Numbers B0062/07TEY, A0468/07TEY & A0469/07TEY will be considered jointly.

29b. 239 LONSMOUNT DR

File Number:	A0468/07TEY & A0469/07TEY	Zoning	R1 Z0.6 (PPR)
Owner(s):	HARRY LITTLER	Ward:	St. Paul's (21)
Agent:	LORNE ROSE LORNE ROSE ARCHITECT		
Property Address:	239 LONSMOUNT DR	Community:	
Legal Description:	PL 1688 LT4		

PURPOSE OF THE APPLICATION:

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

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

A0468/07TEY (239 B Lonsmount Drive - Address to be assigned – Part 1):

- Section 6(3) Part VII 1 (I), By-law 438-86**
The minimum required lot frontage is 12 m.
The new lot will have a frontage of 10.67 m.
- Section 6(3) Part I 1, By-law 438-86**
The residential gross floor area shall not exceed 0.60 times the area of the lot (275.60 m²).

The new dwelling will have a residential gross floor area equal to 0.66 times the area of the lot (304.86 m²).

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.

The new dwelling will be located 0.60 m from the east side lot line.

4. Section 6(3) Part II 8 D(I), By-law 438-86

The maximum height of an uncovered platform which projects into the required setbacks is 1.2 m above front “grade”.

The rear platform will have a height of 2.52 m above front “grade”.

5. 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.

A0469/07TEY (239 A Lonsmount Drive - Address to be assigned – Part 2):

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

The minimum required lot frontage is 12 m.

The new lot will have a frontage of 10.67 m.

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

The residential gross floor area shall not exceed 0.60 times the area of the lot (275.92 m²).

The new dwelling will have a residential gross floor area equal to 0.66 times the area of the lot (304.86 m²).

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.

The new dwelling will be located 0.60 m from the west side lot line.

4. Section 6(3) Part II 8 D(I), By-law 438-86

The maximum height of an uncovered platform which projects into the required setbacks is 1.2 m above front “grade”.

The rear platform will have a height of 2.41 m above front “grade”.

5. 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.

File Numbers B0062/07TEY, A0468/07TEY & A0469/07TEY will be considered jointly.

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

30. 61 DOUGLAS CRES

File Number:	A0960/06TEY	Zoning	R1B (PPR)
Owner(s):	AZAR ENAYATI	Ward:	Toronto-Danforth (29)
Agent:	AZAR ENAYATI		
Property Address:	61 DOUGLAS CRES	Community:	
Legal Description:	PL 2398 LT107 108		

PURPOSE OF THE APPLICATION:

To demolish the existing house and construct a two-storey detached house with a below-grade garage.

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

- Section 4, By-law 6752**
Erecting a residential building or structure on properties subject to flooding is prohibited.
The existing property is located within the TRCA Flood Plain.
- Section 7.3.3, By-law 6752**
The minimum required front yard setback is 6 m.
The proposed front yard setback is 5.79 m.
- Section 7.3.3, By-law 6752**
The minimum required north side yard setback is 0.9 m.
The proposed north side yard setback is 0.74 m.
- Section 7.1.3, By-law 6752**
Garages located below grade are prohibited in detached and semi-detached dwellings.
The proposed garage is below-grade.
- Section 7.3.3, By-law 6752**
The maximum permitted floor space index is 0.6 times the lot area (220 m²).
The proposed floor space index is 0.66 times the lot area (242.5 m²).

31. 559 COLLEGE ST

File Number:	A0012/07TEY	Zoning	MCR30 T3.0 R3.0 (PPR)
Owner(s):	555-563 COLLEGE STREET INC	Ward:	Trinity-Spadina (19)
Agent:	PLANNING AND ENGINEERING INITIATIVES LTD		
Property Address:	559 COLLEGE ST	Community:	
Legal Description:	PL 74 W PT LT198		

PURPOSE OF THE APPLICATION:

To convert the ground floor of the existing five-storey office building into retail space for a supermarket.

