

COMMITTEE OF ADJUSTMENT AGENDA

Toronto East York Panel

George Vasilopoulos, Robert Brown, Gillian Burton, Sheila Pin

Date of Meeting: September 19, 2007
Time: 2:00 p.m.
Location: Committee Room No. 2
Toronto City Hall
100 Queen Street West

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

Telephone: 416-392-7565
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I) Confirmation of the Minutes of the Previous Hearing.

II) Deputation Items

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

	File Number	Owner	Property	Community (Ward)
1.	A0474/07TEY	JOSEPH SELVARAJAH	85 RAGLAN AVE	St. Paul's (21)
2.	A0498/07TEY	JOHN PROCTOR	13 BERNARD AVE	Trinity-Spadina (20)
3.	A0501/07TEY	ANTONINA SPERANZA JONATHAN BUICK	54 FARNHAM AVE	St. Paul's (22)
4.	A0513/07TEY	JACOB KVAS MARGARET KVAS	43 PENDRITH ST	Trinity-Spadina (19)
5.	A0514/07TEY	JUANITA MONTALVO	625 CLINTON ST	Trinity-Spadina (20)
6.	A0515/07TEY	LOURO JEWELLERS INC	156 DAVENPORT RD	Toronto Centre-Rosedale (27)
7.	A0516/07TEY	MICHAEL KIM	619 SOUDAN AVE	St. Paul's (22)
8.	A0517/07TEY	MICHEL NERAY BARBARA NERAY	179 STRATHEARN RD	St. Paul's (21)
9.	A0518/07TEY	ROBERT JOHNSON PAULINE CHUNG	56 TRILLER AVE	Parkdale-High Park (14)
10.	A0519/07TEY	MARIA A CIANFARANI	586 COLLEGE ST	Trinity-Spadina (19)
11.	A0520/07TEY	ERAN SHAM	90 LOWTHER AVE	Trinity-Spadina (20)

12.	A0521/07TEY	BRONWYN NEUBERGER ADAM JON SHEPHERD	624 VESTA DR	St. Paul's (21)
13.	A0522/07TEY	1722705 ONTARIO INC	131-133 BRAEMAR AVE	St. Paul's (22)
14.	A0523/07TEY	JAMES ANDREW MCDONALD	89 ROXBOROUGH ST W	Toronto Centre-Rosedale (27)
15.	A0524/07TEY	PINA & ANTHONY DEBONIS	30 NORTHRIDGE AVE	Toronto-Danforth (29)
16.	A0525/07TEY	JOSE LARANJA	189 BALDWIN ST	Trinity-Spadina (20)
17.	A0526/07TEY	DOMENIC SARAGOSA	247 SYMINGTON AVE	Davenport (18)
18.	A0527/07TEY	STEPHEN AGHAEI	31 WALDER AVE	St. Paul's (22)
19.	A0528/07TEY	MELISSA NIXON	186 GLENROSE AVE	Toronto Centre-Rosedale (27)
20.	A0529/07TEY	SARAH BALDWIN KAVANAGH	204 HEATH ST W	St. Paul's (22)
21.	A0530/07TEY	TIMOTHY ANGUS CHISHOLM	479 RUSSELL HILL RD	St. Paul's (22)
22.	A0536/07TEY	MILIVOJE SANJEVIC JELENA SANJEVIC	87 EATON AVE	Toronto-Danforth (29)
23.	A0537/07TEY	MICHAEL KAUFMAN	100 DELAWARE AVE	Trinity-Spadina (19)
24.	A0538/07TEY	ALICE CULLINGFORD	245 CARLAW AVE, SUITE 306	Toronto-Danforth (30)
25.	A0539/07TEY	ROBERT H. DEGASPERIS	107 DUNVEGAN RD	St. Paul's (22)
26.	A0540/07TEY	HEATHER JOHNSTON	227 FERN AVE	Parkdale-High Park (14)
27.	A0541/07TEY	HUY CAM LAM HONG CAM LAM	114 MONTROSE AVE	Trinity-Spadina (19)
28.	A0542/07TEY	JANET LYNN BOMZA	95 WELLS HILL AVE	St. Paul's (21)
29.	A0543/07TEY	HEATHER REBECCA SIMMS	145 FERRIS RD	Beaches-East York (31)
30.	A0544/07TEY	OTHNIEL O COLLINS LOUISE V COLLINS	101 ENDERBY RD	Beaches-East York (32)
31.	A0545/07TEY	JARRETT SHERMAN	5 FOREST RIDGE DR	St. Paul's (21)
32.	A0546/07TEY	MIKE KIANI	10 ARDMORE RD	St. Paul's (21)
33.	A0552/07TEY	1225038 ONTARIO LIMITED	107 ALCINA AVE	St. Paul's (21)
34.	A0553/07TEY	MICHELLE POLLOCK POLLOCK MICHELLE R	94 GARFIELD AVE	Toronto Centre-Rosedale (27)
35.	A0554/07TEY	AVIND SHARMA ALISON SHARMA	82 DUGGAN AVE	St. Paul's (22)
36.	A0555/07TEY	LILIANA NIKOLOV	1148 GREENWOOD AVE	Toronto-Danforth (29)

37. A0556/07TEY MARILYN WEISDORF 90 ALCINA AVE St. Paul's (21)
 MYLNARSKI JULIUS

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

File Number	Owner	Property	Community (Ward)
38a. B0066/07TEY	1666619 ONTARIO LIMITED	630 CLINTON ST	Trinity-Spadina (20)
38b. A0531/07TEY, A0532/07TEY	1666619 ONTARIO LIMITED	630 CLINTON ST	Trinity-Spadina (20)
39a. B0067/07TEY	ROLAND GAILUS MIKHAIL TROYCHANSKIY	29 WOODLAWN AVE W	St. Paul's (22)
39b. A0533/07TEY, A0534/07TEY	MIKHAIL TROYCHANSKIY	29 WOODLAWN AVE W	St. Paul's (22)
40. A0702/07TEY	75 PORTLAND DEVELOPMENTS	69-81 PORTLAND ST	Trinity-Spadina (20)
41. B0074/07TEY	SHRAM DEVELOPMENTS INC	110 HAZELTON AVE	Toronto Centre-Rosedale (27)

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

File Number	Owner	Property	Community (Ward)
42. A0366/06TEY	THE ELEMENT GROUP INC	298 MARKHAM ST	Trinity-Spadina (19)
43. A0828/06TEY	GARY THAI	4 LENNOX ST	Trinity-Spadina (20)

III) Other Business:

1. Delegated Consents

File Number	Owner	Property	Community (Ward)
a) B0070/07TEY	HUDSON'S BAY COMPANY	176 YONGE ST	Toronto Centre-Rosedale (28)

2. Ontario Municipal Board Orders

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

1. 85 RAGLAN AVE

File Number:	A0474/07TEY	Zoning	RM2 (PPR)
Owner(s):	JOSEPH SELVARAJAH	Ward:	St. Paul's (21)
Agent:	VICTOR ROSA		
Property Address:	85 RAGLAN AVE	Community:	
Legal Description:	PL 875 BLK D N PT LT21		

PURPOSE OF THE APPLICATION:

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

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

Section 10.1.2, By-law 1-83

The new detached house is not a permitted use in an "RM2" zone.

2. 13 BERNARD AVE

File Number:	A0498/07TEY	Zoning	R2 Z1.0 (Waiver)
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 :

1. 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).

