

COMMITTEE OF ADJUSTMENT AGENDA NORTH YORK PANEL

Hearing Date: January 19, 2012

Time: 10:00 a.m.

Location: Council Chambers - North York Civic Centre - 5100 Yonge Street

1. OPENING REMARKS

- **Declarations of Interest**
- **Confirmation of Minutes from Previous Hearing**

2. DEPUTATION ITEMS

The following applications will be heard at 10:00 a.m. or shortly thereafter:

	File Number	Owner	Property	Community (Ward)
1.	A602/11NY	GYONGYI SZEGEDI	6 BRYNHURST CRT	Don Valley West (25)
2.	A586/11NY	RONGHUI LIU	3 ABBOTSFORD RD	Willowdale (23)
3.	A588/11NY	EMMY SHIFFMAN ELLIOT SHIFFMAN	134 ARMOUR BLVD	York Centre (10)
4.	A572/11NY	PATRICIA MARY YODAN	35 BROOKFIELD RD	Don Valley West (25)
5.	A611/11NY	EMMA TREZZI	8 MARCIA AVE	Eglinton-Lawrence (15)
6.	A615/11NY	JEFFREY WONG	40 HAWKSURRY DR	Willowdale (24)

7.	A606/11NY	JEAN MARY MOULAISON	196 HOLMES AVE	Willowdale (23)
8.	A609/11NY	SHARI ROTHMAN WADE SHERMAN	243 GLENVIEW AVE	Eglinton-Lawrence (16)
9.	A653/11NY	MAURO DI LAURO	487 BROOKDALE AVE	Eglinton-Lawrence (16)
10.	A607/11NY	CHARLES ROBERT LANGDON	140 DINNICK CRES	Don Valley West (25)
11.	A622/11NY	VIVIAN RACHEL SPRINGER	140 SPRING GARDEN AVE	Willowdale (23)

The following applications will be heard at 11:00 a.m. or shortly thereafter:

	File Number	Owner	Property	Community (Ward)
12.	A592/11NY	MC CAUL IMPORTERS LIMITED	66 ORFUS RD	Eglinton-Lawrence (15)
13.	A594/11NY	BEN MATIN	61 YORK RD	Don Valley West (25)
14.	A636/11NY	MAHPAREH SADREMAJLES	140 ALBERTUS AVE	Eglinton-Lawrence (16)
15.	A511/11NY	ROYA ALAMI	207 KINGSDALE AVE	Willowdale (23)
16.	A0560/10NY	MICHELLE ABBOTT	12 TRESILLIAN RD	York Centre (10)
17.	A601/11NY	ALI AHMAD	153 RUMSEY RD	Don Valley West (26)
18.	A605/11NY	GREGORY COLE	300 SUTHERLAND DR	Don Valley West (26)
19.	A604/11NY	PASCAL FRANCIS	10 AMES CRCL	Don Valley West (25)

GOMES
PATRICIA ELIZABETH
ELIA

- | | | | | |
|-----|-----------|--|----------------------------|------------------------|
| 20. | A612/11NY | EDMUND BARANOVS | 555 BROADWAY AVE | Don Valley West (26) |
| 21. | A617/11NY | SHUSHENG YANG | 262 MAPLEHURST
AVE | Willowdale (23) |
| 22. | A628/11NY | CESARINA ESPOSITO | 77 JOYCE PKWY | Eglinton-Lawrence (15) |
| 23. | A635/11NY | JUDY WINBERG
JACK WINBERG | 20 KNIGHTSWOOD
RD | Don Valley West (25) |
| 24. | A641/11NY | DAVID DELIC IN
TRUST | 332 SUTHERLAND DR | Don Valley West (26) |
| 25. | A621/11NY | MAJID
KHODADADIZADEH
GHAHREMANI
ARASH
KHODADADIZADEH
GHAHREMANI | 260 UPPER
HIGHLAND CRES | Don Valley West (25) |
| 26. | A620/11NY | DIANE TSANG &
SIMON YAU | 233 ELMWOOD AVE | Willowdale (23) |

The following applications will be heard at 12:30 p.m. or shortly thereafter:

