

COMMITTEE OF ADJUSTMENT AGENDA

Toronto East York Panel

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

Date of Meeting: Wednesday, September 5, 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.	A0393/07TEY	PROM-EDU-VAL SOCIETY	77 CHARLES ST W	Toronto Centre-Rosedale (27)
2.	A0463/07TEY	GIUSEPPE PELLIGRA	531 QUEEN ST E	Toronto Centre-Rosedale (28)
3.	A0464/07TEY	CATHERINE WILSON	44 SIMPSON AVE	Toronto-Danforth (30)
4.	A0467/07TEY	1732242 ONTARIO INC	645 EUCLID AVE	Trinity-Spadina (19)
5.	A0470/07TEY	CHARLES EDWARD KERR	23 LARK ST	Beaches-East York (32)
6.	A0472/07TEY	MYER BRODY MARY ANNE FULLERTON	4 LOWTHER AVE 309	Trinity-Spadina (20)
7.	A0473/07TEY	VICKNETT HOLDINGS INC	605 WELLINGTON ST W	Trinity-Spadina (19)
8.	A0475/07TEY	AVA ROTH ANTON PIATIGORSKY	217 POPLAR PLAINS RD	St. Paul's (22)
9.	A0477/07TEY	KARI ABRAMS	41 GLOUCESTER GRV	St. Paul's (21)

10.	A0478/07TEY	ANTHONY KENNETH MIKLAUCIC NATASHA MIKLAUCIC	104 CLUNY DR	Toronto Centre-Rosedale (27)
11.	A0479/07TEY	SUSAN HOFFMAN	48 GLOUCESTER GRV	St. Paul's (21)
12.	A0480/07TEY	LEW PLIAMM LESLIE SOLE	472 RUSSELL HILL RD	St. Paul's (22)
13.	A0481/07TEY	SHELIA LORRANIE ROSE MARK JOSEPH RICHARDSON	79 HIGHCROFT RD	Beaches-East York (32)
14.	A0484/07TEY	GLASSHOUSE DEVELOPMENT LIMITED	127 & 129 QUEEN ST E	Toronto Centre-Rosedale (28)
15.	A0485/07TEY	VICTORIA M BRODDY	60 BALMORAL AVE	St. Paul's (22)
16.	A0486/07TEY	KATE KEMPTON STEPHEN MOLL	228 KENILWORTH AVE	Beaches-East York (32)
17.	A0487/07TEY	JEANNE REYES EROLES PATROCINIO EROLES	1320 WOODBINE AVE	Beaches-East York (31)
18.	A0488/07TEY	CHERI DI NOVO GILBERT GASPAR	71 ELM GROVE AVE	Parkdale-High Park (14)
19.	A0489/07TEY	OXFORD PROPERTIES CANADA LIMITED	120 ADELAIDE ST W	Toronto Centre-Rosedale (28)
20.	A0490/07TEY	FIONA MCCALL	197 ROXTON RD	Trinity-Spadina (19)
21.	A0492/07TEY	STEPHANIE YOUNG BRADLEY RADIN	155 DUNVEGAN RD	St. Paul's (22)
22.	A0493/07TEY	TSUR MOSES	23 DELAVAN AVE	St. Paul's (21)
23.	A0494/07TEY	SHAUN JOSEPH WEDICK HENRY MIKE LOTIN	103 MADISON AVE	Trinity-Spadina (20)
24.	A0495/07TEY	HEATHER SENST PETER SENST	33 MAPLE AVE	Toronto Centre-Rosedale (27)
25.	A0498/07TEY	JOHN PROCTOR	13 BERNARD AVE	Trinity-Spadina (20)
26.	A0499/07TEY	BEVERLEY JANE COOPER JOHN PATRICK JARVIS	55 LANGFORD AVE	Toronto-Danforth (29)
27.	A0500/07TEY	CONCORD CITYPLACE ACQUISITION	4 A SPADINA AVE	Trinity-Spadina (20)
28.	A0501/07TEY	ANTONINA SPERANZA JONATHAN BUICK	54 FARNHAM AVE	St. Paul's (22)
29.	A0503/07TEY	GARY MAZIN	205 ROSEMARY RD	St. Paul's (21)
30.	A0504/07TEY	KERI ANNE FORBES	38 GIBSON AVE	Toronto Centre-Rosedale (27)

31.	A0505/07TEY	JOHNSTON SHOSHANNAH SILVERMAN	37 WARWICK AVE	St. Paul's (21)
32.	A0506/07TEY	TAFFYCROFT	384 SUNNYSIDE AVE	Parkdale-High Park (14)
33.	A0507/07TEY	MICHAEL AND CONNIE PUN	12 HIGHLAND CRES	Toronto Centre-Rosedale (27)
34.	A0509/07TEY	DAVID PATRICK STYLES	50 ROXBOROUGH ST W	Toronto Centre-Rosedale (27)
35.	A0510/07TEY	EUGENE SIMARD NANCY SIMARD	162 KING EDWARD AVE	Beaches-East York (31)
36.	A0511/07TEY	THE 100 GROUP INC	450 QUEEN ST W	Trinity-Spadina (20)
37.	A0512/07TEY	GAYLE LORRAINE MARSON CHRISTOPHER DANIEL MATTHEWS	48 INDIAN RD	Parkdale-High Park (14)

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

	File Number	Owner	Property	Community (Ward)
38a.	B0063/07TEY	1341751 ONTARIO LTD.	649 WOODBINE AVE	Beaches-East York (32)
			(PARTS 1 & 2)	
38b.	A0482/07TEY	1341751 ONTARIO LTD.	649 WOODBINE AVE	Beaches-East York (32)
	& A0483/07TEY		(PARTS 1& 2)	
39a.	B0064/07TEY	MARGUERITE LOUISE GRANT ESTATE	66 COLERIDGE AVE	Beaches-East York (31)
39b.	A0496/07TEY	MARGUERITE LOUISE	66 COLERIDGE AVE	Beaches-East York (31)
	& A497/07TEY	GRANT ESTATE		
40.	A0663/07TEY	BRIAN KUCHARSKI GILEAD PLACE INVESTMENTS	7 GILEAD PL	Toronto Centre-Rosedale (28)
41.	A0715/07TEY	SHARON GOLDBERG	99 DUNLOE RD	St. Paul's (22)

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

	File Number	Owner	Property	Community (Ward)
42.	A0505/06TEY	SIMONE NORMAN	20 BRUNSWICK AVE	Trinity-Spadina (20)
43.	A0081/07TEY	MAYA HILL	58 GARNET AVE REAR	Trinity-Spadina (19)

44.	A0082/07TEY	ANDREW HILL	58 GARNET AVE	Trinity-Spadina (19)
45a.	B0014/07TEY	VESNA DODEVSKA	91 CLAREMONT ST	Trinity-Spadina (19)
45b.	A0078/07TEY AND A0079/07TEY	VESNA DODEVSKA	91 CLAREMONT ST	Trinity-Spadina (19)
46.	A0335/07TEY	ROBERT GRANT KATHRYN ALLEN	8 PLAYTER BLVD	Toronto-Danforth (29)
47.	A0401/07TEY	MARIA MARTINS	507 ROXTON RD	Trinity-Spadina (19)
48.	A0402/07TEY	DOMINGOS MARTINS	509 ROXTON RD	Trinity-Spadina (19)
49.	A0409/07TEY	CONCORD PANORAMA LIMITED	450 LAKE SHORE BLVD W	Trinity-Spadina (20)
50a.	B0061/07TEY	ALEXI LOGANTCHOUK IRINIA LOGANCHUK	107 HILLSDALE AVE E	St. Paul's (22)
50b.	A0465/07TEY & A0466/07TEY	ALEXI LOGANTCHOUK IRINIA LOGANCHUK	107 HILLSDALE AVE E	St. Paul's (22)

III) Other Business:

1. Delegated Consents

	File Number	Owner	Property	Community (Ward)
a)	B0082/07TEY	WLODZIMIERZ SCHIMMING ESTATE	21 & 25 LANGLEY AVE	Toronto-Danforth (30)

2. Ontario Municipal Board Orders

The following applications will be heard at 2:00 p.m. or shortly thereafter:**1. 77 CHARLES ST W**

File Number:	A0393/07TEY	Zoning	Q T2.0 (Waiver)
Owner(s):	PROM-EDU-VAL SOCIETY	Ward:	Toronto Centre-Rosedale (27)
Agent:	KIM KOVAR		
Property Address:	77 CHARLES ST W	Community:	
Legal Description:	PL D 276 LT42-7 PT LANE CLS BY LAWS 19043 & 21411		

PURPOSE OF THE APPLICATION:

To construct a 16-storey mixed-use building with 66 dwelling units and institutional space in a 3-storey podium.

