

## COMMITTEE OF ADJUSTMENT AGENDA

### Toronto East York Panel

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

**Date of Meeting:** Wednesday, October 10, 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  
**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:

	<b>File Number</b>	<b>Owner</b>	<b>Property</b>	<b>Community (Ward)</b>
1.	A0476/07TEY	JESSICA SILVERMAN MARK SILVERMAN	43 WEMBLEY RD	St. Paul's (21)
2.	A0526/07TEY	DOMENIC SARAGOSA	247 SYMINGTON AVE	Davenport (18)
3.	A0530/07TEY	TIMOTHY ANGUS CHISHOLM	479 RUSSELL HILL RD	St. Paul's (22)
4.	A0552/07TEY	1225038 ONTARIO LIMITED	107 ALCINA AVE	St. Paul's (21)
5.	A0557/07TEY	SAMILLE ARAUJO LINO CARDOSO	2 CHESLEY AVE	Davenport (18)
6.	A0558/07TEY	BRAD HEYS SARAH BRADLEY	121 MARION ST	Parkdale-High Park (14)
7.	A0559/07TEY	GARETH SEAN SELTZER	71 MADISON AVE	Trinity-Spadina (20)
8.	A0560/07TEY	VALERIE JOAN PINDER BENJAMIN DOUGLAS	323 MANNING AVE	Trinity-Spadina (19)

9.	A0561/07TEY	PINDER ANDREA MARI KONARZEWSKI MATTHEW JASON SALATHIEL	17 CAVELL AVE	Toronto-Danforth (30)
10.	A0562/07TEY	MARGARET STINSON	41 HEATHDALE RD	St. Paul's (21)
11.	A0563/07TEY	JANINE SELWA CHEESEMAN	19 WROXETER AVE	Toronto-Danforth (30)
12.	A0564/07TEY	PIERRE LASSONDE	104 FOREST HILL RD	St. Paul's (22)
13.	A0565/07TEY	JOSE FERREIRA	13 LAPPIN AVE	Davenport (18)
14.	A0566/07TEY	JOHN WILLIAM GRAHAM GAIL CAROLYN GRAHAM	71 ROWANWOOD AVE	Toronto Centre-Rosedale (27)
15.	A0567/07TEY	SAMURAI HOLDINGS INC	754 QUEEN ST W	Trinity-Spadina (19)
16.	A0568/07TEY	MANUEL BARROSO	116 HELENA AVE	St. Paul's (21)
17.	A0569/07TEY	JUTTA MARGARETE TIEMANN	39 EDGEWOOD GRV	Beaches-East York (32)
18.	A0570/07TEY	JOANN MINDEN	76 WALKER AVE	St. Paul's (22)
19.	A0571/07TEY	JASON ALLAN DOUCET	103 MANNING AVE	Trinity-Spadina (19)
20.	A0573/07TEY	AFSHIN SOROUDI	269 LEE AVE	Beaches-East York (32)
21.	A0574/07TEY	ZANDRA LESLEY SHORE	28 MILLBANK AVE	St. Paul's (21)
22.	A0575/07TEY	CITYPLACE DEVELOPMENTS CORP	100 FORT YORK BLVD (FORMERLY KNOWN AS 422 BREMNER BOULEVARD)	Trinity-Spadina (20)
23.	A0576/07TEY	JEFFREY LAYTON SHELLEY LEIBMAN	41 MC KENZIE AVE	Toronto Centre-Rosedale (27)
24.	A0577/07TEY	ERIC ADELMAN	164 INGLEWOOD DR	Toronto Centre-Rosedale (27)
25.	A0578/07TEY	DAVID SHAW	17 ALVIN AVE	St. Paul's (22)
26.	A0579/07TEY	54 WAVERLEY ROAD LTD	1975 A QUEEN ST E	Beaches-East York (32)
27.	A0581/07TEY	ELIZABETH GARGULA MARIAN GARGULA	51 WRIGHT AVE	Parkdale-High Park (14)
28.	A0582/07TEY	WENDY DIRISIO	96 COLIN AVE	St. Paul's (22)
29.	A0585/07TEY	RUSSELL GIBBONS LEIGH-ANNE GRAHAM	186 BROWNING AVE	Toronto-Danforth (29)
30.	A0586/07TEY	VALERIY	48 HEATH ST E	St. Paul's (22)

	MATKOVSKIY		
31.	A0587/07TEY	SUSAN EILEY	59 GLEN CEDAR RD St. Paul's (21)
32.	A0588/07TEY	LEON MATTHEW HERBERMAN BARBARA JANE RODGERS	122 WEMBLEY RD St. Paul's (21)
33.	A0589/07TEY	DYLAN NEWTON W. SMITH	104 NORTHCOTE AVE Davenport (18)

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

<b>File Number</b>	<b>Owner</b>	<b>Property</b>	<b>Community (Ward)</b>
34.	B0073/07TEY	PIAGGA LIMITED	764 YONGE ST & 35 BARMUTO STREET Toronto Centre-Rosedale (27)
35a	B0075/07TEY	WADE DOBBIN FRANCES THOMPSON	775 INDIAN RD Parkdale-High Park (14)
35b	A0583/07TEY	WADE DOBBIN FRANCES THOMPSON	775 INDIAN RD (Part 1 & 2) Parkdale-High Park (14)
35c	A0584/07TEY	WADE DOBBIN FRANCES THOMPSON	775 INDIAN RD (Part 3) Parkdale-High Park (14)
36.	A0740/07TEY	770 BAY DEVELOPMENTS INC	770 BAY ST Toronto Centre-Rosedale (27)
37.	B0071/07TEY	VICTORIA UNIVERSITY	4-8 ST THOMAS ST & 100-110 CHARLES ST W Toronto Centre-Rosedale (27)

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

<b>File Number</b>	<b>Owner</b>	<b>Property</b>	<b>Community (Ward)</b>
38.	A0302/06TEY	SHANNON YOUNG PETER YOUNG	165 PARKSIDE DR Parkdale-High Park (14)
39.	A0308/06TEY	ALISON MARY HALL	76 DELAWARE AVE Trinity-Spadina (19)
40.	A0652/06TEY	1632561 ONTARIO INC	180 BALDWIN ST Trinity-Spadina (20)
41.	A0895/06TEY	FELICITY BANNISTER PIERRE VAILLANCOURT	65 SUMMERHILL AVE Toronto Centre-Rosedale (27)
42.	A0344/07TEY	FILOMENA DOPADRE- FELICE ANTONIO FELICE	44 ROBLOCHE AVE Trinity-Spadina (19)

43. A0470/07TEY CHARLES EDWARD 23 LARK ST Beaches-East York (32)  
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### III) Other Business:

#### 1. Delegated Consents

	<b>File Number</b>	<b>Owner</b>	<b>Property</b>	<b>Community (Ward)</b>
a)	B0093/07TEY	1379258 ONTARIO INC	1013 DUPONT ST	Davenport (18)
b)	B0096/07TEY	JOHN BENWELL	5 & 7 VANCOUVER AVE	Beaches-East York (32)
c)	B0085/07TEY	ROEHAMPTON APARTMENTS LIMITED	101 ROEHAMPTON AVE	St. Paul's (22)

#### 2. Ontario Municipal Board Orders

**The following applications will be heard at 2:00 p.m. or shortly thereafter:****1. 43 WEMBLEY RD**

File Number:	A0476/07TEY	Zoning	R1 Z0.6 (Waiver)
Owner(s):	JESSICA SILVERMAN MARK SILVERMAN	Ward:	St. Paul's (21)
Agent:	STEPHEN LEBLANC		
Property Address:	<b>43 WEMBLEY RD</b>	Community:	
Legal Description:	PL 1850 LT34		

**PURPOSE OF THE APPLICATION:**

To construct a one-storey front addition and a rear exterior staircase from the main floor to the rear yard.