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

- Section 4(4)(b), By-law 438-86**
An additional 25 vehicle parking spaces are required on the lot or within 300m of the lot.
In this case, 0 additional parking spaces will be provided for the supermarket.
- Section 4(6)(b), By-law 438-86**
A minimum of one Type B loading space is required.
In this case, a Type B loading space shall not be provided.

32. 29 DUNDURN CRES

File Number:	A0294/07TEY	Zoning	R1 (Waiver)
Owner(s):	DAVID SKUY DONNA HOLMES	Ward:	St. Paul's (21)
Agent:	LYNCH AND COMISSO ARCH		
Property Address:	29 DUNDURN CRES	Community:	
Legal Description:	PL M427 LT8		

PURPOSE OF THE APPLICATION:

To replace the existing one-storey addition at the rear of the detached house with a two-storey addition and to construct a third floor rear dormer addition and a storage area above the existing attached garage.

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

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

The maximum permitted gross floor area is 0.4 times the area of the lot (181.76 m²).

The existing gross floor area is 0.367 times the area of the lot (166.91 m²).

The building, as enlarged, will have a gross floor area of 0.562 times the area of the lot (255.13 m²).

33. 958 LOGAN AVE

File Number:	A0331/07TEY	Zoning	R2 Z0.6 (WAIVER)
Owner(s):	SUZANNE MARKS	Ward:	Toronto-Danforth (29)
Agent:	ED MARKS		
Property Address:	958 LOGAN AVE	Community:	
Legal Description:	PL 709 PT LT39 << STRUCTURE ADDRESS FOR 958 LOGAN AVE		

PURPOSE OF THE APPLICATION:

To construct a detached garage at the rear of the property.

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

Section 4(2) (d), By-law 438-86

An accessory building or structure shall not exceed 4 m above the natural or finished elevation of the ground, whichever is lower, at all points adjacent to the perimeter of the building or structure.

In this case, the detached garage will be 4.88 m in height.

34. 167 GLENMOUNT PARK RD

File Number:	A0360/07TEY	Zoning	R1 Z0.6 (PPR)
Owner(s):	EVA KARPINSKI	Ward:	Beaches-East York (32)
Agent:	EVA KARPINSKI		
Property Address:	167 GLENMOUNT PARK RD	Community:	
Legal Description:	PL 405E PT LT10		

PURPOSE OF THE APPLICATION:

To alter the front enclosed porch to additional living space and to construct a rear two-storey addition onto the existing 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 0.6 times the area of the lot (128.29 m²).
The altered dwelling will have a gross floor area equal to 0.73 times the area of the lot (157.59 m²).
2. **Section 6(3) Part 11 2 (II), By-law 438-86**
The minimum required front lot line setback is 4.8 m.
The altered dwelling will be setback 2.4 m from the front lot line.
3. **Section 4, By-law 438-86**
A minimum of one parking space is required to be provided.
No on-site parking space will be provided.
4. **Section 6 Part III 3.(d)(i), By-law 438-86**
A minimum of 75% of the area of the portion of the lot between the front lot line and the line of the main front wall of the residential building as produced to the side lot line not covered by a permitted driveway shall be provided and maintained as soft landscaping (28 m²) .
In this case, 48% of soft landscaping will be provided (18 m²).

35. 355 WELLESLEY ST E

File Number:	A0374/07TEY	Zoning	R3 Z1.0 (PPR)
Owner(s):	DAVID SWAIN	Ward:	Toronto Centre-Rosedale (28)
Agent:	FREEMAN & MASON ARCH & ENGINEER		
Property Address:	355 WELLESLEY ST E	Community:	
Legal Description:	PL D132 PT LTS 35 & 36		

PURPOSE OF THE APPLICATION:

To convert the semi-detached dwellings to one single detached dwelling and to construct a rear and west side three-storey addition and a one-storey addition on the east side.

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

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

The minimum required setback of a building to the side wall of an adjacent building that contains openings is 1.2 m or 0.90 m to the side wall of an adjacent building that contains no openings. The altered and enlarged dwelling will be setback in the range of 0.22 m to 0.45 m from the adjacent building.

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

The minimum required side lot line setback for a depth not exceeding 17 m in depth and where the side walls contain no openings is 0.45 m. The proposed side lot line setback is 0.22 m.