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

- 1. Section 1(2) and Map 2, By-law 954-2005**
The building is required to be located within the building envelope shown on Map 2.
The proposed building will be located within the building envelope shown on Revised Map 2 dated July 6, 2007.
- 2. Section 1(3) and Map 2, By-law 954-2005**
The maximum permitted building height range is 12.4 m to 61.9 m in accordance with Map 2.
The proposed building will have heights ranging from 12.4 m to 68.1 m in accordance with Revised Map 2 dated July 6, 2007.
- 3. Section 1(3) (iii) and (iv) and Map 2, By-law 954-2005**
Certain roof top equipment having a vertical dimension of up to 3 m, except above the mechanical penthouse roof level height of 61.9 m and certain roof top equipment having a vertical clearance of 1.2 m above the mechanical penthouse roof level height of 61.9 m is permitted.
The proposed mechanical penthouse roof level height, including screen, in accordance with Revised Map 2, will now be 68.1 m and certain roof top equipment having a vertical dimension of 3 m or 3.5 m in the case of a garden wall/trellis at the east and west sides of the podium roof height level of 12.4 m are proposed above the 12.4 m roof height level.
- 4. Section 1(5), By-law 954-2005**
The maximum permitted non-residential gross floor area is 2945 m².
The proposed non-residential gross floor area is 3790 m².

2. 531 QUEEN ST E

File Number:	A0463/07TEY	Zoning	MCR T2.0* & MCR T2.0 C1.0 R1.5
Owner(s):	GIUSEPPE PELLIGRA	Ward:	Toronto Centre-Rosedale (28)
Agent:	MURRAY FEARN KHALMUR BUILDING PRODUCTIONS INC.		
Property Address:	531 QUEEN ST E	Community:	
Legal Description:	PL 38E LT7		

PURPOSE OF THE APPLICATION:

To construct a full rear basement addition under the existing mixed use building. To re-construct the foundation and main floor east wall. To construct a flat roof on the main floor at the rear.

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

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

The maximum permitted combined non-residential and residential gross floor area is 2.0 times the lot area (145.2 m²).

The proposed combined gross floor area is 2.2 times the lot area (157.5 m²).

3. 44 SIMPSON AVE

File Number:	A0464/07TEY	Zoning	R2 Z0.6
Owner(s):	CATHERINE WILSON	Ward:	Toronto-Danforth (30)
Agent:	CATHERINE WILSON		
Property Address:	44 SIMPSON AVE	Community:	
Legal Description:	PL M95 LT21		

PURPOSE OF THE APPLICATION:

To construct a second storey rear addition above an existing one-storey extension.

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

The maximum permitted gross floor area is 0.69 times the lot area lot (182.7 m²).

The altered dwelling will have a gross floor area equal to 0.89 times the lot area (234.68 m²).

4. 645 EUCLID AVE

File Number:	A0467/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	1732242 ONTARIO INC	Ward:	Trinity-Spadina (19)
Agent:	ANDREW ZUKER		
Property Address:	645 EUCLID AVE	Community:	
Legal Description:	PL 801 PT LT160 PT LT161		

PURPOSE OF THE APPLICATION:

To increase the number of dwelling units in the existing converted house from two to three, by altering the use of the basement to a self contained dwelling unit.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW :**1. Section 5(2)1.(ii), By-law 438-86**

The whole of the building, including any additions thereto, as it stands before conversion shall be at least five years old.

In this case, alterations to the building have been constructed within the last five years (a front covered porch with a cold storage beneath, a front basement entrance and a rear third floor deck).

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

The gross floor area of a residential dwelling shall not exceed 0.6 times the area of the lot (117.56 m²).

The altered dwelling will have a gross floor area equal to 1.45 times the area of the lot (283.7 m²).

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

The minimum required front lot line setback is 4.44 m.

The dwelling as altered is setback 2.45 m from the front lot line.

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

A converted dwelling is not permitted to have substantial change in appearance as the result of the conversion.

The alterations to the building have resulted in a substantial change in the appearance of the building, as the building contains two front entrances at the ground floor level.

5. 23 LARK ST

File Number:	A0470/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	CHARLES EDWARD KERR	Ward:	Beaches-East York (32)
Agent:	CHARLES EDWARD KERR		
Property Address:	23 LARK ST	Community:	
Legal Description:	PL E 442 PT LT35		

PURPOSE OF THE APPLICATION:

To construct a third floor dormer addition on the south side of the detached house.

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 (181.16 m²).
The altered dwelling will have a gross floor area equal to 0.74 times the area of the lot (222.82 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 0.30 m from the adjacent dwelling at No. 21 Lark Street.
- 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 0.17 m from the south side lot line.

6. 4 LOWTHER AVE 309

File Number:	A0472/07TEY	Zoning	CRT 3.0 C3.0 R1.0 (PPR)
Owner(s):	MYER BRODY MARY ANNE FULLERTON	Ward:	Trinity-Spadina (20)
Agent:	PAUL MARTEL		
Property Address:	4 LOWTHER AVE 309	Community:	
Legal Description:	METRO TORONTO CONDO PL 692 LVL 2 UNIT 9 LVL A UNIT 16 PARKING & UNIT 23		

PURPOSE OF THE APPLICATION:

To construct two, one-storey additions on the existing terrace of unit No. 309 located within the building.

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

Section 6(g), By-law 787-80

The residential gross floor area of the building shall not exceed 8,361 m².

The existing residential gross floor area of the building is 8,737.89 m².

The building, as altered, will have a residential gross floor area of 8,771.89 m².

Note: Committee of Adjustment decisions dated November 27, 1986 and August 27, 1987 permitted terrace enclosures of the units from the 3rd to 7th floor of the building and also unit 308.

7. 605 WELLINGTON ST W

File Number:	A0473/07TEY	Zoning	R3 Z1.5 (PPR)
Owner(s):	VICKNETT HOLDINGS INC	Ward:	Trinity-Spadina (19)
Agent:	VICTOR ROSA		
Property Address:	605 WELLINGTON ST W	Community:	
Legal Description:	MILITARY RES BLK L PT LT25		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the front and the rear third floor additions to the existing converted row house, constructed without proper authorization.

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

- Section 6(3) Part II 3, By-law 438-86**
The minimum required side yard setback is 0.45 m.
The additions maintain the existing setback of 0.0 m from the east side 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 additions are located 0.0 m from premises No. 603 Wellington Street West.
- Section 6(2) 1(iii) A, By-law 438-86**
The by-law permits only one addition to a converted house.
In this case, two additions were constructed.

8. 217 POPLAR PLAINS RD

File Number:	A0475/07TEY	Zoning	R1 Z 0.6 (PPR)
Owner(s):	AVA ROTH ANTON PIATIGORSKY	Ward:	St. Paul's (22)
Agent:	SHAWN FREEMAN		
Property Address:	217 POPLAR PLAINS RD	Community:	
Legal Description:	PL 826Y PT BLK B		

PURPOSE OF THE APPLICATION:

To construct a rear one-storey addition behind the attached two-car garage on the north west corner of the existing detached dwelling.

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 0.6 times the area of the lot (567m²).

The altered dwelling will have a gross floor area equal to 0.62 times the area of the lot (583.4m²).

9. 41 GLOUCESTER GRV

File Number:	A0477/07TEY	Zoning	R1 (PPR)
Owner(s):	KARI ABRAMS	Ward:	St. Paul's (21)
Agent:	ERNEST HODGSON		
Property Address:	41 GLOUCESTER GRV	Community:	
Legal Description:	PL 2339 PT LT87 TO 90 PL 7777 PT 18		

PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition and deck and a complete second-storey addition over the existing bungalow.