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

- 1. Section 6(3) Part II 5 (i), By-law 438-86**  
The maximum permitted depth for a detached dwelling is 17 m.  
The altered dwelling will have a depth of 20.86 m.
- 2. Section 6(3) Part II 8 D(I), By-law 438-86**  
The maximum permitted height of an uncovered platform that projects into the required setbacks is 1.2 m above grade.  
The proposed staircase will begin 2.6 m above grade and descend to the rear yard.
- 3. Section 6 (3) Part II 3.B(II), By-law 438-86**  
The minimum required setback from a side lot line for the portion of a building that exceeds 17 m in depth is 7.5 m.  
The 3.86 m portion of the altered dwelling exceeding 17 m in depth will be located 6.09 m from the east side lot line and 2.94 m from the west side lot line.
- 4. Section 6(3) Part II 2(ii), By-law 438-86**  
The minimum required setback from a front lot line is 8.51 m.  
The altered dwelling will be located 5.76 m from the front lot line.
- 5. Section 6(3) Part IV 4(II), By-law 438-86**  
The maximum permitted driveway width is 3.05 m at the front lot line and 4.9 m at the wall.  
The proposed driveway will measure 6.1 m at the wall.

## 2. 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 which has been constructed on the roof of the ground floor verandah and to construct a parking pad in the rear.

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

#### 1. 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.

#### 2. 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

## 3. 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 m<sup>2</sup>).

The altered dwelling will have a residential gross floor area equal to 0.40 times the area of the lot (366.1 m<sup>2</sup>).

**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.

**4. 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:	<b>107 ALCINA AVE</b>	Community:	
Legal Description:	PL M4 PT LT79		

**PURPOSE OF THE APPLICATION:**

To alter the existing lawful-nonconforming two-storey duplex dwelling house by constructing a full third-storey addition and by re-constructing the existing two-storey addition at the rear.

**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 m<sup>2</sup>).

The altered dwelling will have a gross floor area of 1.33 times the area of the lot (442.34 m<sup>2</sup>).

**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.

**5. 2 CHESLEY AVE**

File Number:	A0557/07TEY	Zoning	R4 Z1.0 (PPR)
Owner(s):	SAMILLE ARAUJO LINO CARDOSO	Ward:	Davenport (18)
Agent:	VICTOR HIPOLITO AMBIENT DESIGNS LTD.		
Property Address:	<b>2 CHESLEY AVE</b>	Community:	
Legal Description:	PL 690 LT15		

**PURPOSE OF THE APPLICATION:**

To complete interior alterations to the existing single-family dwelling for the purpose of converting it into a three-unit dwelling; and to complete the construction of the front basement entrance and rear one-storey addition, which commenced under Building permits that were issued for a single family use.

**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 (204.38 m<sup>2</sup>).  
The three unit dwelling will have a residential gross floor area equal to 1.35 times the area of the lot (275.34 m<sup>2</sup>).

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

The minimum required front yard set back is 2.203 m.  
The three unit dwelling will be located 0.10 m from the front lot line.

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

The maximum permitted building depth is 14 m.  
The three unit dwelling will have a depth of 21.552 m.

## 6. 121 MARION ST

File Number:	A0558/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	BRAD HEYS SARAH BRADLEY	Ward:	Parkdale-High Park (14)
Agent:	VICTOR HIPOLITO AMBIENT DESIGNS LTD.		
Property Address:	<b>121 MARION ST</b>	Community:	
Legal Description:	PL 552 PT LT44		

### PURPOSE OF THE APPLICATION:

To reduce the number of dwelling units in the three-storey converted dwelling from 5 to 4 apartments. No exterior alterations are proposed.

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

#### Section 6(2) Part I (iv), By-law 438-86

The minimum required floor area for a dwelling unit is 65.0 m<sup>2</sup>.

The average floor area of the four dwelling units is 47.79 m<sup>2</sup>.

## 7. 71 MADISON AVE

File Number:	A0559/07TEY	Zoning	R2 Z1.0 (PPR)
Owner(s):	GARETH SEAN SELTZER	Ward:	Trinity-Spadina (20)
Agent:	VICTOR HIPOLITO AMBIENT DESIGNS LTD.		
Property Address:	<b>71 MADISON AVE</b>	Community:	
Legal Description:	PL M2 N PT LT112 66R-15810 PTS 2 & 4 R.O.W. PT 3		

### PURPOSE OF THE APPLICATION:

To structurally alter the existing three-storey semi-detached dwelling by constructing a rear one-storey addition and a rear second floor infill addition.

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

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

The residential gross floor area shall not exceed 1.0 times the area of the lot (289.72 m<sup>2</sup>).  
The altered dwelling will have a residential gross floor area equal to 1.39 times the area of the lot (403.35 m<sup>2</sup>).

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

The maximum permitted building depth is 17 m.  
The altered dwelling will have a depth of 25.52 m.

**8. 323 MANNING AVE**

File Number:	A0560/07TEY	Zoning	R2 Z0.6 (Waiver)
Owner(s):	VALERIE JOAN PINDER BENJAMIN DOUGLAS PINDER	Ward:	Trinity-Spadina (19)
Agent:	TED FOOTMAN		
Property Address:	<b>323 MANNING AVE</b>	Community:	
Legal Description:	PL D152 PT LT46		

**PURPOSE OF THE APPLICATION:**

To construct a rear one-storey addition onto the existing semi-detached dwelling.

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

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

The maximum permitted depth of a semi-detached dwelling is 17 m.  
The altered dwelling will have a depth of 17.45 m.

**2. 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 (127.00 m<sup>2</sup>)  
The altered dwelling will have a gross floor area equal to 1.40 times the area of the lot (219.83 m<sup>2</sup>).

**9. 17 CAVELL AVE**

File Number:	A0561/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	ANDREA MARI KONARZEWSKI MATTHEW JASON	Ward:	Toronto-Danforth (30)

Agent: SALATHIEL  
MATTHEW JASON  
SALATHIEL  
Property Address: 17 CAVELL AVE Community:  
Legal Description: PL 169E PT LT50

**PURPOSE OF THE APPLICATION:**

To construct a third floor addition over the existing two-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 0.6 times the area of the lot (110.14 m<sup>2</sup>).  
The third floor addition has an area of 43.5 m<sup>2</sup> and will increase the gross floor area of the dwelling to 0.92 times the area of the lot (168 m<sup>2</sup>).
- Section 6(3) Part II B(I), By-law 438-86**  
The minimum required side lot line setback is 0.45 m for a depth of less than 17 m and where the side wall does not contain any openings.  
The dwelling, as altered, does not exceed a depth of 17.0 m and is setback 0.085 m from the west side lot line.
- Section 6(3) Part II 3(II)**  
A building is not permitted to be located closer than 1.2 m to the side wall of an adjacent building that contains openings.  
**The dwelling, as altered, is located 0.79 m from the side wall of the adjacent building to the west.**

**10. 41 HEATHDALE RD**

File Number: A0562/07TEY Zoning R1 (PPR)  
Owner(s): MARGARET STINSON Ward: St. Paul's (21)  
Agent: DAN HUTCHINSON  
DAN HUTCHINSON INTERIOR  
DESIGN  
Property Address: 41 HEATHDALE RD Community:  
Legal Description: PL M367 W PT LT231

**PURPOSE OF THE APPLICATION:**

To convert the attic of the existing two-storey detached dwelling into habitable space by constructing a two-sided gable roof with a shed dormer window.

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

**Section 7 (3) (I), By-law 3623-97**

The maximum permitted floor space index is 0.4 (163.8 m<sup>2</sup>)

The altered dwelling will have a floor space index of 0.57 (237.1 m<sup>2</sup>).

**11. 19 WROXETER AVE**

File Number:	A0563/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	JANINE SELWA CHEESEMAN	Ward:	Toronto-Danforth (30)
Agent:	ROBERT MACPHERSON		
Property Address:	<b>19 WROXETER AVE</b>	Community:	
Legal Description:	PL M311 PT LT33		

**PURPOSE OF THE APPLICATION:**

To structurally alter the existing two-storey dwelling by constructing a full third storey addition and replacing the rear addition with a new one-storey addition.

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

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

The residential gross floor area shall not exceed 0.60 times the area of the lot (117.05 m<sup>2</sup>).

The altered dwelling will have a residential gross floor area equal to 1.01 times the area of the lot (197.07 m<sup>2</sup>).

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

The minimum required side lot line setback is 0.45 m.

The third storey addition and the rear one-storey addition will be located 0.24 m and 0.29 m from the west side lot line, respectively.