- | | File Number | Owner | Property | Community (Ward) |
|-----|--------------------|----------------------------------|-----------------|-------------------------|
| 27. | A639/11NY | LALEH FATHI | 34 SHARRON DR | Don Valley West (26) |
| 28. | A640/11NY | MARIA PANETTA
FRANK RONDINONE | 77 MASON BLVD | Eglinton-Lawrence (16) |
| 29. | A626/11NY | MERCEDES UMANA
GALDAMEZ | 199 BOGERT AVE | Willowdale (23) |

30.	A623/11NY	VIOLETTI ARCH BUILDING CORP	116 FRONTENAC AVE	Eglinton-Lawrence (16)
31.	A624/11NY	ICED SNOWBERRIES ESTATES INC	114 FRONTENAC AVE	Eglinton-Lawrence (16)
32.	A629/11NY	RENE ZANIN MONICA TESTA-ZANIN	230 RUMSEY RD	Don Valley West (26)
33.	A630/11NY	BALDANZA / MASSARO INVESTMENTS INC	1924 - 1928 EGLINTON AVE W	Eglinton-Lawrence (15)
34.	A631/11NY	ANDRIY DONCHENKO	215 JOHNSTON AVE	Willowdale (23)
35.	A634/11NY	ARSALAN MOHAJER- ASHJAI MINOO MOHAJER- ASHJAI	45 CHELTENHAM AVE	Don Valley West (25)
36.	A638/11NY	ARTHUR ZALTZ	93 HILLMOUNT AVE	Eglinton-Lawrence (15)

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

	File Number	Owner	Property	Community (Ward)
37.	A652/11NY	DARRYL FIRSTEN	137 STRATHALLAN BLVD	Eglinton-Lawrence (16)
38.	A651/11NY	JEFF H FREEDMAN	65 DEVONDALE AVE	Willowdale (23)
39.	A650/11NY	SHAFIK KASSAM	132 BEECHWOOD AVE	Don Valley West (25)
40.	A644/11NY	LILI LEILA DANESHVAR	232 GLENFOREST RD	Don Valley West (25)
41.	A645/11NY	DAVID JONATHON	486 WOBURN AVE	Eglinton-Lawrence (16)

PACHT

42.	A654/11NY	2292948 ONTARIO INC	375 BROOKE AVE	Eglinton-Lawrence (16)
43.	A647/11NY	SUSAN HARRIS	591 ST GERMAIN AVE	Eglinton-Lawrence (16)
44.	A919/11NY	CITY OF TORONTO	80 CARL HALL RD	York Centre (09)
45.	A920/11NY	CITY OF TORONTO	1245 SHEPPARD AVE W (FOMERLY PART OF 1133-1377 SHEPPARD AVE W)	York Centre (10)

3. OTHER BUSINESS

The following applications will be heard at 10:00 a.m. or shortly thereafter:

1. 6 BRYNHURST CRT

File Number:	A602/11NY	Zoning	R1Z0.35 (ZZC)
Owner(s):	GYONGYI SZEGEDI	Ward:	Don Valley West (25)
Agent:	GYONGYI SZEGEDI		
Property Address:	6 BRYNHURST CRT	Community:	Toronto
Legal Description:	PLAN 1622 PT LOTS 8 AND 9 RP RD226 PART 17		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey dwelling on the above noted property. The existing dwelling would be demolished.

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

Toronto By-law 438-86

1. Proposed Gross Floor Area of 268.78m² (0.72 times the area of the lot)
WHEREAS a maximum Gross Floor Area of 129.92m² (0.35 times the area of the lot) is permitted.

2. 3 ABBOTSFORD RD

File Number:	A586/11NY	Zoning	R4 (WAIVER)
Owner(s):	RONGHUI LIU	Ward:	Willowdale (23)
Agent:	YUN FENG		
Property Address:	3 ABBOTSFORD RD	Community:	North York
Legal Description:	PLAN 3163 NPT SPT WPT		

PURPOSE OF THE APPLICATION:

The applicant is proposing the construction of a new two storey dwelling with an integral, at-grade, two-car garage on the above noted property. The existing dwelling and detached garage would be demolished.

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

North York Zoning By-law No. 7625

1. Proposed lot coverage of 32.20% of the lot area
WHEREAS a maximum lot coverage of 30.00% of the lot area is permitted;
2. Proposed building height of 9.07m
WHEREAS a maximum building height of 8.80m is permitted;
3. Proposed north side yard setback of 1.50m
WHEREAS a minimum north side yard setback of 1.80m is required;
4. Proposed south side yard setback of 1.20m for the front 7.92m (garage portion) only
WHEREAS a minimum south side yard setback of 1.80m is required; and
5. Existing lot frontage and width of 14.83m
WHEREAS a minimum lot frontage and width of 15.00m is required.