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

1. Section (3) (b), Zoning By-law 3623-97

The maximum permitted floor space index is 0.6 times the area of the lot (147 m²).
The altered dwelling will have a floor space index is 0.91 times the area of the lot (223.9 m²).

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

The maximum permitted floor space index is 0.4 times the area of the lot (97 m²).
The altered dwelling will have a floor space index is 0.91 times the area of the lot (223.9 m²).

3. Section 3. (a), By-law 1-83

The minimum required side yard setback is 1.2 m per side.
The altered dwelling will have a side yard setback is 0.3m on the west side and 1.14 m on the east side.

10. 104 CLUNY DR

File Number:	A0478/07TEY	Zoning	R1 Z0.6 (PPR)
Owner(s):	ANTHONY KENNETH MIKLAUCIC NATASHA MIKLAUCIC	Ward:	Toronto Centre-Rosedale (27)
Agent:	MOISE BENSIMON		
Property Address:	104 CLUNY DR	Community:	
Legal Description:	PL E370 PT LTS 63 & 64		

PURPOSE OF THE APPLICATION:

To expand the area of the third floor of the existing 2 1/2 storey single family dwelling by constructing a rear third floor dormer addition.

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 (260.02 m²).
The altered dwelling will have a residential gross floor area of 0.94 times the area of the lot (407.2 m²).

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

The maximum permitted height of a residential building is 10.0 m.
The altered dwelling will have a height of 10.8 m.

11. 48 GLOUCESTER GRV

File Number:	A0479/07TEY	Zoning	R2 (PPR)
Owner(s):	SUSAN HOFFMAN	Ward:	St. Paul's (21)
Agent:	GEORGE POPPER GEORGE POPPER ARCHITECT		
Property Address:	48 GLOUCESTER GRV	Community:	
Legal Description:	PL 2339 PT LT15 PT LT16		

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing bungalow and a one-storey front bay window addition.

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

1. Section 8.3. (a), By-law 1-83

The minimum required side yard set back is 0.5 m.

The altered dwelling will be located 0.38 m from the east side lot line.

2. Section 3.4.7. (a), By-law 1-83

An unenclosed rear deck is not permitted to project into the required side yard set back.

The proposed rear deck and canopy will project into the required side yard set back.

12. 472 RUSSELL HILL RD

File Number:	A0480/07TEY	Zoning	R1 Z0.35 (PPR)
Owner(s):	LEW PLIAMM LESLIE SOLE	Ward:	St. Paul's (22)
Agent:	RICHARD WENGLER		
Property Address:	472 RUSSELL HILL RD	Community:	
Legal Description:	PL 2240 LT85		

PURPOSE OF THE APPLICATION:

To demolish the existing dwelling and construct a new, two-storey single family 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 is 0.35 times the area of the lot (244.7 m²).

The new single family dwelling will have a gross floor area of 0.67 times the area of the lot (467.85 m²).

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

The minimum required setback from the front line is 8.95 m.

The new dwelling will have a setback from the front line of 8.33 m.

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

Below-grade integral garage in which the vehicle access to the garage is located in a wall facing the front lot line is not permitted.

The new dwelling will have a below-grade integral garage.

4. Section 6(3) Part II3, By-law 438-86

The minimum required setback for the rear of a dwelling exceeding the depth of 17 m is 7.5 m from the south and the north lot line.

The rear of the new dwelling will exceed the depth of 17 m by 9.14 m and will have a setback from the south lot line of 1.2 m and from the north lot line of 0.91m.

13. 79 HIGHCROFT RD

File Number:	A0481/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	SHELIA LORRANIE ROSE MARK JOSEPH RICHARDSON	Ward:	Beaches-East York (32)
Agent:	MARK JOSEPH RICHARDSON		
Property Address:	79 HIGHCROFT RD	Community:	
Legal Description:	PL 460E PT LT137		

PURPOSE OF THE APPLICATION:

To demolish the existing detached garage at the rear of the dwelling and to construct a garden shed (accessory structure) at the rear of the property.

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

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

The maximum permitted floor area for an accessory structure is 5% of the area of the lot (16.4 m²).

The proposed accessory structure (garden shed) will have a floor area of 5.4% of the area of the lot (17.8 m²).

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

An accessory structure (excluding a garden or storage shed less than 9 m² in floor area or private garage) is required to have a minimum setback of 3 m from all lot lines.

The proposed accessory structure (garden shed) will be setback 0.61 m from the rear lot line and 0.61 m from the south lot line.

14. 127 & 129 QUEEN ST E

File Number:	A0484/07TEY	Zoning	CR T4.0 C2.0 R4.0 (WAIVER)
Owner(s):	GLASSHOUSE DEVELOPMENT LIMITED	Ward:	Toronto Centre-Rosedale (28)
Agent:	ADAM BROWN SHERMAN BROWN DRYER KAROL GOLD LEBOW		
Property Address:	127 & 129 QUEEN ST E	Community:	
Legal Description:	PT GORE IN FRONT PARK LT6		

PURPOSE OF THE APPLICATION:

To construct the following on the subject site: a twelve-storey mixed use building containing 86 residential units with retail at grade; and a three-storey commercial building. There will be two levels of underground parking servicing both buildings.

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

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

The by-law permits a maximum residential gross floor area of 4.0 times the area of the lot (3974.8 m²). In Decision Number 0717 dated April 6, 2004 the Ontario Municipal Board permitted a residential gross floor area of 5.7 times the area of the lot (5627 m²).

The altered building will have a residential gross floor area equal to 5.9 times the area of the lot 5921.35 m².

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

The by-law permits a maximum building height of 30.0 m.

In Decision Number 0717 dated April 6, 2004 the Ontario Municipal Board permitted a maximum building height of 38.01 m.

The altered building will have a maximum height of 37.97 m.

3. **Section 4(2)(a)(i)A, By-law 438-86**
The by-law permits a maximum mechanical penthouse and rooftop elements height of 35.0 m.
In Decision Number 0717 dated April 6, 2004 the Ontario Municipal Board permitted a maximum height of rooftop elements of 39.96 m.
The proposed building will have a maximum rooftop elements height of 44.61 m.
4. **Section 4(2)(a)(ii)A, By-law 438-86**
The maximum permitted height of the private roof garden is 33.0 m.
The height of the private roof garden will be 39.49 m.
5. **Section 4(2)(a)(ii)B, By-law 438-86**
The by-law requires the structures to be setback 2.0 m from the outside wall.
The private roof garden structures will not be setback.
6. **Section 4(5)(b), By-law 438-86**
A minimum required 44 parking spaces (39 tenants and 5 visitors) shall be provided.
In this case, 29 parking spaces (24 tenants and 5 visitors) will be provided.
7. **Section 4(12), By-law 438-86**
A minimum required 172 m² of indoor residential amenity space and 172 m² of outdoor residential amenity space shall be provided.
In this case, 76.54 m² of indoor residential amenity space and 66 m² of outdoor residential amenity space will be provided.
8. **Section 4(13)(a) & (c), By-law 438-86**
A minimum required 65 bicycle parking spaces (52 occupants and 13 visitors) shall be provided.
In this case, 39 bicycle parking spaces (31 occupants and 8 visitors) will be provided.

15. 60 BALMORAL AVE

File Number:	A0485/07TEY	Zoning	R2 Z0.6
Owner(s):	VICTORIA M BRODDY	Ward:	St. Paul's (22)
Agent:	ERIN WENZL		
Property Address:	60 BALMORAL AVE	Community:	
Legal Description:	PL 703 PT LTS 32 & 33		

PURPOSE OF THE APPLICATION:

To construct a rear one-storey addition and a rear third floor additon to the existing semi-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 is 0.69 times the area of the lot (134.55 m²).
The altered dwelling will have a gross floor area 1.10 times the area of the lot (214.7 m²).
- 2. Section 6(3) Part VI 1(V), By-law 438-86**
The maximum permitted depth of a residential building, including any additions, is 17.0 m.
The proposed building depth is 18.2 m.