**12. 104 FOREST HILL RD**

File Number:	A0564/07TEY	Zoning	R1 Z0.35 (PPR)
Owner(s):	PIERRE LASSONDE	Ward:	St. Paul's (22)
Agent:	STEPHEN CANJAR		

Property Address: **104 FOREST HILL RD** Community:  
Legal Description: PL 1963 LTS 42 & 43 PT LT41

**PURPOSE OF THE APPLICATION:**

To construct a one-storey addition at the rear of the existing dwelling and to construct a shed in the rear yard.

**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 (829.13 m<sup>2</sup>).  
The altered dwelling will have a gross floor area of 0.57 times the area of the lot (1,341.65 m<sup>2</sup>).
2. **Section 6(3) Part II 7(1), By-law 438-86**  
The minimum required lot line setback for an accessory dwelling structure (excluding a garden or storage shed having a gross floor area of less than 9 m<sup>2</sup>, or a private garage) is 3.0 m from all lot lines.  
The garden shed has a gross floor area of 20.06 m<sup>2</sup> and is located 1.52 m from the north (side) and west (rear) lot lines.
3. **Section 6(3) Part II 7(II) A, By-law 438-86**  
An accessory structure is required to have a minimum setback of 4.5 m from an adjacent residential building.  
The garden shed is located 3.33 m from the adjacent building.

**13. 13 LAPPIN AVE**

File Number: A0565/07TEY Zoning: R2 Z0.6(PPR)  
Owner(s): JOSE FERREIRA Ward: Davenport (18)  
Agent: TONY HENRIQUES  
Property Address: **13 LAPPIN AVE** Community:  
Legal Description: PL M88 BLK X PT LT28

**PURPOSE OF THE APPLICATION:**

To construct a rear two-storey addition onto the existing two-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 0.69 times the area of the lot (142.09 m<sup>2</sup>).

The altered dwelling will have a gross floor area equal to 0.78 times the area of the lot (161.08 m<sup>2</sup>).

## 14. 71 ROWANWOOD AVE

File Number:	A0566/07TEY	Zoning	R1 Z0.6 (PPR)
Owner(s):	JOHN WILLIAM GRAHAM GAIL CAROLYN GRAHAM	Ward:	Toronto Centre-Rosedale (27)
Agent:	MONICA KUHN		
Property Address:	<b>71 ROWANWOOD AVE</b>	Community:	
Legal Description:	PLAN 334E PT LOT 13 PLAN 383E PT LOT 10 AND RP 66R21423 PART 1		

### PURPOSE OF THE APPLICATION:

To construct a rear one-storey addition to the existing 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 shall not exceed 0.60 times the area of the lot (370.3 m<sup>2</sup>).

In Decision Number A0340/05TEY, the Committee permitted a residential gross floor area equal to 0.64 times the area of the lot (393.2 m<sup>2</sup>).

The altered dwelling will have a residential gross floor area equal to 0.70 times the area of the lot (432 m<sup>2</sup>).

**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 1.75 m and will be setback 1.82 m from the east side lot line.

## 15. 754 QUEEN ST W

File Number:	A0567/07TEY	Zoning	MCR T3.0 C1.5 R2.5
Owner(s):	SAMURAI HOLDINGS INC	Ward:	Trinity-Spadina (19)
Agent:	Greg Bettencourt		
Property Address:	<b>754 QUEEN ST W</b>	Community:	
Legal Description:	PL 75 PT LT6		

**PURPOSE OF THE APPLICATION:**

To construct a three-storey addition to the rear of the existing mixed-use building with retail at grade and two residential units above.

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

- 1. Section 8(3) Part II 4(A), By-law 438-86**  
The minimum required setback for a building is 7.5 m from an adjacent lot that is in a residential or a park district.  
The altered building is located 4.57 m from the adjacent lot in a residential district.
- 2. Section 4(14)(A), By-law 438-86**  
The minimum required setback from the centre line of a public lane is 3.5 m.  
The building, as altered, is located 3.02 m setback from the centre line of the public lane.
- 3. Section 4(3)a, By-law 438-86**  
A parking area equal to the width of the lot, when measured 6.0 m from the centre line of the public lane, is required.  
The required parking area is not provided.

**16. 116 HELENA AVE**

File Number:	A0568/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	MANUEL BARROSO	Ward:	St. Paul's (21)
Agent:	GREG BETTENCOURT		
Property Address:	<b>116 HELENA AVE</b>	Community:	
Legal Description:	PL M54 LT52		

**PURPOSE OF THE APPLICATION:**

To demolish the existing single family dwelling and to construct a new, two-storey duplex 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 0.6 times the area of the lot (160.5 m<sup>2</sup>).  
The new duplex dwelling will have a gross floor area of 0.64 times the area of the lot (170.76 m<sup>2</sup>).

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

Each duplex dwelling is required to have an independent entrance.  
The two units in the new duplex dwelling share a foyer in the front of the building.

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

The minimum required site lot line setback is 0.9 m.  
The new dwelling will be located 0.3 m from the west lot line and 0.6 m from the east lot line.

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

The minimum side yard setback from the side wall of the adjacent building at 118 Helena Avenue is 1.2 m and 0.9 m from the building at 114 Helena Avenue.  
The new dwelling will be located 1.02 m and 0.87 m from the side wall of the adjacent building at 118 Helena and 114 Helena respectively.

**17. 39 EDGEWOOD GRV**

File Number:	A0569/07TEY	Zoning	R1 Z0.35 (at front), R2 Z0.6 (at rear) (WAIVER)
Owner(s):	JUTTA MARGARETE TIEMANN	Ward:	Beaches-East York (32)
Agent:	JUTTA MARGARETE TIEMANN		
Property Address:	<b>39 EDGEWOOD GRV</b>	Community:	
Legal Description:	PL 1380 PT LTS 12 & 13		

**PURPOSE OF THE APPLICATION:**

To reconstruct and enclose the front porch of the existing two-storey dwelling.

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

The by-law permits the reconstruction, replacement, or enclosure of a one-storey porch that was erected prior to October 15, 1953.  
The existing one-storey porch was erected during construction of the subject house in 1969.

**18. 76 WALKER AVE**

File Number:	A0570/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	JOANN MINDEN	Ward:	St. Paul's (22)
Agent:	PETER HAMILTON		
Property Address:	<b>76 WALKER AVE</b>	Community:	
Legal Description:	PL 669Y PT LT86		

**PURPOSE OF THE APPLICATION:**

To alter the existing two-storey detached dwelling by constructing a rear one-storey addition, a rear attached carport and a rear deck extension.

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

- 1. Section 6(3) Part II 2, By-law 438-86**  
The minimum required front yard setback is 25.68 m (the average set back of the two adjacent buildings).  
The dwelling, as altered, will maintain the existing front yard setback of 23.01 m.
- 2. Section 6(3) Part II 4, By-law 438-86**  
The minimum required rear yard set back is 7.5 m.  
The altered dwelling will have a rear yard set back of 3.78 m.
- 3. Section 6(3) Part IV 1 (V), By-law 438-86**  
The maximum permitted dwelling depth, including additions, is 17 m.  
The altered dwelling will have a depth of 18.59 m.
- 4. Section 6(3) Part II 8 D (II), By-law 438-86**  
The by-law does not permit an uncovered platform to project beyond the side walls of the building.  
The existing rear deck projects beyond the west side wall.

**19. 103 MANNING AVE**

File Number:	A0571/07TEY	Zoning	R4 Z1.0
Owner(s):	JASON ALLAN DOUCET	Ward:	Trinity-Spadina (19)
Agent:	INGRID RAE DOUCET		
Property Address:	<b>103 MANNING AVE</b>	Community:	
Legal Description:	PL 74 PT LT40		

**PURPOSE OF THE APPLICATION:**

To construct a rear second-storey addition with a deck and fire escape to the existing two-storey duplex dwelling.

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

- 1. Section 6(3) Part II 3, By-law 438-86**  
The minimum side lot line setback is 0.45 m  
The rear addition, deck and fire escape will be set back 0.0 m from the north side lot line.
- 2. Section 6(3) Part II 3, By-law 438-86**  
The minimum setback for a building is 0.9 m from an adjoining premise.  
The rear addition, deck and fire escape will be set back 0.0 m from the adjoining premises to the north (115 Manning Avenue).
- 3. Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted depth is 14.0 m.  
The dwelling, as altered, will have a depth of 24.0m

**20. 269 LEE AVE**

File Number:	A0573/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	AFSHIN SOROUDI	Ward:	Beaches-East York (32)
Agent:	MARCO SANTOS		
Property Address:	<b>269 LEE AVE</b>	Community:	
Legal Description:	PL M564 PT LT51 PT LT52		

**PURPOSE OF THE APPLICATION:**

To demolish the existing bungalow 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 0.6 times the area of the lot (204.17 m<sup>2</sup>).  
The new dwelling will have a gross floor area of 0.69 times the area of the lot 235.5 m<sup>2</sup>).
- 2. Section 4(4)(b), By-law 438-86**  
One (1) motor vehicle parking space of 2.6 m by 5.9 m in size must be provided on the lot behind the front wall.