3. 134 ARMOUR BLVD

File Number:	A588/11NY	Zoning	R3 (ZZC)
Owner(s):	EMMY SHIFFMAN ELLIOT SHIFFMAN	Ward:	York Centre (10)
Agent:	DREW LASZLO ARCHITECT		
Property Address:	134 ARMOUR BLVD	Community:	North York
Legal Description:	PLAN 2044 PT LOT 754		

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new two storey addition to the front south portion and the rear north portion of the existing two storey dwelling on the above noted property. The applicant is also proposing a second storey addition atop the existing attached garage.

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

North York Zoning By-law No. 7625

1. Existing west side yard setback of 0.33m to the existing attached garage
WHEREAS a minimum west side yard setback of 1.80m is required;
2. Proposed west side yard setback of 0.91m to the proposed rear two storey addition
WHEREAS a minimum west side yard setback of 1.80m is required;
3. Existing and proposed east side yard setback of 0.91m
WHEREAS a minimum east side yard setback of 1.80m is required;
4. Proposed building length of 17.00m
WHEREAS a maximum building length of 16.80m is permitted;
5. Proposed east side yard setback of 1.65m for a one storey rear extension
WHEREAS a minimum east side yard setback of 3.00m is required for a one storey rear extension.

4. 35 BROOKFIELD RD

File Number:	A572/11NY	Zoning	R3 - ZC -
Owner(s):	PATRICIA MARY YOUDAN	Ward:	Don Valley West (25)
Agent:	ELIZABETH SISAM ARCHITECT INC		
Property Address:	35 BROOKFIELD RD	Community:	North York
Legal Description:	PLAN M453 PT LOT 7		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a one storey addition at the rear and the west side of the existing dwelling. Also proposed is the construction of a covered porch at the rear of the dwelling.

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

1. Existing west side yard setback of 0.31m to the existing garage
WHEREAS a minimum of 1.8m is required; and
2. Proposed east side yard setback of 1.17m
WHEREAS a minimum of 1.8m is required.

5. 8 MARCIA AVE

File Number:	A611/11NY	Zoning	R5 - ZC -
Owner(s):	EMMA TREZZI	Ward:	Eglinton-Lawrence (15)
Agent:	GIUSEPPE TREZZI		
Property Address:	8 MARCIA AVE	Community:	North York
Legal Description:	PLAN 3184 LOT 165		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a one storey addition (veranda) at the front of the existing dwelling.

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

1. Proposed west side yard setback of 0.68m
WHEREAS a minimum of 1.8m is required.

6. 40 HAWKSBURY DR

File Number:	A615/11NY	Zoning	R3 - Waiver -
Owner(s):	JEFFREY WONG	Ward:	Willowdale (24)
Agent:	HEMAN SHIH		
Property Address:	40 HAWKSBURY DR	Community:	North York
Legal Description:	PLAN 4847 L 63		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a second storey addition above the existing dwelling.

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

1. Existing/proposed west side yard setback of 1.2m
WHEREAS a minimum of 1.8m is required; and
2. Existing/proposed east side yard setback of 1.2m
WHEREAS a minimum of 1.8m is required.

7. 196 HOLMES AVE

File Number:	A606/11NY	Zoning	R6 [Waiver]
Owner(s):	JEAN MARY MOULAISON	Ward:	Willowdale (23)
Agent:	SINA AKHAVAN		
Property Address:	196 HOLMES AVE	Community:	North York
Legal Description:	PLAN 2399 PT LOT 88		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey dwelling with an integral, at-grade, double car garage on the above noted property. The existing one storey dwelling would be demolished.

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

North York By-law 7625

1. Proposed west side yard setback of 1.21m
WHEREAS a minimum west side yard setback of 1.8m is required;
2. Proposed east side yard setback of 1.21m
WHEREAS a minimum east side yard setback of 1.8m is required;
3. Proposed lot coverage of 32% (173.33m²) of the lot area (541.82m²)
WHEREAS a maximum lot coverage of 30% of the lot area is permitted; and
4. Proposed building length of 16.45m
WHEREAS a maximum building length of 15.30m is permitted.