16. 228 KENILWORTH AVE

File Number:	A0486/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	KATE KEMPTON STEPHEN MOLL	Ward:	Beaches-East York (32)
Agent:	STEPHEN MOLL		
Property Address:	228 KENILWORTH AVE	Community:	
Legal Description:	PL M228 PT LT27 RP 66R3424 PT 1		

PURPOSE OF THE APPLICATION:

To construct a roof over an existing concrete porch at the front of the semi-detached dwelling.

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

- 1. 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 23.6 m.
The altered dwelling will be located 21.87 m from the front lot line.
- 2. Section 6(3) Part II 3.C (I), By-law 438-86**
The minimum required side lot line setback for a semi-detached house in an R2 district is 0.45 m, where the side wall contains no openings.
The covered front porch will be located 0.04 m from the north side lot line.

17. 1320 WOODBINE AVE

File Number:	A0487/07TEY	Zoning	R2A (Waiver)
Owner(s):	JEANNE REYES EROLES PATROCINIO EROLES	Ward:	Beaches-East York (31)
Agent:	TONY VALENTIN		
Property Address:	1320 WOODBINE AVE	Community:	
Legal Description:	PL 2059 PT LT58 PT LT59		

PURPOSE OF THE APPLICATION:

To reconstruct an existing one-storey extension at the rear of the dwelling and to construct a one-storey addition at the rear of reconstructed extension.

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

- Section 7.8, By-law 6752**
The maximum permitted coverage is 0.35 times the area of the lot (58.67 m²).
The existing coverage of the dwelling is 0.29 times the area of the lot (48.51 m²).
The dwelling, as altered, will have a coverage of 0.37 times the area of the lot (61.91 m²).
- Section 7.8, By-law 6752**
The minimum required setback from the front lot line is 6 m.
The existing and proposed setback from the front lot line is 2.84 m.

18. 71 ELM GROVE AVE

File Number:	A0488/07TEY	Zoning	R2 Z1.0 (PPR)
Owner(s):	CHERI DI NOVO GILBERT GASPAR	Ward:	Parkdale-High Park (14)
Agent:	GILBERT GASPAR		
Property Address:	71 ELM GROVE AVE	Community:	
Legal Description:	PL 418 BLK B PT LT9		

PURPOSE OF THE APPLICATION:

To replace the existing second floor deck and canopy at the rear of the three-unit dwelling with a second floor deck.

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

- 1. Section 6(3) Part II 5, By-law 438-86**
The maximum permitted building depth is 14 m.
The dwelling with the deck will have a depth of 24.9 m.
- 2. 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 0.0 m from the north side lot line.

19. 120 ADELAIDE ST W

File Number:	A0489/07TEY	Zoning	CR T12.0 C8.0 R11.7 (WAIVER)
Owner(s):	OXFORD PROPERTIES CANADA LIMITED	Ward:	Toronto Centre-Rosedale (28)
Agent:	MARY BULL		
Property Address:	120 ADELAIDE ST W	Community:	
Legal Description:	PT TOWN LTS 7 & 8 S/S RICHMOND ST W N/S ADELAIDE ST W		

PURPOSE OF THE APPLICATION:

To construct an atrium to the front of the existing building.

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

- 1. Section 2(2), By-law 512-78**
An addition shall be not be located outside of the Areas designated 'A', 'B' and 'C'.
The addition will be located within the Area designated 'D' as shown on the proposed plan known as Schedule A, which is located outside Areas Designated as 'A', 'B' and 'C' of By-law 512-78.
- 2. Section 2(11), By-law 512-78**
The minimum required common outdoor space is 5574.0 m².
In Decision Number A0274/04T, the Committee approved a common outdoor space of 4708 m².
In this case, the common outdoor space will be 3737.6 m².
- 3. Section 2(10), By-law 512-78**
The by-law requires a covered pedestrian walkway as shown on the schedule attached to the by-law.
The covered pedestrian walkway within the Area designated 'D' as shown on the proposed plan known as Schedule A, will be deleted.

20. 197 ROXTON RD

File Number:	A0490/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	FIONA MCCALL	Ward:	Trinity-Spadina (19)
Agent:	PAUL T HOWARD		
Property Address:	197 ROXTON RD	Community:	
Legal Description:	PL 1037 LT4		

PURPOSE OF THE APPLICATION:

To convert the existing single family dwelling to a converted house containing three dwelling units and to construct a rear fire escape from the third floor with stairs to grade.

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 0.6 times the area of the lot (245.19 m²).
The existing and proposed residential gross floor area of the building, as converted, will be 0.94 times the area of the lot (383.17 m²).
- Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14 m.
The building, including the rear fire escape, will have a depth of 25.3 m.

21. 155 DUNVEGAN RD

File Number:	A0492/07TEY	Zoning	R1 Z0.35 (WAIVER)
Owner(s):	STEPHANIE YOUNG BRADLEY RADIN	Ward:	St. Paul's (22)
Agent:	GRANT WICE		
Property Address:	155 DUNVEGAN RD	Community:	
Legal Description:	PL 2240 LT7 PT LT8		

PURPOSE OF THE APPLICATION:

To convert the existing rear attached garage into habitable space (sunroom).

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

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

The residential gross floor area shall not exceed 0.35 times the area of the lot (313.6 m²).
The existing residential gross floor area is equal to .534 times the area of the lot (479.28 m²).
The altered dwelling will have a residential gross floor area equal to 0.56 times the area of the lot (504.2 m²).

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

The minimum required side yard setback for the portion of a detached house that exceeds 17.0 m in depth is 7.5 m.
The altered dwelling exceeds the 17 m depth by 4.77 m and will maintain the existing setback of 0.56 m from the north side lot line.

22. 23 DELAVAN AVE

File Number:	A0493/07TEY	Zoning	R1 Z0.35 (PPR)
Owner(s):	TSUR MOSES	Ward:	St. Paul's (21)
Agent:	TSUR MOSES		
Property Address:	23 DELAVAN AVE	Community:	
Legal Description:	PL M408 PT LT50 PT LT51		

PURPOSE OF THE APPLICATION:

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

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

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

The residential gross floor area of shall not exceed 0.35 times the area of the lot (152.31 m²).
The new dwelling will have a residential gross floor area equal to 0.67 times the area of the lot (291.98 m²).

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

The minimum required side yard setback for the portion of a detached house that exceeds 17.0 m in depth is 7.5 m.
The new dwelling will exceed the 17 m depth on the west side by 0.4 m and on the east side by 4.35 m and will be setback 0.9 m from the west and east side lot lines.

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

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

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

The by-law requires a driveway located between the front lot line, as projected to the side lot lines, and any wall facing the front lot line, not to exceed a width of 3.05 m at the front lot line and 4.9 m at the wall.

The proposed driveway is located outside a line drawn between the permitted limits and has a width of 4.0 m at the front lot line.

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

A minimum landscaped open space of 75% of the area of lot between the front lot line and the main front wall of the building as projected to the side lot line will not be maintained.

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

A porch exceeding a height of 1.2 m shall not project into the front yard setback.

The front porch along the east lot line will exceed 1.2 m in height and will project 1.5 m in the front yard set back of 10.0 m.

23. 103 MADISON AVE

File Number:	A0494/07TEY	Zoning:	R2 Z1.0 (Waiver)
Owner(s):	SHAUN JOSEPH WEDICK HENRY MIKE LOTIN	Ward:	Trinity-Spadina (20)
Agent:	HENRY LOTIN		
Property Address:	103 MADISON AVE	Community:	
Legal Description:	PL M2 PT LT118		

PURPOSE OF THE APPLICATION:

To legalize and maintain the existing covered house with five dwelling units.

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

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

The by-law requires the provision of 4 motor vehicle parking spaces.

The proposed number of parking spaces is zero.

24. 33 MAPLE AVE

File Number:	A0495/07TEY	Zoning	R1 Z0.6 (PPR)
Owner(s):	HEATHER SENST PETER SENST	Ward:	Toronto Centre-Rosedale (27)
Agent:	BERNADETTE GREGOR CHANDLER GRAHAM ARCHITECTS INC.		
Property Address:	33 MAPLE AVE	Community:	
Legal Description:	PL 524 PT LTS 10 & 11		

PURPOSE OF THE APPLICATION:

To construct a rear second floor sunroom addition.

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

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

The maximum permitted building depth is 17.0 m.

The existing building depth is 26.28 m.