Zero parking is being provided.

## 21. 28 MILLBANK AVE

File Number:	A0574/07TEY	Zoning	R1 Z0.35 (PPR)
Owner(s):	ZANDRA LESLEY SHORE	Ward:	St. Paul's (21)
Agent:	HARRY DONENFELD		
Property Address:	<b>28 MILLBANK AVE</b>	Community:	
Legal Description:	PL 1932 LT33		

### 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 :

- 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 (229.65 m<sup>2</sup>)  
The new dwelling will have a gross floor area equal to 0.36 times the area of the lot (232.81 m<sup>2</sup>).
- 2. Section 6(3) Part II 2, By-law 438-86**  
The minimum required front yard setback is 5.99 m.  
The new dwelling will be located 5.18 m from the front lot line.
- 3. Section 6(3) Part IV 2, By-law 438-86**  
The by-law requires a building on a lot that abuts a flanking street to gain vehicular access from the flanking street.  
The new dwelling will have vehicle access from the front street, Millbank Ave (as does the existing dwelling).
- 4. Section 6(3) Part II 3 A, By-law 438-86**  
The minimum required setback from a flanking street is 6.0 m.  
The new dwelling will be located 1.83 m from Vesta Drive. The stairs and landing of the new dwelling will be located 0.26 m from Vesta Drive.
- 5. Section 6(3) Part II 3 B (II), By-law 438-86**  
The minimum required side yard setback for the portion of a building that exceeds 17 m in depth is 7.5 m.  
The 2.76 m portion of the new building that exceeds 17 m will be located 0.91 m from the west side lot line.

## 22. 100 FORT YORK BLVD (FORMERLY KNOWN AS 422 BREMNER BOULEVARD)

File Number:	A0575/07TEY	Zoning	CR BLOCK 26 E (WAIVER)
Owner(s):	CITYPLACE DEVELOPMENTS CORP	Ward:	Trinity-Spadina (20)
Agent:	KIM KOVAR AIRD & BERLIS LLP		
Property Address:	<b>100 FORT YORK BLVD (FORMERLY KNOWN AS 422 BREMNER BOULEVARD)</b>	Community:	

Legal Description:

### PURPOSE OF THE APPLICATION:

To construct two residential towers of 18 and 38 storeys and two mid-rise (eight-storey) wings facing Fort York Boulevard and Telegram Mews, respectively. The total proposed gross floor area is 55 192 m<sup>2</sup>, consisting of 712 dwelling units and 340 m<sup>2</sup> of street related retail uses.

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

**1. Section 4(8)(f), By-law 1994-0805**

The by-law requires 30 % of the required bicycle parking spaces (86 spaces out of a total of 285) be located within the first storey above grade.  
A total of 72 bicycle parking spaces will be provided at grade outside the first storey.

**2. Section 7 Part II 1(i), By-law 1994-0805**

The by-law requires that a window of a dwelling unit be no closer than 11 m to another window of another dwelling unit on the same lot.  
The windows of the dwelling units of the proposed building will be less than the required 11 m distance from another window of another dwelling unit on the same lot, for the following levels:  
On the south side on levels 2 to 6;  
On the west side on levels 3 to 6;  
On the north side on levels 2 to 38; and  
On the east side on levels 2 to 16.

**3. Section 7 Part II 1(ii), By-law 1994-0805**

The by-law requires that a window of a dwelling unit be no closer than 5.5 m to a wall.

The windows of the dwelling units of the proposed building will be less than the required 5.5 m distance from a wall, for the following levels:

- On the south side on levels 2 to 6;
- On the west side on levels 3 to 6;
- On the north side on levels 2 to 38; and
- On the east side on levels 2 to 16.

**4. Section 7 Part II 3(b), By-law 1994-0805**

The by-law requires that the building be set back a minimum distance of 3.0 m from the south property line.

The proposed tower "Q" will be set back 0.53 m from the south property line. The proposed terraces at the southwest corner of the lot are set back less than 3 m from the south property line.

**5. Section 7 Part II 3(b), By-law 1994-0805**

The by-law requires that the building be set back a minimum distance of 3.0 m from the west property line.

The proposed tower "R" will be set back less than 3 m from the west property line. The proposed terraces at the southwest corner of the lot are set back less than 3 m from the west property line.

**6. Section 7 Part II 3(b), By-law 1994-0805**

The by-law requires the building to be located within the building envelope shown on Map 4 of By-law 1994-0805.

The proposed underground garage is located beyond the building envelope where such underground garage is located above grade.

**7. Section 10(11)(c)(ii) B, By-law 1994-0805**

The by-law requires that where the height of a building or structure exceeds 26 m above grade, then any portion of the building or structure above such 26.0 m height shall be set back a minimum of 2.0 m horizontally from all points on the face of each exterior wall facing a street of the portion of the building below such 26.0 m height.

The proposed tower "R" will be set back 0.0 m from the west wall at a height of 26 m. The proposed tower "Q" will be set back 0.0 m from both the south and east walls, at a height of 26 m. The proposed building steps back 1.595 metres above a height of 19.965 metres facing Capreol Court on the west side of the building. The proposed building steps back 1.825 metres above a height of 19.965 metres facing Fort York Boulevard and Telegram Mews on the south and east sides of the building.

**8. Section 10(11)(c)(iv), By-law 1994-0805**

The by-law permits mechanical penthouses to project 7.5 m above the permitted height of the building towers.

A portion of the mechanical penthouse of the south wing of Tower Q (the eight-storey wing along Fort York Boulevard) will project 3.27 m above the permitted height of 26 m.

**9. Section 7 Part II 5 E, By-law 1994-0805**

The by-law permits balconies to project up to 1.0 m in the required set back.

The proposed balconies on the south side of the building will project up to 1.5 m into the required set back. (See Maps labeled “Ground Level Setbacks” and “Typical Levels Setback”)

**10. Section 7 Part IV 2 (ii), By-law 1994-0805**

The by-law requires that where commercial uses are proposed, the commercial space must have a width of at least 60% of the street frontage of the building.

The proposed commercial space will have a width of 17.8% of the street frontage on Fort York Boulevard (14.56 m).

**11. Section 7 Part II 3 (i) B, By-law 1994-0805**

The by-law limits the height of buildings on a portion of the lot to a maximum of 21.0 m above grade. The proposed northeast podium building has a maximum height of 25.6 m above grade.

**23. 41 MC KENZIE AVE**

File Number:	A0576/07TEY	Zoning	R1 Z0.6 (PPR)
Owner(s):	JEFFREY LAYTON SHELLEY LEIBMAN	Ward:	Toronto Centre-Rosedale (27)
Agent:	TOM LEHARI		
Property Address:	<b>41 MC KENZIE AVE</b>	Community:	
Legal Description:	PL 607 LT5		

**PURPOSE OF THE APPLICATION:**

To construct a one-storey addition over the existing garage and a three-storey addition at the rear of the existing three-storey dwelling.

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

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

The minimum side lot line setback is 7.5 m for any portion of the building that exceeds a depth of 17.0 m.

The dwelling, as altered, has a depth of 18.09 m and has a side lot line setback of 1.68 m and 3.61 m from the east and west side lot line respectively.

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

The minimum side lot line setback is 0.9 m for any portion of the building that does not exceed a depth of 17.0 m.

The altered dwelling has a west side lot line setback of 0.09 m.

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

The maximum permitted projection of eaves or cornices into the required setback is 0.45 m.  
The eaves at the rear project 2.51 m into the required rear yard setback.

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

The maximum permitted height of a building is 10.0 m  
The altered building has a height of 10.74 m.