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

The minimum required set back between a building and the side wall of an adjacent building with no openings is 0.90 m.

The set back between the altered dwelling and the adjacent building located to the east at 11 Bernard Ave. is 0.0 m.

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

The minimum required lot line set back for a side wall with no openings is 0.45 m.

The altered dwelling will have a side lot line set back of 0.0 m.

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

The maximum permitted depth of a dwelling is 17.0 m.

The altered dwelling will have a depth of 22.40 m.

3. 54 FARNHAM AVE

File Number:	A0501/07TEY	Zoning	R2 Z0.6 (PPR)
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 two-storey addition at rear 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 gross floor area is 0.60 times the lot area lot (351.0 m²).

The proposed gross floor area is 0.77 times the lot area (449.77 m²).

4. 43 PENDRITH ST

File Number:	A0513/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	JACOB KVAS MARGARET KVAS	Ward:	Trinity-Spadina (19)
Agent:	PETER KVAS		
Property Address:	43 PENDRITH ST	Community:	
Legal Description:	PL 616 LT41		

PURPOSE OF THE APPLICATION:

To demolish existing dwelling and garage and to construct a new three-storey dwelling with a new detached garage at the rear of property, with access from a public lane.

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 (194.69 m²).
The new dwelling will have a residential gross floor area equal to 0.87 times the area of the lot (283.7 m²).
- Section 4(3), By-law 438-86**
The maximum permitted height of an accessory structure is 4.0 m.
The new garage will have a height of 4.42 m.

5. 625 CLINTON ST

File Number:	A0514/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	JUANITA MONTALVO	Ward:	Trinity-Spadina (20)
Agent:	JUANITA MONTALVO		
Property Address:	625 CLINTON ST	Community:	
Legal Description:	PL 991 BLK F LT104		

PURPOSE OF THE APPLICATION:

To replace the rear portion of the dwelling with a three-storey addition and to construct a full second storey addition over the remaining portion of the existing dwelling.

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

- 1. Section 6(3) Part II 3(I), By-law 438-86**
A building shall not be located closer than 1.2 m to the portion of the side wall of an adjacent building that contains openings.
The altered building will be located 0.7 m from the adjacent building to the south.
- 2. Section 6(3) Part I, By-law 438-86**
The maximum permitted gross floor area of a residential dwelling is 0.6 times the area of the lot (147 m²).
The altered residential dwelling will have a gross floor area of 0.74 times the area of the lot (183m²).

6. 156 DAVENPORT RD

File Number:	A0515/07TEY	Zoning	
Owner(s):	LOURO JEWELLERS INC	Ward:	Toronto Centre-Rosedale (27)
Agent:	NELSON ESPINOLA		
Property Address:	156 DAVENPORT RD	Community:	
Legal Description:	PLAN 186E LOT 10		

PURPOSE OF THE APPLICATION:

To construct rear second floor and third floor addition to the existing commercial building and to construct a pedestrian ramp at the front of the building.

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

- 1. Section 8(3) Part I 2, By-law 438-86**
The maximum non-residential gross floor area is 1.0 times the lot area lot (485.04 m²).
The proposed non-residential gross floor area is 1.17 times the lot area (565.24 m²).
- 2. Section 8(3) Part XI 2(3), By-law 438-86**
The by-law requires all commercial entrance doors to be directly accessible from the sidewalk by a level surface or entrance ramp. The maximum permitted slope of the ramp must not exceed 4%.
The proposed entrance access ramps have a slope of 8.33%.
- 3. Section 8(3) Part XI 2(3), By-law 438-86**
The by-law requires all commercial entrance doors to be directly accessible from the sidewalk by a level surface or entrance ramp.
The proposed entrances are accessible by steps.

7. 619 SOUDAN AVE

File Number:	A0516/07TEY	Zoning	R2 Z0.6 (Waiver)
Owner(s):	MICHAEL KIM	Ward:	St. Paul's (22)
Agent:	GLENN RUBINOFF		
Property Address:	619 SOUDAN AVE	Community:	
Legal Description:	PL 1028 PT LT17		

PURPOSE OF THE APPLICATION:

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

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 0.60 times the lot area (206.01 m²).
The new dwelling will have a gross floor area equal to 0.73 times the lot area (250.64 m²).

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

The minimum required side yard setback for a detached dwelling that exceeds 17 m in depth is 7.5 m.
The 1.97 m portion of the new dwelling that exceeds 17 m will have a set back of 0.47 m on the west side and 0.55 m on the east side.

8. 179 STRATHEARN RD

File Number:	A0517/07TEY	Zoning	R1 (PPR)
Owner(s):	MICHEL NERAY BARBARA NERAY	Ward:	St. Paul's (21)
Agent:	FRAN PICCALUGA UNIT A ARCHITECTURE, ARCHITECTS		
Property Address:	179 STRATHEARN RD	Community:	
Legal Description:	PL 2338 E PT LT162 RP RS376 PT 1		

PURPOSE OF THE APPLICATION:

To construct a rear one-storey addition with a rear ground floor deck to the existing detached dwelling.

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

- 1. Section 7. (3) (i), By-law 1-83**
The maximum floor space index shall not exceed 0.4 times the area of the lot (99.187 m²).
The altered dwelling will have a floor space index equal to 0.61 times the area of the lot (153.6 m²).
- 2. Section 7. 3. (b), By-law 3623-97**
The maximum floor space index shall not exceed 0.6 times the area of the lot (148.8 m²).
The dwelling, as altered, will have a floor space index equal to 0.61 times the area of the lot (153.6 m²).
- 3. Section 7. (3) (g), By-law 1-83 & Section 7. 3. (a), By-law 3623-97**
The minimum required side yard setback is 1.2 m.
The one-storey addition and deck will be located 0.457 m from the south side lot line.
- 4. Section 7. (3) (h), By-law 1-83 & Section 7. 3. (a), By-law 3623-97**
The minimum required rear yard set back is 9.0 m.
The one-storey addition will be located 7.658 m from the rear lot line.
- 5. Section 3.4.7. (a) (1), By-law 1-83**
A deck may be constructed in the rear yard, provided that it does not project within the required side yard setback; and no more than 2.4 m within the required rear yard setback.
The rear yard deck will project within the required side yard setback. (A setback of 0.457 m from the south side lot line is proposed where 1.2 m is required)
The rear yard deck will project 4.35 m within the required setback.
- 6. Section 3.2.1 (v) D., By-law 1-83**
A minimum of one parking space is required to be provided.
In this case, there will be no parking space provided.

9. 56 TRILLER AVE

File Number:	A0518/07TEY	Zoning:	R2 Z0.6 (PPR)
Owner(s):	ROBERT JOHNSON PAULINE CHUNG	Ward:	Parkdale-High Park (14)
Agent:	BARRY WHITESIDE		
Property Address:	56 TRILLER AVE	Community:	
Legal Description:	PL 1016 PT LT L		

PURPOSE OF THE APPLICATION:

To construct a new entrance addition to the existing three-car garage having access to and from Grafton Avenue and to expand the deck above the garage.

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

- 1. Section 6(3) Part II 3. A(I), By-law 438-86**
The minimum required setback of a residential building to a flanking street is 4.4 m
The altered garage will be setback 0.3 m from the flanking Grafton Avenue Street line.
- 2. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback for a residential building is 7.5 m.
The altered residential building will be setback 4.7 m from the west rear lot line.
- 3. Section 6(3) Part II 5(II)**
The maximum permitted depth of a semi-detached house is 17.0 m.
The semi-detached house, as altered, will have a depth of 22.2 m.