8. 243 GLENVIEW AVE

File Number:	A609/11NY	Zoning	R1Z0.35 (ZZC)
Owner(s):	SHARI ROTHMAN WADE SHERMAN	Ward:	Eglinton-Lawrence (16)
Agent:	DREW LASZLO ARCHITECT		
Property Address:	243 GLENVIEW AVE	Community:	Toronto
Legal Description:	PLAN M299 PT LOT 14		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a two storey addition to the rear of the existing two storey dwelling.

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

Toronto By-law 438-86

1. Proposed Gross Floor Area of 223.72m² (0.57 times the area of the lot)
WHEREAS a maximum Gross Floor Area of 138.26m² (0.35 times the area of the lot) is permitted;
2. West side lot line setback of 1.2m to the rear portion of the dwelling exceeding 17m in depth
WHEREAS a minimum setback of 7.5m is required for the portion of the dwelling exceeding 17m in depth;
3. East side lot line setback of 0.15m to the rear portion of the dwelling exceeding 17m in depth
WHEREAS a minimum setback of 7.5m is required for the portion of the dwelling exceeding 17m in depth;
4. The proposed front yard landscaped open space is 63.49% (27.97m²)
WHEREAS a minimum front yard soft landscaped open space of 75% (33.04m²) is required;
5. East side lot line setback of 0.15m to the existing dwelling and proposed addition
WHEREAS a minimum side lot line setback of 0.9m is required;
6. Driveway width of 1.2m (width of the portion of the existing right-of-way located on the subject property)
WHEREAS the parking space is to be accessible by a driveway at least 2.6m in width.

9. 487 BROOKDALE AVE

File Number:	A653/11NY	Zoning	R6 [Waiver]
Owner(s):	MAURO DI LAURO	Ward:	Eglinton-Lawrence (16)
Agent:	SAM SPAGNUOLO		
Property Address:	487 BROOKDALE AVE	Community:	North York
Legal Description:	PLAN 2371 W PT LOT 124		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new detached two storey dwelling with an integral at-grade garage on the above noted property. The eastern portion of the existing semi-detached dwelling located on the subject property would be demolished. The western portion of the existing semi-detached dwelling located on 489 Brookdale Avenue would remain as situated.

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

North York Zoning By-law 7625

1. Existing lot area of 357.76m²
WHEREAS a minimum lot area of 371.00m² is required;
2. Existing lot frontage and width of 10.67m
WHEREAS a minimum lot frontage and width of 12.00m is required;
3. Proposed lot coverage of 35% (126.16m²) of the lot area
WHEREAS a maximum lot coverage of 30% (107.30m²) of the lot area is permitted;
4. Proposed west side yard setback of 0.783m
WHEREAS a minimum west side yard setback of 1.200m is required;
5. Proposed dwelling height of 9.14m
WHEREAS a maximum height of 8.80m is permitted; and
6. Proposed soft landscape area of 68.88% (24.33m²) of the front yard area
WHEREAS a minimum soft landscape area of 75.00% (26.49m²) of the front yard area is required.

10. 140 DINNICK CRES

File Number:	A607/11NY	Zoning	R1 Z0.35 - Waiver -
Owner(s):	CHARLES ROBERT LANGDON	Ward:	Don Valley West (25)
Agent:	JAY PAY		
Property Address:	140 DINNICK CRES	Community:	Toronto
Legal Description:	PLAN 1534 LOT 198		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a three storey dwelling. The existing dwelling would be demolished.

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

1. Proposed gross floor area of 457.06m² (0.638 times the area of the lot)
WHEREAS a maximum of 250.67m² (0.35 times the area of the lot) is permitted;
2. Proposed front lot line setback of 5.63m
WHEREAS a minimum of 7.13m is required;
3. Proposed flanking street setback of 1.86m
WHEREAS a minimum of 6m is required;
4. Proposed north side lot line setback of 5.63
WHEREAS a minimum of 7.5m is required for the portion of the building exceeding 17m in depth; and
5. Proposed south side lot line setback of 4.57m
WHEREAS a minimum of 7.5m is required for the portion of the building exceeding 17m in depth.

11. 140 SPRING GARDEN AVE

File Number:	A622/11NY	Zoning	R4 - ZC -
Owner(s):	VIVIAN RACHEL SPRINGER	Ward:	Willowdale (23)
Agent:	STUDIO JUNCTION INC		
Property Address:	140 SPRING GARDEN AVE	Community:	North York
Legal Description:	PLAN M372 LOT 309		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey dwelling. The existing dwelling would be demolished.