**24. 164 INGLEWOOD DR**

File Number:	A0577/07TEY	Zoning	R1 Z0.6 (PPR)
Owner(s):	ERIC ADELMAN	Ward:	Toronto Centre-Rosedale (27)
Agent:	PEGGY CHIU		
Property Address:	<b>164 INGLEWOOD DR</b>	Community:	
Legal Description:	PL 1474 LT6		

**PURPOSE OF THE APPLICATION:**

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

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

**1. Section 4(17), By-law 438-86**

The by-law requires that a driving aisle of less than 6 m and obstruct walls on both sides have a parking space with minimum dimensions of 3.6 m in width and 5.9 m in length.  
The proposed parking space is 3.1 m in width.

**2. 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 (348.33 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 0.71 times the lot area (410.88 m<sup>2</sup>).

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

The minimum required setback from a side lot line for the portion of a building that exceeds 17 m in depth is 7.5 m.  
The 0.71 m portion of the altered dwelling exceeding 17 m in depth will be set back 2.55 m from the east side lot line.

**25. 17 ALVIN AVE**

File Number:	A0578/07TEY	Zoning	R2 Z1.0 (PPR)
Owner(s):	DAVID SHAW	Ward:	St. Paul's (22)
Agent:	ALEX BOROS		
Property Address:	<b>17 ALVIN AVE</b>	Community:	
Legal Description:	PL 1422 PT LT18 RP 63R2126 PT 2		

**PURPOSE OF THE APPLICATION:**

To convert the building into a medical clinic by constructing: a front one storey addition, rear third floor addition, and a rear two-storey addition . The rear two integral parking spaces and the rear two surface parking spaces will be accessed from the public lane.

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

- 1. Section 6(1)(A), By-law 438-86**  
The proposed use, medical clinic (and accessory uses thereto) is not a permitted use in the R2 zone.
- 2. Section 6(3) Part I 1, By-law 438-86**  
The non-residential gross floor area shall not exceed 1.0 times the area of the lot (269.44 m<sup>2</sup>).  
The altered building will have a non-residential gross floor area equal to 1.39 times the area of the lot (373.38 m<sup>2</sup>).
- 3. Section 6(3) Part 3.G, By-law 438-86**  
The minimum required side yard setback is 7.5 m.  
The altered building will maintain the existing setback of 0.18 m from the north side lot line and 0.79 m from the south side lot line.
- 4. 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 5.72 m.  
The altered building will be located 4.04 m from the front lot line.
- 5. Section 6(3) Part II 4, By-law 438-86**  
The minimum required rear yard set back is 7.5 m.  
The altered building will be located 2.67 m from the rear lot line.
- 6. Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted building depth is 14 m.  
The altered building will have a depth of 28.63 m.

## 26. 1975 A QUEEN ST E

File Number:	A0579/07TEY	Zoning	MCR T2.0 C1.0 R2.0 (PPR)
Owner(s):	54 WAVERLEY ROAD LTD	Ward:	Beaches-East York (32)
Agent:	RICK GABRIELE		
Property Address:	<b>1975 A QUEEN ST E</b>	Community:	
Legal Description:	PL M37 PT LT2		

### PURPOSE OF THE APPLICATION:

To construct a two-storey addition containing four commercial units, on the south side of the existing two-storey commercial building. The addition will front on Waverly Road.

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

- 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 (251.49 m<sup>2</sup>).  
The altered building will have a non-residential gross floor area equal to 1.22 times the area of the lot (307.75 m<sup>2</sup>).
- Section 8(3) Part XI 2(3), By-law 438-86**  
All exterior commercial entrance doors shall be directly accessible from the sidewalk by a level surface or a ramp having a slope no greater than 1 in 25 (4%).  
The proposed second floor entrance will be accessible by steps.

## 27. 51 WRIGHT AVE

File Number:	A0581/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	ELIZABETH GARGULA MARIAN GARGULA	Ward:	Parkdale-High Park (14)
Agent:	MARIAN GARGULA		
Property Address:	<b>51 WRIGHT AVE</b>	Community:	
Legal Description:	PL 468 PT LT24 RP 66R2155 PT LT2		

### PURPOSE OF THE APPLICATION:

To construct a rear second floor addition to the existing dwelling.

### 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 (94.18 m<sup>2</sup>).

The altered dwelling will have a residential gross floor area equal to 0.69 times the area of the lot (108.54 m<sup>2</sup>).

**28. 96 COLIN AVE**

File Number:	A0582/07TEY	Zoning	R1 0.6 (Waiver)
Owner(s):	WENDY DIRISIO	Ward:	St. Paul's (22)
Agent:	PETER HIGGINS		
Property Address:	<b>96 COLIN AVE</b>	Community:	
Legal Description:	PL 489E LT158		

**PURPOSE OF THE APPLICATION:**

To demolish the existing dwelling and to construct a new, two-storey dwelling with an 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 0.6 times the area of the lot (297.31 m<sup>2</sup>).

The new dwelling will have a gross floor area of 0.694 times the area of the lot (343.74 m<sup>2</sup>).

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

The minimum required side lot line setback is 7.5 m for a residential building that exceeds a depth of 17.0 m.

The rear 1.90 m of the new dwelling exceeds the permitted depth of 17.0 m (primarily on the first storey), and is located 0.9 m from the south side lot line.

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

The minimum required side lot line setback is 7.5 m for a residential building that exceeds a depth of 17.0 m.

The rear 1.90 m of the new dwelling exceeds the permitted depth of 17.0 m (primarily on the first storey), and is located 0.9 m from the north side lot line.

**4. By-law 494-2007**

The minimum required width of a parking space is 3.30 m.

The parking space, as proposed, is 3.14 m wide.

## 29. 186 BROWNING AVE

File Number:	A0585/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	RUSSELL GIBBONS LEIGH-ANNE GRAHAM	Ward:	Toronto-Danforth (29)
Agent:	LIEUX ARCHITECTS		
Property Address:	<b>186 BROWNING AVE</b>	Community:	
Legal Description:	PL M368 PT LT122		

### PURPOSE OF THE APPLICATION:

To demolish the existing rear one-storey sunroom and to construct a rear two-storey addition and a cantilevered two-storey addition on the west side of the existing semi-detached dwelling.

### 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 area of the lot (113.21 m<sup>2</sup>).

The altered dwelling will have a gross floor area equal to 1.08 times the area of the lot (176.80 m<sup>2</sup>).

## 30. 48 HEATH ST E

File Number:	A0586/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	VALERIY MATKOVSKIY	Ward:	St. Paul's (22)
Agent:	LORNE ROSE ARCHITECT INC		
Property Address:	<b>48 HEATH ST E</b>	Community:	
Legal Description:	PL 357 PT LT B		

### PURPOSE OF THE APPLICATION:

To construct a ground floor deck at the rear of the recently approved three-storey single family dwelling.

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

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

The minimum required side lot line setback is 7.5 m for a portion of the building that exceeds a depth of 17 m.

The rear 3.5 m of the building exceeds the depth of 17 m and is setback of 3.5 m from the east side lot line.

### 31. 59 GLEN CEDAR RD

File Number:	A0587/07TEY	Zoning	R1 (PPR)
Owner(s):	SUSAN EILEY	Ward:	St. Paul's (21)
Agent:	LORNE ROSE ARCHITECT		
Property Address:	<b>59 GLEN CEDAR RD</b>	Community:	
Legal Description:	PL M578 PT LTS 16 17 & 18		

#### PURPOSE OF THE APPLICATION:

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

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

- Section 7 (3)(i), By-law 1-83**  
The maximum permitted gross floor area is 0.4 times the area of lot (221.23 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 0.6 times the area of the lot (333.18 m<sup>2</sup>).
- Section 7 (3)(g), By-law 1-83**  
The minimum required side yard set back is 1.20 m.  
The rear addition will be constructed in line with the south side wall of the existing dwelling, located 0.87 m from the south lot line.

### 32. 122 WEMBLEY RD

File Number:	A0588/07TEY	Zoning	438-86
Owner(s):	LEON MATTHEW HERBERMAN BARBARA JANE RODGERS	Ward:	St. Paul's (21)
Agent:	BRENDAN CHARTERS		
Property Address:	<b>122 WEMBLEY RD</b>	Community:	
Legal Description:	PLAN 1070 BLK K LOTS 28 AND 29		

#### PURPOSE OF THE APPLICATION:

To construct a two-storey addition to the rear of the existing two-storey single family dwelling.

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

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

The minimum required side lot line setback is 0.9 m.