10. 586 COLLEGE ST

File Number:	A0519/07TEY	Zoning	MCR T3.0 C1.0 R2.5 (PPR)
Owner(s):	MARIA A CIANFARANI	Ward:	Trinity-Spadina (19)
Agent:	CARLO PIEROZZI		
Property Address:	586 COLLEGE ST	Community:	
Legal Description:	PL 43 PT LTS 6 TO 8		

PURPOSE OF THE APPLICATION:

To expand the existing restaurant to the second floor and third floor mezzanine of the building and to construct a rear one-storey ground floor addition with an outdoor patio above.

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

- 1. Section 8(3) Part I 2, By-law 438-86**
The non-residential gross floor area shall not exceed 1.0 times the area of the lot (169.4 m²).
The altered building will have a non-residential gross floor area equal to 1.43 times the area of the lot (241.65 m²).

2. Section 12(2)318 1(b), By-law 438-86

The proposed use of "restaurant" is permitted in the building, but limited to the ground floor. The restaurant will be expanded to the second floor, including the rear outdoor patio, and the third floor mezzanine.

11. 90 LOWTHER AVE

File Number:	A0520/07TEY	Zoning	R2 Z1.0 (PPR)
Owner(s):	ERAN SHAM	Ward:	Trinity-Spadina (20)
Agent:	ERAN SHAM		
Property Address:	90 LOWTHER AVE	Community:	
Legal Description:	PL M2 PT LTS 128 & 129		

PURPOSE OF THE APPLICATION:

To demolish the existing house and to construct a new three-storey single family residential house.

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 1.0 times the area of the lot (232.2 m²).
The new three-storey dwelling will have a gross floor area of 1.29 times the area of the lot (300 m²).

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

A detached house is required to have a minimum side lot line setback of 0.45 m for a depth not exceeding 17.0 m, where the side walls contain no openings.
On the east side of the new dwelling where the side wall does not contain any openings, the side lot line setback will be 0 m.

12. 624 VESTA DR

File Number:	A0521/07TEY	Zoning	R1 Z0.6 (Waiver)
Owner(s):	BRONWYN NEUBERGER ADAM JON SHEPHERD	Ward:	St. Paul's (21)
Agent:	RICHARD LIBRACH ARCHITECT		
Property Address:	624 VESTA DR	Community:	
Legal Description:	PL 3020 PT LT11		

PURPOSE OF THE APPLICATION:

To construct rear one-storey and two-storey additions onto the existing detached dwelling.

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

- 1. Section 6(3) Part IV 1(v), By-law 438-86**
The maximum permitted depth of a dwelling, including alterations, is 17 m.
The altered dwelling will have a depth of 17.6 m.
- 2. Section 2 (1).44 (i) By-law 438-86**
The minimum required parking space dimensions are 5.9 m in length and 2.6 m in width.
The parking space will have a width of 2.5 m.

13. 131-133 BRAEMAR AVE

File Number:	A0522/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	1722705 ONTARIO INC	Ward:	St. Paul's (22)
Agent:	GABE FARONE		
Property Address:	131-133 BRAEMAR AVE	Community:	
Legal Description:	<< STRUCTURE ADDRESS FOR 131 BRAEMAR AVE		

THE CONSENT REQUESTED:

To alter the existing lawful-nonconforming double duplex by installing two basement dwelling units in each duplex building (access to the basement units will be from either side of the building); and by constructing a third floor addition over the rear portion of each duplex building. Each duplex will contain four dwelling units.

REQUESTED PERMISSION:

The property has lawful-nonconforming status under the Planning Act, as the double duplex, existed prior to the passing of the Zoning By-law, which does not permit the said use in a R2 Z0.6 zone. Any change of use, alterations or additions to the building requires the permission of the Committee of Adjustment.

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

- 1. Section 6(1), By-law 438-86**
The use of the premises as a double duplex constitutes a non-conforming use. The enlargement or extension of the non-conforming use is not permitted.

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 (383.03 m²).
The altered double fourplex will have a residential gross floor area equal to 1.31 times the area of the lot (836.3 m²).

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

A minimum of eight parking spaces are required to be provided.
In this case, a covered carport with four parking spaces is located in the rear yard.

14. 89 ROXBOROUGH ST W

File Number:	A0523/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	JAMES ANDREW MCDONALD	Ward:	Toronto Centre-Rosedale (27)
Agent:	DAVID LEE		
Property Address:	89 ROXBOROUGH ST W	Community:	
Legal Description:	PL 128 PT LT26		

PURPOSE OF THE APPLICATION:

To replace the existing parking pad and stepped retaining wall with a new two car garage to the height of the existing retaining wall.

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

Section 2, By-law 494-2007

A parking space is required to have a minimum unobstructed dimension of at least 5.6 metres in length by 3.3 metres in width.

The new parking spaces will have dimensions 5.05 metres by 2.96 metres.

15. 30 NORTHRIDGE AVE

File Number:	A0524/07TEY	Zoning	R1A (PPR)
Owner(s):	PINA & ANTHONY DEBONIS	Ward:	Toronto-Danforth (29)
Agent:	VICTOR ROSA		
Property Address:	30 NORTHRIDGE AVE	Community:	
Legal Description:	PL 3216 PT LT39 PT LT40		

PURPOSE OF THE APPLICATION:

To structurally alter the existing one-storey detached dwelling by constructing a full second storey addition and a rear two-storey addition.

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

- 1. Section 7.2.3, By-law 6752**
The minimum required front yard set back is 6 m.
The altered dwelling will be located 5.2 m from the front lot line.
- 2. Section 7.2.3, By-law 6752**
The maximum permitted floor space index shall not exceed 0.45 times the lot area (146.59 m²).
The altered dwelling will be equal to 0.65 times the lot area (211.34 m²).

16. 189 BALDWIN ST

File Number:	A0525/07TEY	Zoning	CR T2.0 C2.0 R1.5 (PPR)
Owner(s):	JOSE LARANJA	Ward:	Trinity-Spadina (20)
Agent:	VICTOR ROSA		
Property Address:	189 BALDWIN ST	Community:	
Legal Description:	PL D15 PT LT36		

PURPOSE OF THE APPLICATION:

To add three apartment units by constructing a rear three-storey addition and partial second storey addition to the existing mixed use commercial/residential building.

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

- 1. Section 8(3) Part II 1(A)(II), By-law 438-86**
The minimum required setback between a dwelling unit window and a lot line that is not a street line or a wall of a building is 5.5 m.
The additions will have windows that are set back 2.57 m from the east lot line, 3.19 m from the rear lot line, and 2.89 m from the wall of the building.
- 2. Section 4 (5)(B), By-law 438-86**
Four parking spaces are required for the building.
No parking spaces will be provided.

17. 247 SYMINGTON AVE

File Number:	A0526/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	DOMENIC SARAGOSA	Ward:	Davenport (18)
Agent:	NADIA SARAGOSA		
Property Address:	247 SYMINGTON AVE	Community:	
Legal Description:	PL M13 PT LT252		

PURPOSE OF THE APPLICATION:

To maintain the existing second storey deck that has been constructed over the ground floor verandah.