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

1. Proposed lot coverage of 35.04% (195.3m² or 2102.3sq.ft.)
WHEREAS a maximum of 30% (167.2m² or 1800sq.ft.) is permitted;
2. Proposed east side yard setback of 1.49m
WHEREAS a minimum of 1.8m is required;
3. Proposed building length of 20.1m
WHEREAS a maximum of 16.8m is permitted;
4. Proposed driveway width of 7.96m
WHEREAS a maximum of 6m is permitted;
5. Proposed front yard landscaping of 39.4%
WHEREAS a minimum of 60% is required; and
6. Proposed front balcony area of 6.6m²
WHEREAS a maximum of 3.8m² is permitted.

The following applications will be heard at 11:00 a.m. or shortly thereafter:

12. 66 ORFUS RD

File Number:	A592/11NY	Zoning	MC(H) (PPR)
Owner(s):	MC CAUL IMPORTERS LIMITED	Ward:	Eglinton-Lawrence (15)
Agent:	LEPEK CONSULTING INC		
Property Address:	66 ORFUS RD	Community:	North York
Legal Description:	PLAN 4564 PT LOT 7 PT BLK B		

PURPOSE OF THE APPLICATION:

The applicant is proposing to maintain the existing commercial building as situated on the above noted property. The commercial building is presently used as a warehouse and distribution facility with an ancillary retail unit. It is proposed that the existing commercial building would be used entirely for retail purposes. Please note, that the parking available on site is an existing condition.

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

North York Zoning By-law No. 7625

1. Existing number of parking spaces is forty-six (46)
WHEREAS a minimum number of parking spaces required is eighty (80).

13. 61 YORK RD

File Number:	A594/11NY	Zoning	R3 (ZZC)
Owner(s):	BEN MATIN	Ward:	Don Valley West (25)
Agent:	FOUR SEASONS SUNROOMS		
Property Address:	61 YORK RD	Community:	North York
Legal Description:	PLAN 1839 W PT LOT 38		

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new one storey addition to the rear south portion of the existing two storey dwelling on the above noted property.

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

North York Zoning By-law No. 7625

1. Proposed overall building length of 21.24m including a rear one storey extension of 4.29m in length and 9.25m in width
WHEREAS a maximum overall building length of 18.90m is permitted including a rear one storey extension having a length of 2.10m, and a width of 8.08m (half the width of the dwelling).

14. 140 ALBERTUS AVE

File Number:	A636/11NY	Zoning	R1S Z0.6 [ZZC]
Owner(s):	MAHPAREH SADREMAJLES	Ward:	Eglinton-Lawrence (16)
Agent:	LORNE ROSE		
Property Address:	140 ALBERTUS AVE	Community:	Toronto
Legal Description:	PLAN M53 LOT 51		

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new two storey dwelling with an integral, at-grade, single-car garage on the above noted property. The existing dwelling would be demolished.

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

Toronto Zoning By-law No. 438-86

1. Proposed G.F.A. (gross floor area) of 0.65 times the lot area (266.11m²)
WHEREAS a maximum G.F.A. (gross floor area) of 0.60 times the lot area (243.81m²) is permitted;
2. Proposed east side yard setback of 0.93m for the portion of the building exceeding 17.00m in depth
WHEREAS a minimum east side yard setback of 7.50m is required for the portion of the dwelling exceeding 17.00m in depth;
3. Proposed west side yard setback of 0.90m for the portion of the building exceeding 17.00m in depth
WHEREAS a minimum west side yard setback of 7.50m is required for the portion of the dwelling exceeding 17.00m in depth; and
4. Proposed building length of 17.29m
WHEREAS a maximum building length of 14.00m is permitted.

15. 207 KINGSDALE AVE

File Number:	A511/11NY	Zoning	R4 (Waiver)
Owner(s):	ROYA ALAMI	Ward:	Willowdale (23)
Agent:	ALI AMIRI		
Property Address:	207 KINGSDALE AVE	Community:	North York
Legal Description:	PLAN 1790 LOT 312 PT LOT 313		

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new two storey dwelling with an integral, at-grade, two-car garage on the above noted property. The existing dwelling would be demolished. Please note that a Public Hearing was held Thursday, November 17, 2011 and it was the decision of the Committee to DEFER the application SINE DIE at the request of the applicant to facilitate the addition of a missed variance with respect to lot frontage and width.