The rear two-storey addition will be set back 0.27 m from the east side lot line.

**33. 104 NORTHCOTE AVE**

File Number:	A0589/07TEY	Zoning	R4 Z1.0 (WAIVER)
Owner(s):	DYLAN NEWTON W. SMITH	Ward:	Davenport (18)
Agent:	ALEJANDRO PEREZ		
Property Address:	<b>104 NORTHCOTE AVE</b>	Community:	
Legal Description:	PL 538 PT LT1		

**PURPOSE OF THE APPLICATION:**

To demolish the existing semi-detached dwelling and to construct a three-storey multi-unit semi-detached dwelling. The building will contain a three-storey unit at the front with access from Northcote Avenue and a three-storey unit at the rear with access from Argyle Street.

**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 (152.9 m<sup>2</sup>).  
The new building will have a residential gross floor area equal to 1.42 times the area of the lot (218.6 m<sup>2</sup>).
- 2. Section 6(3) Part II 3, By-law 438-86**  
The minimum required side yard setback is 0.45 m.  
The new building will be located 0.0 m from the south side lot line.
- 3. Section 6(3) Part III 1 (A), By-law 438-86**  
A minimum of 30% (45.8 m<sup>2</sup>) of the lot area shall be landscaped open space.  
The proposed landscaped open space will equal 21 % of the lot area (32.5 m<sup>2</sup>).
- 4. Section 6(3) Part III (A), By-law 438-86**  
The by-law requires a minimum soft landscaped open space of 50% of the area of the lot between the front line and the main front wall of the building as projected to the side lot line (2.02 m<sup>2</sup>).  
There will be no soft landscaped open space provided.
- 5. Section 6(3) Part II 3, By-law 438-86**

The minimum required setback from the flanking street (Argyle Street) is 6.0 m.  
The new building will be located 0.0 m from the flanking street (Argyle Street).

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

The minimum required side yard setback to an adjacent building is 0.9 m.  
The new building will be located of 0 m from the adjacent building (102 Northcote Avenue).

**7. Section 6(3) Part II 5(I), By-law 438-86**

The maximum permitted building depth is 14 m.  
The new building will have a depth of 20.26 m.

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

A minimum required two parking spaces shall be provided.  
In this case, one parking space will be provided.

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

The building will not meet the definition of a duplex as the units are not horizontally divided (the units are situated one in front of the other).

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

The definition of a lot requires each principal building to be located on its own parcel of land.  
In this case, there will be two principal buildings on one lot.

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

**34. 764 YONGE ST & 35 BALMUTO STREET**

File Number:	B0073/07TEY	Zoning	CR T3.0 C2.0 R3.0, CR T7.8 C4.5 R7.8 (Waiver)
Owner(s):	PIAGGA LIMITED	Ward:	Toronto Centre-Rosedale (27)
Agent:	PATRICK BERNE PIAGGA LIMITED		
Property Address:	<b>764 YONGE ST &amp; 35 BALMUTO STREET</b>	Community:	
Legal Description:	CON 1 FB PARK PT LT9		

**THE CONSENT REQUESTED:**

To sever the land into one commercial lot and one residential condominium lot with easements/rights-of-way (to be developed in accordance with By-law No. 466-2005OMB).

**Conveyed – Part 1, Plan 66R-21888**

**764 Yonge St.**

The lot frontage is 7.5 m and the lot area is 268.7 m<sup>2</sup>. The existing two-storey commercial residential building will be maintained.

Access to the rear of the property will be by means of the existing public lane and by way of and easement/right-of-way over the retained lands (described below).

**Retained – Parts 2-12, Plan 66R-21888**

**35 Balmuto St.**

The lot frontage is 39.92 m and the lot area is 1821.35 m<sup>2</sup>.

Parts 2-9 and 11-12 are subject to an access easement/right-of-way in favour of Part 1, 764 Yonge Street.

**35a. 775 INDIAN RD**

File Number:	B0075/07TEY	Zoning	R2 Z0.6(PPR)
Owner(s):	WADE DOBBIN FRANCES THOMPSON	Ward:	Parkdale-High Park (14)
Agent:	WESTON CONSULTING GROUP INC		
Property Address:	<b>775 INDIAN RD</b>	Community:	
Legal Description:	PL M43 PT LT39		

**THE CONSENT REQUESTED:**

To sever the rear portion of the existing lot to create two separate lots.

**Retained - Parts 1 & 2, Draft R-Plan**

**775 Indian Rd.**

The lot frontage is 6.99 m, measured along Indian Road, and the lot area is 233.3 m<sup>2</sup>. The existing 2 ½ storey semi-detached dwelling, containing 3 apartment units, will be maintained and will require variances from the Zoning By-law as outlined in application A0583/07TEY

Part 2 is a 1.22 m wide pedestrian and vehicular access easement/right-of way in favour of the owners of 773 and 775 Indian Rd.

**Conveyed – Part 3, Draft R-Plan**

**Address to be assigned**

The lot frontage is 9.42 m, measured along the public lane, and the lot area is 243.6 m<sup>2</sup>. The lot will be developed with a two-storey detached dwelling with an integral below-grade garage and will require variances from the Zoning By-law, as outlined in application A0584/07TEY.

**File Numbers B0075/07TEY, A0583/07TEY and A0584/07TEY will be considered jointly.**

### **35b. 775 INDIAN RD (Part 1 & 2)**

File Number:	A0583/07TEY	Zoning	R2 Z0.6(PPR)
Owner(s):	WADE DOBBIN FRANCES THOMPSON	Ward:	Parkdale-High Park (14)
Agent:	WESTON CONSULTING GROUP INC		
Property Address:	<b>775 INDIAN RD (Part 1 &amp; 2)</b>	Community:	
Legal Description:	PL M43 PT LT39		

#### **PURPOSE OF THE APPLICATION:**

To maintain the existing 2 1/2 storey semi-detached dwelling, containing 3 apartment units, on the reduced lot.

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

- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area is 0.6 times the area of the lot (140.62 m<sup>2</sup>).  
The existing dwelling, on the reduced lot, will have a gross floor area equal to 1.06 times the area of the lot (248.43 m<sup>2</sup>).
- 2. Section 4(4)(b), By-law 438-86**  
Two motor vehicle parking spaces are required for the subject dwelling.  
No parking spaces are provided.

**File Numbers B0075/07TEY, A0583/07TEY and A0584/07TEY will be considered jointly.**

### **35c. 775 INDIAN RD (Part 3)**

File Number:	A0584/07TEY	Zoning	R2 Z0.6(PPR)
Owner(s):	WADE DOBBIN FRANCES THOMPSON	Ward:	Parkdale-High Park (14)
Agent:	WESTON CONSULTING GROUP INC		
Property Address:	<b>775 INDIAN RD (Part 3)</b>	Community:	
Legal Description:	PL M43 PT LT39		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling with an integral garage, below grade.

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

1. **Section 4(11)(B), By-law 438-86**  
A residential building shall not be located behind another residential building.  
The new dwelling will be located behind the dwelling at 775 Indian Rd.
2. **Section 4(11)(A), By-law 438-86**  
A residential building shall be located on a lot with a minimum front lot line of 3.5 m fronting or abutting a highway assumed for public highway purposes, other than a lane.  
The new dwelling will front will not front on or abut a highway assumed for public highway purposes.
3. **Section 6(3) Part II 3, By-law 438-86**  
The minimum required setback from a side or rear lot line is 7.5 m.  
The new dwelling will be located 2.28 m from the north side lot line, 0.45 m from the south side lot line, and 7.0 m from the east lot line abutting the rear public lane.

**36. 770 BAY ST**

File Number:	A0740/07TEY	Zoning	CR T7.8 C2.0 R7.8 (PPR)
Owner(s):	770 BAY DEVELOPMENTS INC	Ward:	Toronto Centre-Rosedale (27)
Agent:	ADAM BROWN SHERMAN BROWN DRYER KAROL GOLD LEBOW		
Property Address:	<b>770 BAY ST</b>	Community:	
Legal Description:	PL 154 LTS 142 TO 147 LTS 164 TO 169 PT LTS 141 148 163 & 170 RP 66R16833 PTS 1 12 16 17 20 & 21		

**PURPOSE OF THE APPLICATION:**

To permit the undersized parking spaces for the previously approved 30-storey mixed-use residential building with five levels of below-grade parking.