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

- Section 6(3) Part VI I(V), By-law 438-86**
Rear additions to converted houses are permitted provided that the depth of the residential building, including the addition or additions, does not exceed 17.0 m.
The converted dwelling, as altered, will have a depth of 18.88 m.
- Section 6(3) Part VI I(III), By-law 438-86**
Rear additions to converted houses are permitted, provided that no part of the addition is closer than 7.5 m to the rear lot line.
The converted dwelling, as altered, will be set back 5.14 m from the rear (east) lot line

18. 31 WALDER AVE

File Number:	A0527/07TEY	Zoning	R1S Z0.6 (Waiver)
Owner(s):	STEPHEN AGHAEI	Ward:	St. Paul's (22)
Agent:	STEPHEN AGHAEI		
Property Address:	31 WALDER AVE	Community:	
Legal Description:	PL 1544 PT LT96 PT LT97		

PURPOSE OF THE APPLICATION:

To construct a two-storey addition above the existing one-storey detached dwelling.

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 0.60 times the lot area (161.8 m²)
The altered dwelling will have a gross floor area of 0.83 times the lot area (225.0 m²).
- 2. Section 6(3) Part II 3, By-law 438-86**
The minimum required side yard set back is 0.9 m.
The altered dwelling will have a north side yard set back of 0.55 m.
- 3. Section 6 (3) Part III 1 (A), By-law 438-86**
The minimum required landscaped open space is 50% of the area of the lot (26.7 m²).
The proposed landscaped open space is XX of the area of the lot (XX.X m²).
- 4. Section 6(3) Part II 8 (D), By-law 438-86**
The maximum permitted height of an uncovered platform of a residential building is 1.2 m above grade and may not extend beyond the side walls of the building as projected.
The proposed front porch and stairs exceeding 1.2 m from grade will project 3.65 m into the existing front yard set back of 6.04 m.
- 5. Section 6(3) Part IV (4), By-law 438-86**
The maximum permitted driveway width for a lot of 9.15 m or less is 2.6 m.
The proposed driveway will be 3.05 m at the front lot line and widen to 4.88 m.
- 6. By-law 970-2006**
The minimum required soft landscaping is 75 % of the area between the front wall and front lot line.
The proposed soft landscaping is XX of the area between the front wall and front lot line.

19. 186 GLENROSE AVE

File Number:	A0528/07TEY	Zoning	R1 Z0.6(PPR)
Owner(s):	MELISSA NIXON	Ward:	Toronto Centre-Rosedale (27)
Agent:	MARTHA DORION MARTHA DORION ARCHITECT		
Property Address:	186 GLENROSE AVE	Community:	
Legal Description:	PL 719 LT231		

PURPOSE OF THE APPLICATION:

To alter the existing 2 ½ storey detached dwelling by constructing: a front two-storey bay window; a one-storey additions along the west side wall, behind the existing garage; a one-storey addition filling in the north east corner of the building; a rear covered terrace and main floor bay window; and a covered porch along the south portion of the east side wall.

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 0.60 times the area of the lot (399.47 m²).
The altered dwelling will have a gross floor area 0.61 times the area of the lot (402.07 m²).
- 2. Section 6(3) Part II 2 (II), By-law 438-86**
The minimum required front yard set back for an inside lot is 11.99 m.
The bay window addition will be located 10.92 m from the south front lot line.
- 3. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard set back for the portion of a building that exceeds a depth of 17 m is 7.5 m.
The 2.67 m portion of the altered dwelling that exceeds 17 m will be located 0.97 m from the west side lot line and the 3.20 m from the east side lot line, at the closest points.
- 4. Section 6(3) Part II 8 F(III), By-law 438-86**
The roof over a platform or terrace is permitted to project into the required set backs provided it does not extend beyond the side walls of the building as projected.
The covered porch will project beyond the east side wall of the existing dwelling.
- 5. Section 6(3) Part II 8 F, By-law 438-86**
The roof over a first floor platform or terrace is permitted to project a maximum of 2.50 m from the front or rear wall.
The rear covered terrace will project 2.87 m beyond the rear wall of the dwelling.

20. 204 HEATH ST W

File Number:	A0529/07TEY	Zoning	R1 Z0.35 (PPR)
Owner(s):	SARAH BALDWIN KAVANAGH	Ward:	St. Paul's (22)
Agent:	ART MAHER		
Property Address:	204 HEATH ST W	Community:	
Legal Description:	PL M298 LT29 PT LT23		

PURPOSE OF THE APPLICATION:

To construct a rear one-storey L-shaped addition at the northeast corner of the existing three-storey single-family dwelling.

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

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 (261.75 m²)

The GFA of the existing dwelling is 0.52 times the area of the lot (390.19 m²). The altered dwelling will have a GFA of 0.55 times the area of the lot (414.8m²).

21. 479 RUSSELL HILL RD

File Number:	A0530/07TEY	Zoning	R1 Z0.35 (PPR)
Owner(s):	TIMOTHY ANGUS CHISHOLM	Ward:	St. Paul's (22)
Agent:	PAUL CARAVAGGIO		
Property Address:	479 RUSSELL HILL RD	Community:	
Legal Description:	PL 2240 LT81 PT LT82		

PURPOSE OF THE APPLICATION:

To alter the detached dwelling by constructing a rear one-storey addition and a rear concrete deck with a basement walkout addition below.

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 0.35 times the area of the lot (323.2 m²).

The altered dwelling will have a residential gross floor area equal to 0.40 times the area of the lot (366.1 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 17.0 m in depth is 7.5 m.

The altered dwelling will exceed the 17 m depth by 5.5 m and will be setback 1.46 m from the south side lot line.

22. 87 EATON AVE

File Number:	A0536/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	MILIVOJE SANJEVIC JELENA SANJEVIC	Ward:	Toronto-Danforth (29)
Agent:	MILIVOJE SANJEVIC		
Property Address:	87 EATON AVE	Community:	
Legal Description:	PL 1457 S PT LT95 N PT LT96		

PURPOSE OF THE APPLICATION:

To construct a rear one-storey addition along the rear east portion of the south side of the existing detached dwelling. The addition will block access to the rear yard, requiring the parking of a vehicle on the remaining portion of the driveway.

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

Section 2, By-law 494-2007

The minimum required dimension of a parking space is 3.2 m x 5.9 m, where there are obstructions. In this case, the parking space located in the south side yard, will have a dimension of 2.43 m x 5.9 m.

23. 100 DELAWARE AVE

File Number:	A0537/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	MICHAEL KAUFMAN	Ward:	Trinity-Spadina (19)
Agent:	MICHAEL KAUFMAN		
Property Address:	100 DELAWARE AVE	Community:	
Legal Description:	PL 329 BLK N PT LT35 & 36		

PURPOSE OF THE APPLICATION:

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

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

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

Additions erected prior to October 15, 1953 at the rear of a semi-detached residential dwelling are permitted, provided that the residential gross floor area does not exceed 0.69 times the area of the lot (235.3 m²).

The rear addition has an area of 16.35 m² and will increase the gross floor area to 0.80 times the area of the lot (273.7 m²).