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

The minimum required side lot line setback for a detached house which exceeds 17 m in depth is 7.5 m. The 5.2 m of the building that exceeds the 17.0 m depth will be setback 0.45 m from the east and west lot lines.

36. 226 DUNVEGAN RD

File Number:	A0375/07TEY	Zoning	R1 Z0.35 (PPR)
Owner(s):	NIRIT GILBOA	Ward:	St. Paul's (22)
Agent:	Jillian Aimis		
Property Address:	226 DUNVEGAN RD	Community:	
Legal Description:	PL 2275 PT LT17		

PURPOSE OF THE APPLICATION:

To demolish the detached garage and alter the existing 2 1/2 storey dwelling by constructing a rear one storey addition containing an attached garage; 2 rear second storey additions; and a second storey addition at the front northwest corner of the building.

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 (320.4 m²). The dwelling as enlarged will have a gross floor area of 0.55 times the area of the lot (503.4 m²).

2. Section 6(3) Part II 3.B (II), 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 dwelling, as enlarged, will exceed the 17 m depth by 2.03 m and will be setback 0.43 m from the east side lot line.

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

The minimum required side lot line setback is 0.9 m for that portion of the building not exceeding 17.0 m in depth.

The proposed east side lot line setback is 0.43 m.

III) Other Business:

1. Delegated Consents

a. 2 DARTNELL AVE

File Number:	B0068/07TEY	Zoning	R2 Z1.0 (Waiver)
Owner(s):	MATTHEW JAMES REDSELL	Ward:	St. Paul's (21)
Agent:	MATTHEW JAMES REDSELL		
Property Address:	2 DARTNELL AVE	Community:	
Legal Description:	PL 817 LT63 W PT LT61 W PT LT62		

THE CONSENT REQUESTED:

To create an easement/right-of-way.

Easement/Right-of-Way

Part 6, Plan 66R-22591

Part 6 has no lot frontage, has dimensions of 10.00 m by 20.00 m and will be subject to a pedestrian and vehicular access easement in favour of Parts 2 & 5, Plan 66R-21124 (4 Dartnell Avenue).

b. 4 DARTNELL AVE

File Number:	B0069/07TEY	Zoning	R2 Z1.0 (Waiver)
Owner(s):	COENRAAD BLOEMENDAL	Ward:	St. Paul's (21)
Agent:	COENRAAD BLOEMENDAL		
Property Address:	4 DARTNELL AVE	Community:	

Legal Description: PL 817 PT LT62

THE CONSENT REQUESTED:

To create an easement/right-of-way.

Easement/Right-of-Way

Part 5, Plan 66R-22591

Part 5 has no lot frontage, and has dimensions of 10.00 m by 20.00 m and will be subject to a easement for maintenance and access purposes in favour of Parts 1, 4 & 6, Plan 66R-21124 (2 Dartnell Avenue).

c. 851 - 853 RICHMOND ST W

File Number:	B0078/07TEY	Zoning	I1 D3 and R3 Z1.0 (WAIVER)
Owner(s):	LANTERRA STAFFORD LIMITED (UNDER A PURCHASE & SALE AGREEMENT)	Ward:	Trinity-Spadina (19)
Agent:	KIM KOVAR AIRD & BERLIS		
Property Address:	851 - 853 RICHMOND ST W	Community:	
Legal Description:	ORDNANCE RESERVE PT LTS 1 3		

THE CONSENT REQUESTED:

To obtain consent to sever a portion of the land for the purpose of a lot addition.

Conveyed Parcel of Land – Part 2

Part 2 does not have frontage on a street and has an area of 23.9 m². Part 2 will be added to the south abutting land known as 96 Stafford Street.

Retained Parcel of Land – Parts 1 and 3

851 – 853 Richmond Street West

Parts 1 and 3 will have a lot frontage on Stafford Street of 20.01 m and a lot area of 731.2 m². The site will be developed in accordance with a recent development approval Zoning By-law amendment as set out in Bill 757 for nine townhouse units.

2. Ontario Municipal Board Orders