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

1. **Section 4(17)(a to e), By-law 438-86**

The by-law requires parking spaces to have a minimum width of 3.0 m, plus an additional 0.3 m on each side when obstructed by a column, wall or other obstruction, where accessed by a driveway having a width less than 6.0 m

The proposed parking spaces will be 2.6 m in width.

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

The by-law requires parking spaces to have a minimum unobstructed dimension of 5.9 m in length by 2.6 m in width.

Fifty of the proposed parking spaces will be 5.6 m in length.

**37. 4-8 ST THOMAS ST & 100-110 CHARLES ST W**

File Number:	B0071/07TEY	Zoning	CR T3.0 C2.0 R3.0 (Waiver)
Owner(s):	VICTORIA UNIVERSITY	Ward:	Toronto Centre-Rosedale (27)
Agent:	MINTO URBAN COMMUNITES INC		
Property Address:	<b>4-8 ST THOMAS ST &amp; 100-110</b>	Community:	<b>CHARLES ST W</b>
Legal Description:	PL 97 PT LTS 19 & 20		

**THE CONSENT REQUESTED:**

This application is for consent in connection with the proposed redevelopment of lands owned by Victoria University at 4, 6, and 8 St. Thomas Street and 100-108 Charles Street West, including the retention of the office building at 110 Charles Street. The application requests consent to severance of the Victoria University lands into two parcels. The proposed redevelopment of the lands has been approved by the Ontario Municipal Board under an application for an Official Plan Amendment and Zoning By-law Amendment.

The application also includes the granting of various easements required to provide for the orderly development, operation, and maintenance of the proposed development on the two properties as generally shown on the draft reference plan. These easements will provide for, among other things, shared access to driveways, parking, and loading areas, shared mechanical systems and the encroachment of certain building elements, such as balconies. Easements are also requested to provide for a reciprocal agreement to allow for access and the sharing of facilities as appropriate. Included are easements from the adjacent lands to the west, also owned by Victoria University, which has been developed under a long term lease with McKinsey & Company Inc., occupied by the 3 storey office building, at 110 Charles Street West, located to the immediate west of the Retained and Conveyed Parcels and is subject to a long term lease.

**Conveyed Parcel– Parts 1, 2, 3, 14, 30, 42, 55, 56, 58, 59, 62, 64 and 81 on Draft Reference Plan**

The Conveyed Parcel will be the site of a 78.5-metre residential building and underground parking.

**Retained Parcel– Parts 4-13, 15- 21, 23, 25, 26, 29, 31-41, 43-54, 57, 60, 61, 63, 65 and 75-80 on Draft Reference Plan**

The retained parcel will be the site of a 34.0-metre residential building containing underground parking and the existing heritage building at 8 St. Thomas Street.

**McKinsey & Company Inc. Parcel (“110 Charles Street”) – Parts 22, 24, 27, 28, 66-74 on Draft Reference Plan**

110 Charles Street, owned by Victoria University and subject to a long term lease to McKinsey & Company Inc., has been developed with a 3 storey office building. 110 Charles Street is a separate lot pursuant to a previous consent.

**PROPOSED EASEMENTS:**

**Conveyed Parcel:**

Parts 1, 2, 3, 14, 30, 42, 55, 56, 58, 59, 62, 64 and 81 (Conveyed Parcel) are proposed to be subject to general easements in favour of the Retained Parcel for access to mechanical systems, including but not limited to vents, pipes, wires and conduits, as required for the installation, use and maintenance of such facilities and the sharing of such facilities as appropriate.

Part 2 (Conveyed Parcel) is proposed to be subject to an easement in favour of the Retained Parcel for vehicular and pedestrian access.

Parts 3 and 58 (Conveyed Parcel) are proposed to be subject to easements in favour of the Retained Parcel for vehicular and pedestrian access at grade.

Parts 14, 55, 56 and 64 (Conveyed Parcel) are proposed to be subject to easements in favour of the Retained Parcel for support purposes.

Part 30 (Conveyed Parcel) is proposed to be subject to an easement in favour of the Retained Parcel for pedestrian access.

Part 42 (Conveyed Parcel) is proposed to be subject to an easement in favour of the Retained Parcel for access, installation, use and maintenance of utility and mechanical systems.

Parts 59 and 81 (Conveyed Parcel) are proposed to be subject to easements in favour of the Retained Parcel for access, installation, use and maintenance of an amenity space.

**Retained Parcel:**

Parts 4-13, 15- 21, 23, 25, 26, 29, 31-41, 43-54, 57, 60, 61, 63, 65, 75-80 (Retained Parcel) are proposed to be subject to general easements in favour of the Conveyed Parcel for access to mechanical systems, including but not limited to vents, pipes, wires and conduits, as required for installation, use and maintenance of such facilities and the sharing of such facilities as appropriate.

Part 4 (Retained Parcel) is proposed to be subject to an easement in favour of the Conveyed Parcel for vehicular and pedestrian access at grade and building maintenance.

Parts 5 and 6 (Retained Parcel) are proposed to be subject to easements in favour of the Conveyed Parcel for vehicular and pedestrian access and the use of the loading and garbage area on the Retained Parcel.

Parts 20, 21 and 26 (Retained Parcel) are proposed to be subject to easements in favour of the Conveyed Parcel for pedestrian access and the use of the loading and garbage area on the Retained Parcel.

Parts 9, 16, 25, 75 and 76 (Retained Parcel) are proposed to be subject to easements in favour of the Conveyed Parcel for vehicular and pedestrian access to the underground garage and pedestrian access to exit stairways.

Parts 10 and 23 (Retained Parcel) are proposed to be subject to easements in favour of the Conveyed Parcel for parking purposes.

Parts 11, 12 and 13 (Retained Parcel) are proposed to be subject to easements in favour of the Conveyed Parcel for balconies associated with the building on the Conveyed Parcel.

Parts 17, 29, 38, 44, 61 and 63 (Retained Parcel) are proposed to be subject to easements in favour of the Conveyed Parcel for maintenance purposes.

Parts 18 and 79 (Retained Parcel) are proposed to be subject to easements in favour of the Conveyed Parcel for pedestrian access and garage ventilation purposes.

Parts 19, 49, 60 and 78 (Retained Parcel) are proposed to be subject to easements in favour of the Conveyed Parcel for access, installation, use and maintenance of an outdoor amenity space and building maintenance.

Parts 31, 43 & 48 (Retained Parcel) are proposed to be subject to easements in favour of the Conveyed Parcel for pedestrian access.

Parts 45, 46, 47 and 50 - 53 (Retained Parcel) are proposed to be subject to easements in favour of the Conveyed Parcel for access, installation, use and maintenance of utility, ventilation and mechanical systems.

Part 54 (Retained Parcel) is proposed to be subject to an easement in favour of the Conveyed Parcel for a right of support.

Part 80 (Retained Parcel) is proposed to be subject to an easement in favour of the Conveyed Parcel for the purpose of vehicular and pedestrian access and garage ventilation purposes.

**110 Charles:**

Part 22 (110 Charles) is proposed to be subject to an easement in favour of the Retained Parcel and Conveyed Parcel for vehicular and pedestrian access to and from the underground driveway and parking areas.

Parts 24 and 28 (110 Charles) are proposed to be subject to easements in favour of the Retained Parcel for maintenance purposes.

Part 27 (110 Charles) is proposed to be subject to an easement in favour of the Retained Parcel for balconies associated with the building on the Retained Parcel.

**The following applications will be heard at 4:00 p.m. or shortly thereafter:****38. 165 PARKSIDE DR**

File Number:	A0302/06TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	SHANNON YOUNG PETER YOUNG	Ward:	Parkdale-High Park (14)
Agent:	PETER YOUNG		
Property Address:	<b>165 PARKSIDE DR</b>	Community:	
Legal Description:	PL 1242 PT LTS 51 & 52		

**PURPOSE OF THE APPLICATION:**

To install a third apartment in the basement of the existing 2 1/2 storey converted 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 0.6 times the area of the lot (164.87 m<sup>2</sup>).

The altered dwelling will have a gross floor area equal to 1.49 times the area of the lot (409.31 m<sup>2</sup>).