24. 245 CARLAW AVE, SUITE 306

File Number:	A0538/07TEY	Zoning	I1 D3 (WAIVER)
Owner(s):	ALICE CULLINGFORD	Ward:	Toronto-Danforth (30)
Agent:	ALICE CULLINGFORD		
Property Address:	245 CARLAW AVE, SUITE 306	Community:	
Legal Description:	MTCP 1208 LEVEL 3		

PURPOSE OF THE APPLICATION:

To add 14.72 m² of floor area (to be used as storage space) to the existing mezzanine in the condo unit.

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

By-law 530-1998 2.(2)

The maximum permitted combined residential gross floor area and non-residential gross floor area shall not exceed 11 833.3 m².

In Decision Number A0264/07TEY, the Committee permitted a combined residential gross floor area and non-residential gross floor area of 11 847.16 m² for the property.

In this case, the property will have a combined residential gross floor area and non-residential gross floor area of 11 861.88 m².

25. 107 DUNVEGAN RD

File Number:	A0539/07TEY	Zoning	R1 Z0.35 (PPR)
Owner(s):	ROBERT H. DEGASPERIS	Ward:	St. Paul's (22)
Agent:	JAMES PEARSON J.F. BRENNAN DESIGN BUILD INC.		
Property Address:	107 DUNVEGAN RD	Community:	
Legal Description:	PL 1963 PT LTS 3 & 4		

PURPOSE OF THE APPLICATION:

To demolish the existing dwelling and to construct a new two-storey single family dwelling.

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 (387.04 m²).
The new dwelling will have a gross floor area of 0.60 times the area of the lot (658.6 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 10.34 m.
The new dwelling is on an inside lot and will be setback 10.14 m from the west front 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 a portion of the building that does not exceed 17.0 m in depth.
The new dwelling will be setback 0.15 m from the south side lot line.
4. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback is 7.5 m for the portion of the building that does exceed 17.0 m in depth.
The portion of the new building exceeding a depth of 17.0 m by 10.12 m and will be located 1.22 m and 0.15 m from the north and south side lot lines respectively.

26. 227 FERN AVE

File Number:	A0540/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	HEATHER JOHNSTON	Ward:	Parkdale-High Park (14)
Agent:	JOSEPH ROMERO		
Property Address:	227 FERN AVE	Community:	
Legal Description:	PL 972 PT LTS 15 & 16		

PURPOSE OF THE APPLICATION:

To construct a rear second-storey addition to the existing three-storey detached dwelling.

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

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

The maximum permitted gross floor area is 0.60 times the lot area (207.30 m²).
The proposed residential gross floor area is 0.65 times the lot area (223.31 m²).

27. 114 MONTROSE AVE

File Number:	A0541/07TEY	Zoning	R2 Z0.6(PPR)
Owner(s):	HUY CAM LAM HONG CAM LAM	Ward:	Trinity-Spadina (19)
Agent:	NELSON ESPINOLA		
Property Address:	114 MONTROSE AVE	Community:	
Legal Description:	PL 399 BLK J PT LT39		

PURPOSE OF THE APPLICATION:

To construct a third storey addition with a rear deck above the existing 2 1/2 storey detached dwelling.

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 0.60 times the lot area (127.5 m²).
The proposed residential gross floor area is 1.09 times the lot area (231.15 m²).

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

The minimum required side yard setback is 0.45 m.
The third storey addition will be in line with the existing north side wall, located 0.0 m to the north side lot line.

28. 95 WELLS HILL AVE

File Number:	A0542/07TEY	Zoning	R1S Z0.6
Owner(s):	JANET LYNN BOMZA	Ward:	St. Paul's (21)
Agent:	ERIN WENZL		
Property Address:	95 WELLS HILL AVE	Community:	
Legal Description:	PL D1379 PT LTS 2 & 3		

PURPOSE OF THE APPLICATION:

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

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

1. **Section 63) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (370.45 m²).
The new dwelling will have a gross floor area of 0.76 times the area of the lot (479 m²)
2. **Section 6(3) Part II 2(ii), By-law 438-86**
The minimum required front line setback for a residential building on an inside lot is 4.25 m.
The new dwelling, located on an inside lot, will be setback 3.99 m from the front 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 the portion of the residential building that does not exceed a depth of 17.0 m.
The portion of the new dwelling that does not exceed a depth of 17.0 m will be located 0.45 m from the east side lot line.
4. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback is 0.9 m for the portion of the residential building that exceeds a depth of 17.0 m.
The portion of the new dwelling that will exceed the depth of 17.0 m by 3.98 m will be located 0.48 m and 1.55 m from the east and west side lot lines, respectively.
5. **Section 6(3) Part III 4, By-law 438-86**
The maximum permitted width of a walkway located between the front lot line and any wall of the building facing the front lot line to 1.16 m.
The walkway, to be located between the front lot line and the front wall, will have a width of 2.36 m.
6. **Section 6(3) Part IV 3(II), By-law 438-86**
Below-grade integral garages are not permitted where the vehicle access to the garage is located in a wall facing the front lot line.
The below-grade integral garage has vehicle access located in a wall facing the front lot line, and is not permitted.

29. 145 FERRIS RD

File Number:	A0543/07TEY	Zoning	R1B (PPR)
Owner(s):	HEATHER REBECCA SIMMS	Ward:	Beaches-East York (31)
Agent:	MURRAY FEARN		
Property Address:	145 FERRIS RD	Community:	
Legal Description:	PL M598 LT14		

PURPOSE OF THE APPLICATION:

To construct a front one-storey bay window with a roof that will extend over the existing front porch.

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

Section 7.3.3., By-law 6752

The minimum required front yard set back is 6.0 m.

The altered dwelling will be located 4.5 m from the front lot line.

30. 101 ENDERBY RD

File Number:	A0544/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	OTHNIEL O COLLINS LOUISE V COLLINS	Ward:	Beaches-East York (32)
Agent:	NURUN NABI		
Property Address:	101 ENDERBY RD	Community:	
Legal Description:	PL 635 BLK 7 PT LT16		

PURPOSE OF THE APPLICATION:

To demolish the existing front porch and construct a new basement, ground floor and second floor onto the existing rooming house.

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

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

The maximum permitted gross floor area is 0.6 times the lot area lot (205.11 m²).

The altered dwelling will have a gross floor area equal to 0.88 times the lot area (299.40 m²).

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

The minimum required front yard set back is 3.42 m.
The altered dwelling will have a front yard setback of 3.20 m.

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

The by-law requires two additional parking spaces be provided for a rooming house with 11 dwelling rooms.
One parking space is available in the existing detached garage.

4. Section 6(2) 5(b), By-law 438-86

The maximum permitted number of rooms is six.
The altered dwelling will have 11 rooms.

31. 5 FOREST RIDGE DR

File Number:	A0545/07TEY	Zoning	R1 Z0.6 (PPR)
Owner(s):	JARRETT SHERMAN	Ward:	St. Paul's (21)
Agent:	ANDREW DEANE		
Property Address:	5 FOREST RIDGE DR	Community:	
Legal Description:	PL 1769 LT39 PT LT38 PT LT40		

PURPOSE OF THE APPLICATION:

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

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 0.60 times the area of the lot (258.13 m²).
The altered dwelling will have a gross floor area equal to 0.83 times the area of the lot (356.78 m²).

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

The minimum required front yard set back is 8.205 m.
The altered dwelling will have a front yard set back of 7.660 m.

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

The minimum required set back for the portion of a building exceeding 17 m in depth is 7.5 m.
The 0.54 m portion of the altered dwelling that exceeds 17 m in depth will have east and west set backs of 0.91 m.