The proposed 2nd floor addition will have a depth of 20.66 m.

25. 13 BERNARD AVE

File Number:	A0498/07TEY	Zoning	R2 Z1.0
Owner(s):	JOHN PROCTOR	Ward:	Trinity-Spadina (20)
Agent:	MARK HALL		
Property Address:	13 BERNARD AVE	Community:	
Legal Description:	PL E278 LT4		

PURPOSE OF THE APPLICATION:

To construct a rear ground floor addition to the existing semi-detached dwelling and enlarge the rear third floor dormer window.

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 1.0 times the lot area (228.88 m²).

The altered dwelling would have a gross floor area of 1.23 times the lot area (283.70 m²).

26. 55 LANGFORD AVE

File Number:	A0499/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	BEVERLEY JANE COOPER JOHN PATRICK JARVIS	Ward:	Toronto-Danforth (29)
Agent:	KEITH BECKER		
Property Address:	55 LANGFORD AVE	Community:	
Legal Description:	PL 1170 PT BLK A		

PURPOSE OF THE APPLICATION:

To construct a rear 3rd floor addition to the rear of the existing semi-detached dwelling and to convert the 3rd floor attic into habitable space.

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

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

The maximum permitted residential gross floor area is 0.69 times the area of the lot (137.21 m²).
The altered dwelling will have a gross floor area equal to 0.88 times the area of the lot (174.64 m²).

27. 4 A SPADINA AVE

File Number:	A0500/07TEY	Zoning	CR (Waiver)
Owner(s):	CONCORD CITYPLACE ACQUISITION	Ward:	Trinity-Spadina (20)
Agent:	KIM KOVAR AIRD & BERLIS LLP		
Property Address:	4 A SPADINA AVE	Community:	
Legal Description:	PL D970 PT LT20 RP 66R16838 PT 13		

PURPOSE OF THE APPLICATION:

To provide a reduced number of visitor parking spaces in conjunction with the previously approved 47-storey mixed-use development currently under construction on the site.

Note: On March 31, 2005 and February 22, 2006 the Committee of Adjustment approved on condition the

above noted proposal to construct a 47-storey mixed-use development.

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

Section 4(5)(g), By-law 1994-0805

A minimum of 53 visitor parking spaces for the exclusive use of visitors to the dwelling units in the building are required.

In this case, a total of 27 parking spaces for exclusive use of visitors and 27 shared visitor/retail parking spaces are proposed.

28. 54 FARNHAM AVE

File Number:	A0501/07TEY	Zoning	R2 Z0.6
Owner(s):	ANTONINA SPERANZA JONATHAN BUICK	Ward:	St. Paul's (22)
Agent:	DONOVAN BUMANGLAG		
Property Address:	54 FARNHAM AVE	Community:	
Legal Description:	PL 947Y PT LT14 PT LT15		

PURPOSE OF THE APPLICATION:

To construct a 2-storey addition at rear of the existing detached dwelling

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

- 1. Zoning By-law 438-86, Section 6(3) Part I 1**
The maximum permitted gross floor area is 0.60 times the lot area (351.0 m²)
The proposed gross floor area is 0.77 times the lot area (449.77 m²)
- 2. Zoning By-law 438-86, Section 6(1)**
The zone does not permit the use of a lounge or study in the accessory building
The proposed use of the accessory building is a lounge/study
- 3. Zoning By-law 438-86, Section 6(3) Part I 2**
The maximum permitted gross floor area for an accessory building is 5% of the lot area (29.25 m²)
The proposed gross floor area for the accessory building is 19% of the lot area (111.7 m²)
- 4. Zoning By-law 438-86, Section 6(3) Part II 7(1)**
The minimum required rear and side yard set back is 3.0 m
The proposed rear yard set back is 0.5 m and the east side yard set back is 1.47 m

29. 205 ROSEMARY RD

File Number:	A0503/07TEY	Zoning	R1 Z0.6. (PPR)
Owner(s):	GARY MAZIN	Ward:	St. Paul's (21)
Agent:	ERAN SHRAM		
Property Address:	205 ROSEMARY RD	Community:	
Legal Description:	PL M348 LT82		

PURPOSE OF THE APPLICATION:

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

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 (290.69 m²).
The new dwelling will have a residential gross floor area of 0.88 times the area of the lot (424.26 m²).

2. 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 is to the garage is located in a wall facing the front lot line is prohibited.
The proposed integral garage is below grade and is in a wall facing the front lot line.

30. 38 GIBSON AVE

File Number:	A0504/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	KERI ANNE FORBES JOHNSTON	Ward:	Toronto Centre-Rosedale (27)
Agent:	ANDREW PATON		
Property Address:	38 GIBSON AVE	Community:	
Legal Description:	PL M209 PT BLK E		

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing a front two-storey bay window; a front two-storey covered verandah and a rear two-storey addition with a third floor deck above. A new detached garage will be constructed with access from the rear public lane.

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 is 0.69 times the lot area (102.53 m²)
The proposed residential gross floor area is 1.42 times the lot area (210.96 m²).
- 2. Section 6(3) Part II 7(ii) A, By-law 438-86**
The minimum set back between an accessory structure and an adjacent residential building is 4.5 m.
The set back between the proposed accessory structure and 36 Gibson Ave is 2.88 m.
- 3. Section 6(3) Part III 1 (a), By-law 438-86**
The minimum required landscaped open space is 30% of the lot area (44.59 m²).
The proposed landscaped open space is 22.4% of the lot area (33.22 m²).
- 4. Section 2, By-law 494-2007**
The minimum unobstructed parking dimensions are 5.6 m in length and 3.6 m in width.
The proposed parking dimensions are 5.2 m by 5.2 m.
- 5. Section 4(14)(a), By-law 438-86**
A building or structure must be set back from the centre line of a public lane by 2.5 m.
The detached garage will be 1.37 m from the centre of the public lane.
- 6. Section 4(2)(d), By-law 438-86**
The maximum height of a detached garage is 4.0 m.
The proposed height of the detached garage is 4.43 m.
- 7. Section 6(3) Part VI 2(i), By-law 438-86**
The by-law permits the reconstruction, replacement or enclosure of an existing one-storey porch or verandah.
The front covered verandah will be two storeys.

31. 37 WARWICK AVE

File Number:	A0505/07TEY	Zoning:	R1 (PPR)
Owner(s):	SHOSHANNAH SILVERMAN	Ward:	St. Paul's (21)
Agent:	SHOSHANNAH SILVERMAN		
Property Address:	37 WARWICK AVE	Community:	
Legal Description:	PL M578 PT LTS 35 & 36		

PURPOSE OF THE APPLICATION:

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

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

1. **Section 7(3)(i), By-law 1-83**
The maximum permitted floor space index is 0.40 times the area of the lot (241.36m²).
The altered dwelling will have floor space index of 0.62 times the area of the lot (375.98m²).
2. **Section 7(3)(b), By-law 3623-97**
The maximum permitted floor space index is 0.52 times the area of the lot (314.68m²).
The altered dwelling will have floor space index of 0.62 times the area of the lot (375.98m²).
3. **Section 3.4.7(a)(1), By-law 1-83**
The maximum amount that an open porch, verandah or balcony is permitted to project from the front, side or rear walls of a dwelling house is 2.4 m. If an open porch, verandah or balcony does project beyond the permitted 2.4 m, the sum of the floor area of the porch, verandah or balcony in excess of the permitted 2.4 m projection when combined with the gross floor area of the dwelling, cannot exceed the maximum permitted floor space index.
The new second storey balcony will project 2.95 m beyond the rear wall and will have a combined area of 7.07 m², which, when combined with the gross floor area of the dwelling, will exceed the maximum permitted floor space index of 0.40 by 0.22 (for a total of 0.62 times the area of the lot).
4. **Section 3.4.12, By-law 1-83 and 3623-97**
The maximum permitted downward slope of a driveway leading to a depressed private garage of any dwelling house is 6%.
The proposed downward slope of the driveway leading to the detached house is 10%.