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

North York Zoning By-law No. 7625

1. Existing lot area of 453.26m²
WHEREAS a minimum lot area of 550.00m² is required;
2. Existing lot frontage and width of 12.19m
WHEREAS a minimum lot frontage and width of 15.00m is required;
3. Proposed building height of 9.10m
WHEREAS a maximum building height of 8.80m is permitted;
4. Proposed lot coverage of 32.00% of the lot area
WHEREAS a maximum lot coverage of 30.00% of the lot area is permitted;
5. Proposed west side yard setback of 1.20m
WHEREAS a minimum west side yard setback of 1.52m is required, and
6. Proposed east side yard setback of 1.20m
WHEREAS a minimum east side yard setback of 1.52m is required.

16. 12 TRESILLIAN RD

File Number:	A0560/10NY	Zoning	R6 (WAIVER)
Owner(s):	MICHELLE ABBOTT	Ward:	York Centre (10)
Agent:	ALEX RUBB		
Property Address:	12 TRESILLIAN RD	Community:	North York
Legal Description:	PLAN 2044 S PT LOT 894		

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new second storey addition, and a one storey addition located at the rear west portion of the existing two storey dwelling on the above noted property. The applicant is also proposing the construction of a new balcony and deck at the rear of the existing dwelling.

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

North York Zoning By-law No. 7625

1. Proposed building length of 16.40m
WHEREAS a maximum building length of 15.30m is permitted; and
2. Proposed balcony area of 5.94m²
WHEREAS a maximum balcony area of 3.80m² is permitted.

17. 153 RUMSEY RD

File Number:	A601/11NY	Zoning	R1B (ZZC)
Owner(s):	ALI AHMAD	Ward:	Don Valley West (26)
Agent:	OPEN ARCHITECTS INC		
Property Address:	153 RUMSEY RD	Community:	East York
Legal Description:	PLAN 2120 PT LT 47		

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new third storey addition atop the existing two storey dwelling on the above noted property. The applicant is also proposing the construction of a three storey addition to the rear east portion of the existing dwelling.

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

Leaside Zoning By-law No. 1916

1. Proposed north side yard setback of 0.30m to the third storey addition
WHEREAS a minimum north side yard setback of 0.45m for an addition is required;
2. Proposed lot coverage of 45.20% of the lot area
WHEREAS a maximum lot coverage of 35.00% of the lot area is permitted;
3. Proposed building height of 9.86m
WHEREAS a maximum building height of 8.50m is permitted;
4. Proposed F.S.I. (floor space index) of 1.023 times the lot area
WHEREAS a maximum F.S.I. (floor space index) of 0.60 times the lot area is permitted; and
5. Proposed rear deck projection of 4.70m into the rear yard
WHEREAS a maximum rear deck projection of 2.50m is permitted to project into the rear yard.

18. 300 SUTHERLAND DR

File Number:	A605/11NY	Zoning	R2A (ZZC)
Owner(s):	GREGORY COLE	Ward:	Don Valley West (26)
Agent:	SUZANNE GRAHAM FOR YOU		
Property Address:	300 SUTHERLAND DR	Community:	East York
Legal Description:	PLAN 2120 LOT 310		

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new two storey dwelling with a new one storey detached garage on the above noted property. The applicant is also proposing to maintain the existing north wall as constructed and demolish the remainder of the existing dwelling as well as the detached garage. Please note that the existing driveway situated between the subject lands and 298 Sutherland Drive is to be removed. The driveway is presently used as common access to the detached garages at the rear which is not registered as a right-of-way or subject to an easement. The proposed garage would be accessed by the lane at the rear of the property.

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

Leaside Zoning By-law No. 1916

1. Proposed F.S.I. (floor space index) of 0.76 times the lot area
WHEREAS a maximum F.S.I. (floor space index) of 0.60 times the lot area is permitted;
2. Proposed lot coverage of 49.00% of the lot area
WHEREAS a maximum lot coverage of 35.00% of the lot area is permitted;
3. Existing and proposed north side yard setback of 0.44m
WHEREAS a minimum north side yard setback of 0.90m is required; and
4. Proposed front yard soft landscaping of 72.70%
WHEREAS a minimum front yard soft landscaping of 75.00% is required.