32. 10 ARDMORE RD

File Number:	A0546/07TEY	Zoning	R1 Z0.6 (PPR)
Owner(s):	MIKE KIANI	Ward:	St. Paul's (21)
Agent:	ANDREW DEANE		
Property Address:	10 ARDMORE RD	Community:	
Legal Description:	PL M502 LT47		

PURPOSE OF THE APPLICATION:

To demolish the existing house and to construct a new two-storey single family dwelling with a living space in the attic and an attached garage at grade.

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

- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (306.6 m²).
The new two-storey dwelling will have a gross floor area of 0.89 times the area of the lot (454.05 m²).
- Section 6(3) Part II 3., By-law 438-86**
The minimum required side lot line setback is 7.5 m for the portion of the residential building that exceeds a depth of 17.0 m.
The rear 0.74 m of the new residential dwelling exceed the depth of 17.0 m, and will be located 2.46 m from the west side lot line.

33. 107 ALCINA AVE

File Number:	A0552/07TEY	Zoning	R1 Z0.35 (PPR)
Owner(s):	1225038 ONTARIO LIMITED	Ward:	St. Paul's (21)
Agent:	CAROLYN MOSS		
Property Address:	107 ALCINA AVE	Community:	
Legal Description:	PL M4 PT LT79		

PURPOSE OF THE APPLICATION:

To alter the existing lawful-nonconforming two-storey duplex dwelling by constructing a full third-storey addition and by re-constructing the existing two-storey addition at the rear. The first, second and third floors will

comprise one dwelling unit with access to rear decks on each floor. The existing basement apartment will be maintained.

REQUESTED PERMISSION:

The property has a lawful-nonconforming status under the Planning Act, as it was developed as a two-storey duplex dwelling, prior to the passing of the Zoning By-law, which does not permit the said use in a R1 Z0.35 zone. Any alterations or additions to the building or change in use of the building require the permission of the Committee of Adjustment.

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 (116.13 m²).
The altered dwelling will have a gross floor area of 1.33 times the area of the lot (442.34 m²).
- 2. Section 6(3) Part I 1, By-law 438-86**
A building shall not be located closer than 0.90 m to the side wall of an adjacent building that contains no openings and 1.2 m where the side wall does contain openings.
The duplex, as altered, will be located 1.16 m from the adjacent building to the east.
- 3. Section 6(3) Part II 3.E(I), By-law 438-86**
The side wall of a duplex is required to have a side lot line setback of 0.45m where the side wall contains no openings.
The duplex, as altered, will be setback 0.08m from the side lot line on each side.
- 4. Section 6(3) Part II 5(I)**
The maximum permitted depth of a residential building is 14.0 m.
The altered residential dwelling will have a depth of 19.51 m.
- 5. Section 6(3) Part II 8 F(IV), By-law 438-86**
A roof that exists over a first floor platform or terrace is permitted to project into the required setbacks, provided that the top of the roof is not used, or designed to be used, as a deck or a terrace.
The roof of the altered dwelling will be designed to be used as a deck/terrace.

34. 94 GARFIELD AVE

File Number:	A0553/07TEY	Zoning	R1 Z0.6(PPR)
Owner(s):	MICHELLE POLLOCK POLLOCK MICHELLE R	Ward:	Toronto Centre-Rosedale (27)
Agent:	TAYLOR HANNAH		

ARCHITECT
Property Address: **94 GARFIELD AVE** Community:
Legal Description: PL 1474 LT23

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted gross floor area is 0.60 times the area of the lot (394.3 m²).

The altered dwelling will have a gross floor area equal to 0.64 times the area of the lot (422.9 m²).

35. 82 DUGGAN AVE

File Number: A0554/07TEY Zoning R2 (Waiver)
Owner(s): AVIND SHARMA Ward: St. Paul's (22)
ALISON SHARMA
Agent: MAURICIO CARRILLO
Property Address: **82 DUGGAN AVE** Community:
Legal Description: PL 743 PT LT68

PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition onto the existing three-storey dwelling.

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

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

The maximum permitted gross floor area is 0.69 times the area of the lot (195.51 m²).

The altered dwelling will have a gross floor area equal to 0.79 times the area of the lot (223.05 m²).

36. 1148 GREENWOOD AVE

File Number:	A0555/07TEY	Zoning	R1A
Owner(s):	LILIANA NIKOLOV	Ward:	Toronto-Danforth (29)
Agent:	STEVE NIKOLOV		
Property Address:	1148 GREENWOOD AVE	Community:	
Legal Description:	PL 3056 PT LT5 PT LT6		

PURPOSE OF THE APPLICATION:

To construct a full second-storey addition to the existing bungalow.

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

- Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (104.4 m²).
The altered dwelling will have a lot coverage of 42.3% of the lot area (125.87 m²).
- Section 7.2.3 By-law 6752**
The maximum permitted roof overhang at the front of a house is 0.61 m.
The roof overhang at the front of the altered house will be 0.76 m.
- Section 7.2.3, By-law 6752**
The maximum permitted floor space index is 0.45 times the area of the lot (133.77 m²)
The altered dwelling will have a floor space index of 0.61 times the area of the lot (182.22 m²).

37. 90 ALCINA AVE

File Number:	A0556/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	MARILYN WEISDORF MYLNARSKI JULIUS	Ward:	St. Paul's (21)
Agent:	IAN CUNHA		
Property Address:	90 ALCINA AVE	Community:	
Legal Description:	PL M54 LT153 PT LT154		

PURPOSE OF THE APPLICATION:

To construct a two-storey east side addition and one-storey rear addition to the existing dwelling.

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

- 1. Section 6(3) Part VI 1(I), By-law 438-86**
Additions to the rear of a building are permitted provided the residential gross floor area of the building as enlarged does not exceed 0.69 times the area of the lot (179.48 m²).
The altered dwelling will have a residential gross floor area equal to 0.78 times the area of the lot (203.31 m²).
- 2. Section 6(3) Part VI 1(V), By-law 438-86**
Additions to the rear of a building are permitted provided the depth of the residential building including the addition or additions does not exceed 17 m.
The altered dwelling will have a depth of 17.4 m.

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

38a. 630 CLINTON ST

File Number:	B0066/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	1666619 ONTARIO LIMITED	Ward:	Trinity-Spadina (20)
Agent:	MICHAEL GOLDBERG		
Property Address:	630 CLINTON ST	Community:	
Legal Description:	PL 991 BLK E PT LT118 PT LT119		

THE CONSENT REQUESTED:

To sever the existing lot into two undersized semi-detached dwelling lots.

Retained – Part 2 & 3 of Draft R-Plan

Address – to be assigned

The lot frontage is 4.74 m and the lot area is 180.2 m². The lot will be developed with a three-storey semi-detached dwelling, requiring variances to the Zoning By-law as outlined in Minor Variance application A0531/07TEY.

Part 3 is an existing 5.12 m² pedestrian access easement/Right-of-Way in favour of the owners of 628 Clinton St.

Conveyed – Part 1 of Draft R-Plan**Address – to be assigned**

The lot frontage is 4.68 m and the lot area is 180.7 m². The lot will be developed with a three-storey semi-detached dwelling, requiring variances to the Zoning By-law as outlined in Minor Variance application A0532/07TEY.

File Numbers B0066/07TEY, A0531/07TEY, and A0532/07TEY will be considered jointly.