32. 384 SUNNYSIDE AVE

File Number:	A0506/07TEY	Zoning	
Owner(s):	TAFFYCROFT	Ward:	Parkdale-High Park (14)
Agent:	ROBYN HUETHER		
Property Address:	384 SUNNYSIDE AVE	Community:	
Legal Description:	PLAN 1259 PT LOT 115 LOTS 116 AND 117 PLAN 873 PT LOTS 1 AND 5 RP 66R20974 PARTS 1 AND 2		

PURPOSE OF THE APPLICATION:

To maintain the existing parking ramp leading to the garage of an 24-unit condominium

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

Section 4(10)(a), By-law 438-86

The by-law requires that no person shall construct a driveway or passageway where a portion of the surface of the driveway/passageway within a distance of 6 m of a street line is at an elevation of 0.3 m above or below average grade.

The existing driveway/ramp (proposed to be maintained) is within 3.92 m of the street line at an elevation of 0.3 m below grade.

33. 12 HIGHLAND CRES

File Number:	A0507/07TEY	Zoning	R1 Z0.6 (PPR)
Owner(s):	MICHAEL AND CONNIE PUN	Ward:	Toronto Centre-Rosedale (27)
Agent:	TAO CHENG		
Property Address:	12 HIGHLAND CRES	Community:	
Legal Description:	PL M496 LT4		

PURPOSE OF THE APPLICATION:

To structurally alter the existing 2½ -storey dwelling by converting the existing integral rear garage into habitable space; and by constructing a one-storey south west addition. Further, to construct a 2-car garage 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 (382.45 m²).
The altered dwelling will have a residential gross floor area equal to 0.72 times the area of the lot (457.10 m²).

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

An accessory building (garage) located in the rear yard of residential building where both the front lot line and the rear lot line adjoin a street, is not permitted.
The new garage will be located at the rear of the subject property which is adjoined to Highland Crescent and Mount Pleasant Road.

34. 50 ROXBOROUGH ST W

File Number:	A0509/07TEY	Zoning	R2 Z0.6
Owner(s):	DAVID PATRICK STYLES	Ward:	Toronto Centre-Rosedale (27)
Agent:	DOMINIKA KOWIAZO-SITKO		
Property Address:	50 ROXBOROUGH ST W	Community:	
Legal Description:	PL 22E PT LT16		

PURPOSE OF THE APPLICATION:

To demolish existing rear one-storey addition and construct a new one-storey addition with a second floor deck and a rear ground floor bay window.

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

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

The maximum permitted depth of a semi-detached dwelling is 17.0 m.
The altered dwelling will have a depth of 20.62 m.

35. 162 KING EDWARD AVE

File Number:	A0510/07TEY	Zoning	R1C (Waiver)
Owner(s):	EUGENE SIMARD NANCY SIMARD	Ward:	Beaches-East York (31)
Agent:	NANCY SIMARD		
Property Address:	162 KING EDWARD AVE	Community:	
Legal Description:	PL 1843 LT25		

PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition and re-construct the front porch.

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

1. Section 7.8, By-law 6752

The minimum require side lot line setback is 0.45 m.
The altered dwelling will have a north lot line setback of 0.40 m.

2. **Section 7.4.2, By-law 6752**
The maximum permitted lot coverage is 35% of the area of the lot (81.07 m²).
The altered dwelling will have a lot coverage of 50% (114.29 m²).
3. **Section 7.4.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The altered dwelling will have a building length of 17.47 m.
4. **Section 5.6 b) iii), By-law 6751**
The by-law requires the steps or stairs required for access to the first storey of a building to be set back a minimum of 1.5 m from the front lot line.
The front stairs of the reconstructed porch will be 0.94 m from the front lot line.

36. 450 QUEEN ST W

File Number:	A0511/07TEY	Zoning	MCR T3.0 C2.0 R2.0 (PPR)
Owner(s):	THE 100 GROUP INC	Ward:	Trinity-Spadina (20)
Agent:	ROBERT DOWNEY		
Property Address:	450 QUEEN ST W	Community:	
Legal Description:	PL 65 PT LT1		

PURPOSE OF THE APPLICATION:

To demolish the rear portion of the existing mixed use commercial/residential building and construct a new addition for commercial purposes at the rear of the building.

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

1. **Section 8(3) Part II 4(a), By-law 438-86**
The minimum required setback of a building from a lot in a residential or park district is 7.5 m.
The altered building will be setback 5.84 m from the rear abutting lot in a residential district.
2. **Section 4(5)(b)s, By-law 438-86**
A minimum of 2 onsite parking spaces are required to be provided.
No on site parking will be provided.

37. 48 INDIAN RD

File Number:	A0512/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	GAYLE LORRAINE MARSON CHRISTOPHER DANIEL MATTHEWS	Ward:	Parkdale-High Park (14)
Agent:	J. MARGARET MCGOOKIN		
Property Address:	48 INDIAN RD	Community:	
Legal Description:	PL 1242 PT LTS 79 & 80		

PURPOSE OF THE APPLICATION:

To expand and enclose the existing front porch.

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

Section 6(3) Part VI 2(ii), By-law 438-86

The by-law permits an enclosure of a front porch or verandah erected pre-1953 and also the enlargement of a porch or verandah, but no portion of the enlargement may be enclosed.
The whole of the porch as enlarged will be enclosed.

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

38a. 649 WOODBINE AVE (PARTS 1 & 2)

File Number:	B0063/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	1341751 ONTARIO LTD.	Ward:	Beaches-East York (32)
Agent:	REZA NASAB		
Property Address:	649 WOODBINE AVE (PARTS 1 & 2)	Community:	
Legal Description:	PL 686 LT5		

THE CONSENT REQUESTED:

To sever the subject property into two residential lots.

**Conveyed – Part 1
649 Woodbine Avenue**

The lot has a frontage of 6.86 m and area of 314.34 m². The existing dwelling will be demolished and the lot will be developed as a site of a three-storey detached duplex, requiring variances to the Zoning By-law as outlined in Application A0482/07TEY.

Retained – Part 2**647 Woodbine Avenue (Address to be assigned)**

The lot has a frontage of 6.86 m and area of 314.34 m². The existing dwelling will be demolished and the lot will be developed as a site of a three-storey detached duplex, requiring variances to the Zoning By-law as outlined in Application A0483/07TEY.

File Numbers B0063/07TEY, A0482/07TEY & A0483/07TEY will be considered jointly.

38b. 649 WOODBINE AVE (PARTS 1& 2)

File Number:	A0482/07TEY & A0483/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	1341751 ONTARIO LTD.	Ward:	Beaches-East York (32)
Agent:	REZA NASAB		
Property Address:	649 WOODBINE AVE (PARTS 1 & 2)	Community:	
Legal Description:	PL 686 LT5		

PURPOSE OF THE APPLICATION:

To demolish the existing dwelling and to construct on each of the lots a three-storey detached duplex.

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

A0482/07TEY (649 Woodbine Avenue – Part 1) and
A0483/07TEY (647 Woodbine Avenue -Address to be assigned – Part 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 (188.60 m²).
Each duplex dwelling will have a residential gross floor area equal to 0.93 times the area of the lot (293.36 m²).

File Numbers B0063/07TEY, A0482/07TEY & A0483/07TEY will be considered jointly.

39a. 66 COLERIDGE AVE

File Number:	B0064/07TEY	Zoning	R1C (PPR)
Owner(s):	MARGUERITE LOUISE GRANT ESTATE	Ward:	Beaches-East York (31)
Agent:	JOE BATTAGLIA		
Property Address:	66 COLERIDGE AVE	Community:	
Legal Description:	PL 1973 LT32		

THE CONSENT REQUESTED:

To sever the property into two residential lots.

Retained – Part 2

66 Coleridge Avenue

The lot frontage is 7.45 m with a depth of 37.33 m and an area of 278.1m². The lot will be developed with a two-storey detached house.

Conveyed – Part 1

Address to be assigned

The lot frontage is 7.45 m with a depth of 37.33 m and an area of 278.1 m². The lot will be developed with a two-storey detached house.

File Numbers B0064/07TEY, A0496/07TEY and A0497/07TEY are being considered jointly.