**39. 76 DELAWARE AVE**

File Number:	A0308/06TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	ALISON MARY HALL	Ward:	Trinity-Spadina (19)

Agent: ROHAN WALTERS  
SPACES BY ROHAN INC.  
Property Address: 76 DELAWARE AVE Community:  
Legal Description: PL 329 BLK N PT LTS 41 & 42

**PURPOSE OF THE APPLICATION:**

To construct a one storey self-contained accessible dwelling unit at the rear of the existing dwelling with an attached car port.

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

1. **Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area is 0.6 times the area of the lot (195.89 m<sup>2</sup>).  
The new building has a gross floor area of 50.38 m<sup>2</sup> and when combined with the gross floor area of the existing dwelling, has an overall gross floor area of 0.74 times the area of the lot (243.20 m<sup>2</sup>).
2. **Section 6(3) Part II 3, By-law 438-86**  
The minimum required setback is 7.5 m from the side and rear lot lines  
The new building is setback of 0.0 m from the north and south side lot lines and 0.37 m from the west rear lot line.
3. **Section 4(5)(B), By-law 438-86**  
A minimum of two parking spaces must be provided per dwelling unit.  
Only one parking space is provided.
4. **By-law 494-2007**  
The minimum required width of a parking space is 3.2 m  
The parking space for the new building is 2.6 m wide.
5. **Section 2(1), By-law 438-86**  
No more than one building is permitted per lot.  
The lot will contain two buildings.
6. **Section 4(11)(B), By-law 438-86**  
A building is not permitted to be located behind another building.  
The new building will be located behind the existing dwelling.

**40. 180 BALDWIN ST**

File Number:	A0652/06TEY	Zoning	CR T2.0 C2.0 R1.5 (PPR)
Owner(s):	1632561 ONTARIO INC	Ward:	Trinity-Spadina (20)
Agent:	MIKE CHARANIA		
Property Address:	<b>180 BALDWIN ST</b>	Community:	
Legal Description:	PL D15 PT LT27 RP 64R14314 PT 1		

**PURPOSE OF THE APPLICATION:**

To maintain a patio at the rear of the site for use inconjunction with the existing cafe/eatery located on the ground floor of the building.

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

**Section 8(2)(7)(a)(i)(A), By-law 438-86**

The bylaw does not permit a patio in the rear yard of a building if the lot abuts, or is separated from, a lot in a residential district by a distance of less than 10.0 m.

The existing patio is located in the rear yard of a building that abuts a lot in residential district.

**41. 65 SUMMERHILL AVE**

File Number:	A0895/06TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	FELICITY BANNISTER PIERRE VAILLANCOURT	Ward:	Toronto Centre-Rosedale (27)
Agent:	SANDY FORSYTH		
Property Address:	<b>65 SUMMERHILL AVE</b>	Community:	
Legal Description:	PL 662 PT LT13		

**PURPOSE OF THE APPLICATION:**

To structurally alter the 2½ storey semi-detached dwelling by constructing: a rear third floor addition over existing second floor; a second storey addition over the existing rear single-storey addition; and a one-storey addition at the rear of the building.

**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 semi-detached houses erected before October 15, 1953, are allowed, provided the residential gross floor area of the building as enlarged does not exceed 0.69 times the area of the lot, in this case 192 m<sup>2</sup>.

The existing residential gross floor area of the building is 0.66 times the area of the lot (184.63 m<sup>2</sup>).

The building, as enlarged, will have a residential gross floor area of 0.87 times the area of the lot (243.3 m<sup>2</sup>).

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

Additions to the rear of semi-detached houses erected before October 15, 1953, area allowed, provided the depth of the residential building including the addition or additions does not exceed 17 m.

The existing building depth is 17.98 m.

The building, as enlarged, will have a depth of 20.62 m.

## **42. 44 ROBLOCKE AVE**

File Number:	A0344/07TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	FILOMENA DOPADRE- FELICE ANTONIO FELICE	Ward:	Trinity-Spadina (19)
Agent:	LEMCAD CONSULTANTS		
Property Address:	<b>44 ROBLOCKE AVE</b>	Community:	
Legal Description:	PL D1324 PT BLK C PL D1431 PT LT2		

### **PURPOSE OF THE APPLICATION:**

To construct a detached garage with a second storey studio located at the rear of the property. The ground floor will be used for storage and garage space.

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

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

The accessory building/structure will not meet the definition of private garage in that it will be greater than 4.0 m and more than one-storey.

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

The maximum permitted height of an accessory building/ structure is 4.0 m.

The garage will have a height of 4.88 m.

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

The gross floor area of an accessory structure/building shall not exceed 0.05 times the area of the lot (9.09 m<sup>2</sup>)

The garage will have gross floor area equal to 0.42 times the area of the lot (75.81 m<sup>2</sup>).

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

The studio is not a permitted use in an R district.

**5. Section 6(3) Part II 7. (a) (i), By-law 438-86**

The minimum required lot line setback of an accessory structure is 3.0 m from all lot lines.  
The garage will be located 0.46 m from the north, south, east and west lot lines.

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

The by-law prohibits an accessory structure where both the front lot line and rear lot line abut a street and the adjoining street at the rear exceeds 9.0 m.  
The garage will have access onto (Carling Avenue) the rear abutting street, which has a width of 14.63 m.

**43. 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:	<b>23 LARK ST</b>	Community:	
Legal Description:	PL E 442 PT LT35		

**PURPOSE OF THE APPLICATION:**

To construct two third floor dormers onto the south and north sides 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 0.6 times the area of the lot (181.16 m<sup>2</sup>)  
The altered dwelling will have a gross floor area equal to 0.74 times the area of the lot (222.82 m<sup>2</sup>).

**III) Other Business:**

**1. Delegated Consents**

**a. 1013 DUPONT ST**

File Number:	B0093/07TEY	Zoning	I1 D2 R4 Z1.0 (Waiver)
Owner(s):	1379258 ONTARIO INC	Ward:	Davenport (18)

Agent: CARLOS CANEJO  
Property Address: **1013 DUPONT ST** Community:  
Legal Description: PLAN 622 BLK U PT LOTS 23 2

**THE CONSENT REQUESTED:**

To create an emergency access easement/right of way.

**Easement – Part 3 on Draft R-Plan**

Part 3 has an area of 19.33 m<sup>2</sup> and will be subject to an emergency access easement/right of way in favour of the property at 1017 Dupont Street.

**b. 5 & 7 VANCOUVER AVE**

File Number: B0096/07TEY Zoning: R2 Z0.6 (Waiver)  
Owner(s): JOHN BENWELL Ward: Beaches-East York (32)  
Agent: SAM TAGGART  
Property Address: **5 & 7 VANCOUVER AVE** Community:  
Legal Description: 229E

**THE CONSENT REQUESTED:**

To obtain consent to the technical severance of the property for the purpose of re-establishing two semi-detached dwelling lots. No changes to the existing buildings are proposed.

**Retained – Parts 3, 4 and 5, Draft R-Plan****5 Vancouver Ave.**

The lot frontage is 4.62 m and the lot area is 117.57 m<sup>2</sup>.

Part 3 is a 21.07 m<sup>2</sup> pedestrian and vehicular access easement/right-of-way in favour of the owners of 1 and 3 Vancouver Ave.

Part 5 is a 3.72 m<sup>2</sup> pedestrian access and maintenance easement/right-of-way in favour of the owners of 3 Vancouver Ave.

**Conveyed – Part 1 and 2 of Draft R-Plan****Address – 7 Vancouver Ave.**

The lot frontage is 4.16 m and the lot area is 105.94 m<sup>2</sup>.

Part 2 is an 18.98 m<sup>2</sup> pedestrian and vehicular access easement/right-of-way in favour of the owners of 1, 3, and 5 Vancouver Ave.

**c. 101 ROEHAMPTON AVE**

File Number:	B0085/07TEY	Zoning	R2 Z2.0
Owner(s):	ROEHAMPTON APARTMENTS LIMITED	Ward:	St. Paul's (22)
Agent:	678400 ONTARIO INC		
Property Address:	<b>101 ROEHAMPTON AVE</b>	Community:	
Legal Description:	PL 639 LT6 PT LTS 5 & 7		

**THE CONSENT REQUESTED:**

To lease 35 surface parking spaces, identified as Parts 7 to 11 on the Draft R-Plan, for a period of 25 years, to the south abutting commercial property at 120 Eglinton Avenue East.

**2. Ontario Municipal Board Orders**