38b. 630 CLINTON ST

File Number:	A0531/07TEY, A0532/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	1666619 ONTARIO LIMITED	Ward:	Trinity-Spadina (20)
Agent:	MICHAEL GOLDBERG		
Property Address:	630 CLINTON ST	Community:	
Legal Description:	PL 991 BLK E PT LT118 PT LT119		

PURPOSE OF THE APPLICATION:

To construct a three-storey semi-detached dwelling, and a semi-detached garage with access from the rear public lane.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW :**A0531/07TEY****Part 1 on Draft R-Plan****Address – to be assigned**

- 1. Section 6(3) Part VII 1(II), By-law 438-86**
The minimum required lot frontage is 6 m.
The lots will have a frontage of 4.68 m.
- 2. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (108.3 m²).
The semi-detached dwelling will have a gross floor area equal to 0.98 times the area of the lot (176.1 m²).
- 3. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard set back for a building on an inside lot is 2.91 m.
The semi-detached dwelling will be set back 2.68 m from the front lot line.

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

The minimum required set back between a building and the side wall of an adjacent building that contains no openings is 1.2 m.

The semi-detached dwelling will be set back 0.87 m from the wall containing no openings of the building at 632 Clinton St.

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

The maximum permitted height of a building is 10 m.

The semi-detached dwelling will have a height of 10.3 m.

A0532/07TEY

Part 2 & 3 on Draft R-Plan

Address – to be assigned

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

The minimum required lot frontage is 6 m.

The lots will have a frontage of 4.74 m.

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

The maximum permitted gross floor area is 0.6 times the area of the lot (108.3 m²).

The semi-detached dwelling will have a gross floor area equal to 0.98 times the area of the lot (176.1 m²).

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

The minimum required front yard set back for a building on an inside lot is 2.91 m.

The semi-detached dwelling will be set back 2.68 m from the front lot line.

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

The minimum required set back between a building and the side wall of an adjacent building that contains no openings is 1.2 m.

The semi-detached dwelling will be set back 0.6 m from the wall containing no openings of the building at 628 Clinton St.

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

The maximum permitted height of a building is 10 m.

The semi-detached dwelling will have a height of 10.3 m.

Note: Part 3 on Draft R-Plan is an existing 5.12 m² pedestrian access easement/Right-of-Way in favour of the owners of 628 Clinton St.

File Numbers B0066/07TEY, A0531/07TEY, and A0532/07TEY will be considered jointly.

39a. 29 WOODLAWN AVE W

File Number:	B0067/07TEY	Zoning	R2 Z0.6
Owner(s):	ROLAND GAILUS MIKHAIL TROYCHANSKIY	Ward:	St. Paul's (22)
Agent:	ALEX BOROS ALEXANDER BOROS DESIGN ASSOCIATES		
Property Address:	29 WOODLAWN AVE W	Community:	
Legal Description:	PL 669Y PT LT50		

THE CONSENT REQUESTED:

To server the existing lot into two undersized semi-detached dwelling lots.

Retained - Part 1 on Draft R-Plan

Address - 29 Woodlawn

The lot frontage is 5.94 m and the lot area is 316.8 m². The lot will be redeveloped with the west half of a pair of three-storey semi-detached dwellings, requiring variances to the Zoning By-law as outlined in Minor Variance application A0533/07TEY

Conveyed - Part 2 on Draft R-Plan

Address - to be assigned

The lot frontage is 5.94 m and the lot area is 316.8 m². The lot will be redeveloped with the east half of a pair of three-storey semi-detached dwellings, requiring variances to the Zoning By-law as outlined in Minor Variance application A0534/07TEY

File Numbers B0067/07TEY, A0533/07TEY and A0534/07TEY are being considered jointly.

39b. 29 WOODLAWN AVE W

File Number:	A0533/07TEY, A0534/07TEY	Zoning	R2 Z0.6
Owner(s):	MIKHAIL TROYCHANSKIY	Ward:	St. Paul's (22)
Agent:	ALEX BOROS ALEXANDER BOROS DESIGN ASSOCIATES		
Property Address:	29 WOODLAWN AVE W	Community:	
Legal Description:	PL 669Y PT LT50		

PURPOSE OF THE APPLICATION:

To demolish the existing single family dwelling and to construct a pair of three-storey dwellings with walkout basements at the rear and integral below-grade garages at the front.

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

A0533/07TEY

Part 1 on Draft R-Plan

Address – 29 Woodlawn Avenue West

- 1. Section 6(3) Part VII 1(I), By-law 438-86**
The minimum required lot frontage is 9.0 m
The new semi-detached dwelling will have a frontage of 5.94 m.
- 2. 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 (191.7 m²).
The new semi-detached dwelling will have a gross floor area of 0.76 times the area of the lot (242.41 m²)
- 3. Section 6(3) Part IV 3(I), By-law 438-86**
Integral garages are not permitted in a residential building that is on a lot which has a frontage of less than 7.62 m, and where the access to the garage is located in a wall facing the front lot line.
The integral garage is on a lot that has a frontage of 5.94 m and has vehicle access located in a wall facing the front lot line.
- 4. Section 6(3) Part II 3(i), By-law 438-86**
The minimum required side yard setback to an adjacent building is 0.9 m.
The new dwelling will have a side yard setback of 0.46 m. to the adjacent building on the west side.

A0534/07TEY

Part 2 on Draft R-Plan

Address: to be assigned

- 1. Section 6(3) Part VII 1(I), By-law 438-86**
The minimum required lot frontage is 9.0 m
The new semi-detached dwelling will have a frontage of 5.94 m.

- 2. 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 (191.7 m²).
The new semi-detached dwelling will have a gross floor area of 0.76 times the area of the lot (242.41 m²)

- 3. Section 6(3) Part IV 3(I), By-law 438-86**
Integral garages are not permitted in a residential building that is on a lot which has a frontage of less than 7.62 m, and where the access to the garage is located in a wall facing the front lot line.
The integral garage is on a lot that has a frontage of 5.94 m and has vehicle access located in a wall facing the front lot line.

- 4. Section 6(3) II 5(II), By-law 438-86**
The maximum permitted depth for a semi-detached dwelling is 17.0 m.
The new semi-detached dwelling will have a depth of 17.94 m.

File Numbers A0533/07TEY, A0534/07TEY and B0067/07TEY are being considered jointly.

40. 69-81 PORTLAND ST

File Number:	A0702/07TEY	Zoning	RA (PPR)
Owner(s):	75 PORTLAND DEVELOPMENTS	Ward:	Trinity-Spadina (20)
Agent:	ADAM BROWN		
Property Address:	69-81 PORTLAND ST	Community:	
Legal Description:	PL D45 PT LT8		

PURPOSE OF THE APPLICATION:

To permit a total of 215 undersized parking spaces on the three levels of below-grade parking.

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

Section 2, By-law 494-2007

The minimum required parking space dimensions are 5.6 m in length and 3.3 m in width.
The parking space dimensions will be 2.6 m in width.

41. 110 HAZELTON AVE

File Number:	B0074/07TEY	Zoning	R2 Z0.6(Waiver)
Owner(s):	SHRAM DEVELOPMENTS INC	Ward:	Toronto Centre-Rosedale (27)
Agent:	ERAN SHRAM		
Property Address:	110 HAZELTON AVE	Community:	
Legal Description:	PL 780 LT1		

THE CONSENT REQUESTED:

To sever the northerly portion of the site to create a separate lot for a semi-detached dwelling that is currently under construction.