39b. 66 COLERIDGE AVE

File Number:	A0496/07TEY & A497/07TEY	Zoning	R1C (PPR)
Owner(s):	MARGUERITE LOUISE GRANT ESTATE	Ward:	Beaches-East York (31)
Agent:	JOE BATTAGLIA		
Property Address:	66 COLERIDGE AVE	Community:	
Legal Description:	PL 1973 LT32		

PURPOSE OF THE APPLICATION:

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

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

A0496/07TEY – Part 1

Address to be assigned

Section 7.4.3, By-law 6753

The minimum required side yard setback is 0.6 m.

The new dwelling will have a right (north) side yard setback of 0.3 m.

A0497/07TEY – Part 2

66 Coleridge Avenue

Section 7.4.3, By-law 6753

The minimum required side yard setback is 0.6 m.

The new dwelling will have a left (south) side yard setback of 0.3 m.

File Numbers B0064/07TEY, A0496/07TEY & A0497/07TEY are being considered jointly.

40. 7 GILEAD PL

File Number:	A0663/07TEY	Zoning	I1 D3 (Waiver)
Owner(s):	BRIAN KUCHARSKI GILEAD PLACE INVESTMENTS	Ward:	Toronto Centre-Rosedale (28)
Agent:	BRIAN KUCHARSKI		
Property Address:	7 GILEAD PL	Community:	
Legal Description:	PL 215E PT LTS 10 TO 16 PL 242E LTS 13 & 14		

PURPOSE OF THE APPLICATION:

To recognize the previously approved undersized parking spaces within Units 1 through 7 of the 8 unit townhouse development.

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

By-law 494-2007, Section 2

The by-law requires a parking space to have dimensions of 5.6m by 3.2m.

The proposed parking spaces will have dimensions of 5.6m by 2.6m.

41. 99 DUNLOE RD

File Number:	A0715/07TEY	Zoning	R1 Z0.35 (PPR)
Owner(s):	SHARON GOLDBERG	Ward:	St. Paul's (22)
Agent:	SHARON GOLDBERG		
Property Address:	99 DUNLOE RD	Community:	
Legal Description:	PL 824 LT54 PT LT55		

PURPOSE OF THE APPLICATION:

To demolish the existing two-storey detached house and to construct a new two-storey detached house with a below grade integral garage, as per the previous Committee of Adjustment decision A0337/07TEY. The application is being considered again due to a clerical error requested in Variance No. 1.

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

- Section 6(3) Part I 1, By-law 438-86**
The gross floor area of a semi-detached dwelling shall not exceed 0.35 times the area of the lot (215.34 m²).
The new dwelling will have a gross floor area equal to 0.78 times the area of the lot (480.14 m²).
- Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback shall be the average of the existing front yard setbacks of the abutting residential dwellings, in this case 5.93 m.
The new building will be located 3.98 m from the front 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 2.94 m of the dwelling exceeding the depth of 17 m will be located 1.24 m from the north side lot line and 1.2 m from the south side lot line.
- 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.

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

42. 20 BRUNSWICK AVE

File Number:	A0505/06TEY	Zoning	R3 Z1.0 (PPR)
Owner(s):	SIMONE NORMAN	Ward:	Trinity-Spadina (20)
Agent:	MCMILLAN BINCH LLP		
Property Address:	20 BRUNSWICK AVE	Community:	
Legal Description:	PL M21 PT LT39		

PURPOSE OF THE APPLICATION:

To make interior alterations to increase the number of dwelling units from three to four to the existing three-storey semi-detached converted house. The converted house will contain one dwelling unit on each floor including the basement level. The total floor area of the new dwelling unit will be approximately 68.49 m².

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 (318.8 m²).
The altered dwelling will have a residential gross floor area equal to 1.26 times the area of the lot (399.76 m²).
- 2. Section 4(17)(b) and (e), By-law 494-2007**
The minimum required width of a parking space is 3.3 m.
The existing additional parking space for the fourth dwelling unit will be 2.6 m in width.

43. 58 GARNET AVE REAR

File Number:	A0081/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	MAYA HILL	Ward:	Trinity-Spadina (19)
Agent:	ALAN LITTLEWOOD ARCHITECTS		
Property Address:	58 GARNET AVE REAR	Community:	
Legal Description:	PL 778 BLK B N PT LT38		

PURPOSE OF THE APPLICATION:

To demolish the existing one-storey garage and to construct a new two-storey dwelling.

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

1. **Section 6(3) Part I 1, By-law 438-86**
The residential gross floor area of a dwelling shall not exceed 0.60 times the area of the lot (51.54 m²).
The new dwelling will have a residential gross floor area equal to 1.09 times the area of the lot (93.49 m²).
2. **Section 6(3) Part II 2, By-law 438-86**
The minimum required front yard set back is 6.0 m.
The new dwelling will be located 0.0 m from the front lot line.
3. **Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard set back is 7.5 m.
The new dwelling will be located 0.0 m from the rear lot line.
4. **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 (25.77 m²).
The proposed landscaped open space is equal to 12 % of the lot area (10.03 m²).
5. **Section 6(3) Part II 3, By-law 438-86**
The minimum required setback from the south lot line is 0.45 m.
The new dwelling will be located 0.0 m from the south lot line.
6. **Section 6(3) Part III 1 (b), By-law 438-86**
A minimum of 50% of the front yard shall be landscaped of which 75% shall be soft landscaping.
No front yard landscaping will be provided.
7. **Section 2, By-law 494-2007**
The minimum required parking space width is 3.2 m.
The proposed parking space will be 2.9 m wide.

44. 58 GARNET AVE

File Number:	A0082/07TEY	Zoning:	R2 Z0.6 (PPR)
Owner(s):	ANDREW HILL	Ward:	Trinity-Spadina (19)
Agent:	ALAN LITTLEWOOD ARCHITECTS		
Property Address:	58 GARNET AVE	Community:	

Legal Description: PL 778 BLK B PT LT38

PURPOSE OF THE APPLICATION:

To demolish the existing dwelling and construct a new three-storey detached dwelling.

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

1. **Section 6(3) Part I 1, By-law 438-86**
The residential gross floor area of a detached dwelling shall not exceed 0.60 times the area of the lot (134.04 m²).
The new dwelling will have a residential gross floor area equal to 1.14 times the area of the lot (254.2 m²).
2. **Section 6(3) Part II 3.A (II), By-law 438-86**
The minimum required setback from a flanking street is 6.0 m.
The new dwelling will be located 0.75 m from the west flankage lot line, along Miles Place.
3. **Section 2, By-law 494-2007**
The minimum required parking space width is 2.9 m.
The proposed parking space will be 2.6 m wide.

45a. 91 CLAREMONT ST

File Number:	B0014/07TEY	Zoning	R4 Z1.0 (Waiver)
Owner(s):	VESNA DODEVSKA	Ward:	Trinity-Spadina (19)
Agent:	DRAGI DODEVSNI		
Property Address:	91 CLAREMONT ST	Community:	
Legal Description:	PL 75 BLK A PT LT16		

THE CONSENT REQUESTED:

To sever the property into two undersized residential lots.

Conveyed-Part 1

91B Claremont Street - to be assigned

The lot frontage is 4.77 m and the lot area is 87.06 m². The lot will be developed with a two and a half storey semi-detached house.

Retained-Part 2

91A Claremont Street - to be assigned

The lot frontage is 4.77 m and the lot area is 87.06 m². The lot will be developed with a two and a half storey semi-detached house.

File Numbers B0014/07TEY, A0078/07TEY and A0079/07TEY are being considered together.

45b. 91 CLAREMONT ST

File Number:	A0078/07TEY AND A0079/07TEY	Zoning	R4 Z1.0 (Waiver)
Owner(s):	VESNA DODEVSKA	Ward:	Trinity-Spadina (19)
Agent:	DRAGI DODEVSNI		
Property Address:	91 CLAREMONT ST	Community:	
Legal Description:	PL 75 BLK A PT LT16		

PURPOSE OF THE APPLICATION:

To demolish the existing detached house and to construct a two and a half storey semi-detached dwelling on Part 1 and a two and a half storey semi-detached dwelling on Part 2.