Retained – Part 2, 3, 4, 5, 6 of Registered Plan 66R-23051

Address – 110 Hazelton Ave.

The lot frontage is 7.89 m and the lot area is 361.02 m². A three-storey semi-detached dwelling is currently under construction on the lot, in accordance with Decision Number A0376/06TEY.

Parts 3-6 of Registered Plan 66R-23051 are access easements in favour of the owners of 110 Hazelton Ave and have the following areas:

Part 3: 17.86 m²

Part 4: 8.93 m²

Part 5: 18.49 m²

Part 6: 72.67 m²

Conveyed Lot – Part 1 of Registered Plan 66R-23051

Address – 108 Hazelton Ave.

The lot frontage is 7.26 m and the lot area is 332.13 m². A three-storey semi-detached dwelling is currently under construction on the lot, in accordance with Decision Number A0375/06TEY.

The Committee of Adjustment approved the same proposal on June 15, 2006 in Decision Number B0056/06TEY, but the consent to sever lapsed.

The following applications will be heard at 4:00 p.m. or shortly thereafter:**42. 298 MARKHAM ST**

File Number:	A0366/06TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	THE ELEMENT GROUP INC	Ward:	Trinity-Spadina (19)
Agent:	OLGA MIHAILOVICH THE ELEMENT GROUP		
Property Address:	298 MARKHAM ST	Community:	
Legal Description:	PL 314 PT LT27		

PURPOSE OF THE APPLICATION:

To add a fifth apartment unit to the commercial/residential building by constructing a fourth floor addition with front and rear walk out decks. The main floor of the building will be maintained as a commercial use.

REQUESTED PERMISSION:

The property has lawful-nonconforming status under the Planning Act, as the office/showroom and dwelling building, existed prior to the passing of the Zoning By-law, which does not permit the said use in a R2 Z0.6 zone. Any change of use, alterations or addition to the building requires the permission of the Committee of Adjustment.

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

- 1. Section 6(3) Part II 3(G), By-law 438-86**
The minimum required side yard setback is 7.5 m.
The existing building is located 0.18 m from the north side lot line and 0.17 m from the south side lot line.
The proposed addition and decks will be located 0.18 m from the north side lot line and 0.17 m from the south side lot line.
- 2. Section 4(4), By-law 438-86**
Three parking spaces are required.
In this case, two parking spaces are being provided, however, no new parking space is proposed for the additional dwelling unit.
- 3. Section 6(3) Part II 5(i), By-law 438-86**
The maximum permitted building depth is 14 m.
The addition and decks will not exceed the existing building depth of 31.93 m.

- 4. **Section 6(3) Part II 4, By-law 438-86**
The minimum required setback from the rear lot line is 7.5 m.
The existing building abuts the rear lot line.
The proposed fourth floor addition will be set back 5.7 m from the rear lot line.
- 5. **Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10 m.
The existing building height is 10.36 m.
The building, with the proposed addition, will have a height of 14.02 m.
- 6. **Section 6(3) PART I 1, By-law 438-86**
The maximum permitted gross floor area of the building is 0.6 times the area of the lot (134.82 m²).
The existing building has a gross floor area equal to 2.76 times the area of the lot (620.40 m²).
The altered building will have a gross floor area equal to 3.45 times the area of the lot (775.06 m²).
- 7. **Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required setback from the north and south lot lines is 0.45 m.
The altered building will have a 0.0 m setback from the north and south lot lines.
- 8. **Section 6(1), By-law 438-86**
The office/showroom and dwelling building constitutes a non-conforming use. The addition of a fourth floor and fifth dwelling unit is not permitted.

43. 4 LENNOX ST

File Number:	A0828/06TEY	Zoning	R3 Z1.0 (WAIVER)
Owner(s):	GARY THAI	Ward:	Trinity-Spadina (20)
Agent:	DRAGI DODEVSKI		
Property Address:	4 LENNOX ST	Community:	
Legal Description:	PL 112 PT LT25		

PURPOSE OF THE APPLICATION:

To structurally alter the existing one-storey dwelling by constructing a full second-storey addition and a rear two-storey addition.

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

- 1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 1.0 times the area of the lot (142.44 m²).

The proposed residential gross floor area of the building will be 1.4 times the area of the lot (200.04 m²).

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

The minimum required front lot line setback is 0.67 m.

The altered dwelling will be setback 0.63 m from the front lot line.

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

The minimum required setback from the flanking street (Croft Street) is 6.0 m.

The altered dwelling will be located 0.0 m from the flanking street (Croft Street).

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

The required landscaping area is 30 % of the lot (42.73 m²).

The proposed landscaped open space will be 29% of the area of the lot (41.31 m²).

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

The minimum required rear yard setback is 7.5 m.

The proposed building will be located 0.0 m from the rear lot line.

III) Other Business:

1. Delegated Consents

a. 176 YONGE ST

File Number:	B0070/07TEY	Zoning	CR T12.0 C8.0 R11.7 (Zoning Waiver)
Owner(s):	HUDSON'S BAY COMPANY	Ward:	Toronto Centre-Rosedale (28)
Agent:	PAUL MAILER GOODMANS		
Property Address:	176 YONGE ST	Community:	

Legal Description: PL TOWN OF YORK PT LTS 2 & 3 PL E122 PT LTS 1 TO 6

Owner(s): EXCHANGE TOWER LIMITED
& BPO ONTARIO
PROPERTIES LIMITED

Property Address: **40 TEMPERANCE ST**
333 BAY STREET

Legal Description: PT TOWN LTS 2 3 4 SSRS RP 63R 4286 PTS 3 TO 5 SUBSURFACE RIGHTS
ONLY BELOW PTS 1 TO 3 ON 63R 4314

Property Address: **40 ADELAIDE ST**

Legal Description: PT TOWN LTS 2 3 4 NSAS RP 66R15440 PTS 6 7 & 9 TO 15

Agent: PAUL MAILER
GOODMANS

THE CONSENT REQUESTED:

To obtain consent to an “Operating Agreement” having the effect of granting rights to use existing underground loading facilities for a period in excess of 21 years. No changes to buildings or property layout are being proposed

Operating Agreement

Parcels A & D (attached plan)

176 Yonge Street & 401 Bay Street

The owner, **Hudson’s Bay Company (“HBC”)**, is granted rights by **BPO Ontario Properties Limited (“BPO”)** and **Exchange Tower Limited (“Exchange Tower”)** to use the shared loading facilities for the benefit of lands described, as follows:

Lots 1, 2, 3, 3A, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 on Plan 122E, City of Toronto;
Parts 1 and 2 on Plan 63R-4286; and,
Parts 1, 2, 3 on Plan 63R-3560.

Operating Agreement

Parcels B & C (attached plan)

40 Temperance Street, 333 Bay Street & 40 Adelaide Street

The owners, **“BPO”** and **“Exchange Tower”** are granting rights to **“HBC”** to use shared loading facilities located under Richmond Street and Temperance Street on land described, as follows:

Parts 1, 2, 3, 4, 6, 7, 9, 14, 15, 18, 19 and 20 on Plan 66R-16814
Parts 7 to 12 and 17 on Plan 66R-15636; and,
Parts 1 and 2 on Plan 66R-15932 .

2. Ontario Municipal Board Orders