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

A0078/07TEY

Part 1

91B Claremont Street - to be assigned

- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 1.0 times the area of the lot (86.16 m²).
The proposed residential gross floor area of the dwelling will be 1.67 times the area of the lot (145.89 m²).
- Section 6(3) Part VII 1(i), By-law 438-86**
The minimum required lot frontage is 6 m.
The proposed lot frontage is 4.76 m.
- Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The proposed dwelling will be located 3.9 m from the rear lot line.
- Section 6(3) Part II 3, By-law 438-86**
The minimum required side yard setback is 0.45 m from the north side lot line.
The proposed dwelling will be located 0.2 m from the north side lot line.

5. **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 (25.85 m²).
The proposed landscaped open space will be 26% of the area of the lot (22.19 m²).
6. **Section 6(3) Part II 3, By-law 438-86**
The minimum required side yard setback from the adjacent building is 1.2 m.
The proposed dwelling will be located 0.25 m from premises No. 93 Claremont Street.

A0079/07TEY**Part 2****91A Claremont Street - to be assigned**

1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 1.0 times the area of the lot (86.16 m²).
The proposed residential gross floor area of the dwelling will be 1.67 times the area of the lot (145.89 m²).
2. **Section 6(3) Part VII 1(i), By-law 438-86**
The minimum required lot frontage is 6 m.
The proposed lot frontage is 4.76 m.
3. **Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The proposed dwelling will be located 3.9 m from the rear lot line.
4. **Section 6(3) Part II 3, By-law 438-86**
The minimum required side yard setback is 0.45 m from the south side lot line.
The proposed dwelling will be located 0.2 m from the south side lot line.
5. **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 (25.85 m²).
The proposed landscaped open space will be 26% of the area of the lot (22.19 m²).
6. **Section 6(3) Part II 3, By-law 438-86**
The minimum required side yard setback from the adjacent building is 1.2 m.
The proposed dwelling will be located 0.28 m from premises No. 89 Claremont Street.

(File Numbers B0014/07TEY, A0078/07TEY and A0079/07TEY will be considered together)

46. 8 PLAYTER BLVD

File Number:	A0335/07TEY	Zoning	R1 Z0.35 (PPR)
Owner(s):	ROBERT GRANT KATHRYN ALLEN	Ward:	Toronto-Danforth (29)
Agent:	LIEUX ARCHITECTS LTD		
Property Address:	8 PLAYTER BLVD	Community:	
Legal Description:	PL 1463 LT47		

PURPOSE OF THE APPLICATION:

To replace an existing mud-room addition at the rear with a one-storey addition and to demolish an existing garage at the rear and to construct a new garage (accessory structure).

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 (124.97 m²).
The existing residential gross floor area of the dwelling is 0.73 times the area of the lot (261.3 m²).
The dwelling, as altered, will have a residential gross floor area of 0.91 times the area of the lot (324.06 m²).
- Section 4 (3), By-law 438-86**
The maximum permitted height for an accessory building is 4 m.
The proposed accessory building (garage) will have a height of 4.8 m.
- Section 6(3) Part II 7 (ii), A, By-law 438-86**
The minimum required setback for an accessory structure from an adjacent residential building is 4.5 m.
The proposed accessory structure (garage) will be set back 0.95 m from the adjacent building at 12 Hurndale Avenue.

47. 507 ROXTON RD

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

PURPOSE OF THE APPLICATION:

To construct a rear 3-storey addition with a third floor deck 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 0.95 times the area of the lot (268.21 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 31.8% of the area of the lot (89.28 m²) and will be two additions to the building.

48. 509 ROXTON RD

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

PURPOSE OF THE APPLICATION:

To construct a rear 3-storey addition with a third floor deck 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 0.95 times the area of the lot (268.21 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 31.8% of the area of the lot (89.28 m²) and will be two additions to the building.

49. 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.

- 6. **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.

50a. 107 HILLSDALE AVE E

File Number:	B0061/07TEY	Zoning	R2 Z0.6 (Waiver)
Owner(s):	ALEXI LOGANTCHOUK IRINIA LOGANCHUK	Ward:	St. Paul's (22)
Agent:	BILL ROSS		
Property Address:	107 HILLSDALE AVE E	Community:	
Legal Description:	PL 866 PT LTS 37 TO 39		

THE CONSENT REQUESTED:

To sever the property into two undersized lots.

Conveyed - Part 2 & 3

107A Hillsdale Avenue East – address to be assigned

The lot frontage is 5.62 m and the lot area is 244.18 m². The lot will be developed with a two-storey semi-detached dwelling.

Retained - Part 4

107B Hillsdale Avenue East – address to be assigned

The lot frontage is 5.62 m and the lot area is 225.88 m². The lot will be developed with a two-storey semi-detached dwelling.

File Numbers B0061/07TEY, A0465/07TEY & A0466/07TEY are being considered together.

50b. 107 HILLSDALE AVE E

File Number:	A0465/07TEY & A0466/07TEY	Zoning	R2 Z0.6 (Waiver)
Owner(s):	ALEXI LOGANTCHOUK IRINIA LOGANCHUK	Ward:	St. Paul's (22)
Agent:	BILL ROSS		
Property Address:	107 HILLSDALE AVE E	Community:	
Legal Description:	PL 866 PT LTS 37 TO 39		

PURPOSE OF THE APPLICATION:

To demolish the existing detached dwelling and to construct a two-storey semi-detached dwelling with a below grade integral garage on each of the proposed two lots.

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

A0465/07TEY – Part 2 & 3

107 Hillsdale Avenue East – address to be assigned

- 1. Section 6(3) Part I 1, By-law 438-86**
The gross floor area of a residential dwelling shall not exceed 0.6 times the area of the lot (149.1 m²).
The new dwelling will have a gross floor area equal to 0.68 times the area of the lot (169.2 m²).
- 2. 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 dwelling will be located 0.30 m from the east lot line.
- 3. Section 6(3), Part VII(1), By-law 438-86**
The minimum required lot frontage is 6.0 m.
The new dwelling will be located on a lot having a frontage of 5.62 m.
- 4. Section 6(3) Part IV (3)(I)&(II), By-law 438-86**
An integral garage in a building shall be located on a lot having a frontage of at least 7.62 m where access to the garage is located in a wall facing the front lot line and is not permitted to be below-grade.
The integral garage is in a wall that faces the front lot line and on a lot having a frontage of 5.62 m and is below-grade.

A0466/07TEY – Part 4
105 Hillsdale Avenue East – address to be assigned

- 1. Section 6(3) Part I 1, By-law 438-86**
The gross floor area of a residential dwelling shall not exceed 0.6 times the area of the lot (135.5 m²).
The new dwelling will have a gross floor area equal to 0.75 times the area of the lot (169.2 m²).
- 2. Section 6(3), Part VII(1), By-law 438-86**
The minimum required lot frontage is 6.0 m.
The new dwelling will be located on a lot having a frontage of 5.62 m.
- 3. Section 6(3) Part IV (3)(I), By-law 438-86**
An integral garage in a building shall be located on a lot having a frontage of at least 7.62 m where access to the garage is located in a wall facing the front lot line and is not permitted to be below-grade.
The integral garage is in a wall that faces the front lot line and on a lot having a frontage of 5.62 m and is below-grade.

III) Other Business:

- 1. Delegated Consents**
 - a. 21 & 25 LANGLEY AVE**

File Number:	B0082/07TEY	Zoning	R2 Z0.6 (Waiver)
Owner(s):	WLODZIMIERZ SCHIMMING ESTATE	Ward:	Toronto-Danforth (30)
Agent:	MARSHA ONYETT		
Property Address:	21 & 25 LANGLEY AVE	Community:	
Legal Description:	PL 616 PT LT2		

THE CONSENT REQUESTED:

To obtain consent to the technical severance of the property for the purpose of re-establishing two separate lots. Also proposed is the creation of an easement for access purposes.

Retained

21 Langley Avenue - Parts 1

The lot frontage is 7.84 m and the lot area is 268.5 m². The existing building will be maintained.

Conveyed

25 Langley Avenue - Parts 2 & 3

The lot frontage is 12.15 m and the lot area is 430.70 m². The existing building will be maintained.

Easement/Right-of-Way

25 Langley Avenue - Part 3

Part 3 has a lot frontage of 1.50 m and an area of 37.5 m² and will be subject to a pedestrian and vehicular access easement in favour of Part 1 (21 Langley Avenue).

2. Ontario Municipal Board Orders