19. 10 AMES CRCL

File Number:	A604/11NY	Zoning	R4 (ZZC)
Owner(s):	PASCAL FRANCIS GOMES PATRICIA ELIZABETH ELIA	Ward:	Don Valley West (25)
Agent:	VULCAN DESIGN INC		
Property Address:	10 AMES CRCL	Community:	North York
Legal Description:	PLAN M1453 LOT 454		

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new two storey dwelling with an integral at-grade, two-car garage on the above noted property. The applicant is proposing to demolish the existing dwelling while maintaining the existing foundation as situated.

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

North York Zoning By-law No. 7625

1. Proposed building height of 8.90m
WHEREAS a maximum building height of 8.80m;
2. Proposed finished first floor height of 1.81m
WHEREAS a maximum finished first floor height of 1.50m; and
3. Proposed balcony area of 10.20m²
WHEREAS a maximum balcony area of 3.80m².

20. 555 BROADWAY AVE

File Number:	A612/11NY	Zoning	R1A (WAIVER)
Owner(s):	EDMUND BARANOVS	Ward:	Don Valley West (26)
Agent:	ALEX BOROS		
Property Address:	555 BROADWAY AVE	Community:	East York
Legal Description:	PLAN 3111 PT LOT 795 PT LOT 796		

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new two storey dwelling with an integral, at-grade, single-car garage on the above noted property. The existing dwelling would be demolished.

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

Leaside Zoning By-law No. 1916

1. Proposed F.S.I. (floor space index) of 0.593 times the lot area
WHEREAS a maximum F.S.I. (floor space index) of 0.45 times the lot area is permitted; and
2. Proposed building height of 8.80m
WHEREAS a maximum building height of 8.50m is permitted.

21. 262 MAPLEHURST AVE

File Number:	A617/11NY	Zoning	R4 (PPR)
Owner(s):	SHUSHENG YANG	Ward:	Willowdale (23)
Agent:	SHURONG ZHU		
Property Address:	262 MAPLEHURST AVE	Community:	North York
Legal Description:	PLAN M372 PT LOT 106		

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new two storey dwelling with an integral, at-grade, single-car garage on the above noted property. The existing dwelling and detached garage would be demolished.

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

North York Zoning By-law No. 7625

1. Existing lot frontage and width of 9.14m
WHEREAS a minimum lot frontage and width of 15.00m is required;
2. Existing lot area of 334.33m²
WHEREAS a minimum lot area of 555.00m² is required;
3. Proposed front yard setback of 5.70m
WHEREAS a minimum front yard setback of 7.50m is required;
4. Proposed west side yard setback of 0.25m
WHEREAS a minimum west side yard setback of 1.80m is required;
5. Proposed east side yard setback of 0.76m
WHEREAS a minimum east side yard setback of 1.80m is required;
6. Proposed lot coverage of 33.00% of the lot area
WHEREAS a maximum lot coverage of 30.00% of the lot area is permitted;
7. Proposed building height of 9.10m
WHEREAS a maximum building height of 8.80m is permitted; and
8. Proposed parking space to have the dimensions of 3.20m x 5.60m
WHEREAS a parking space shall have the minimum dimensions of 3.30m x 5.60m.

22. 77 JOYCE PKWY

File Number:	A628/11NY	Zoning	R5 (WAIVER)
Owner(s):	CESARINA ESPOSITO	Ward:	Eglinton-Lawrence (15)
Agent:	ALEX BOROS		
Property Address:	77 JOYCE PKWY	Community:	North York
Legal Description:	PLAN 3184 LOT 87		

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new one storey addition to the rear south portion of the existing one storey dwelling on the above noted property. The existing dwelling and garage would remain as situated.

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

North York Zoning By-law No. 7625

1. Proposed west side yard setback of 0.60m
WHEREAS a minimum west side yard setback of 1.80m is required.

23. 20 KNIGHTSWOOD RD

File Number:	A635/11NY	Zoning	R3 [ZZC]
Owner(s):	JUDY WINBERG JACK WINBERG	Ward:	Don Valley West (25)
Agent:	PEGGY CHIU		
Property Address:	20 KNIGHTSWOOD RD	Community:	North York
Legal Description:	PLAN 3464 LOT 31 E PT LOT 32		

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new two storey dwelling with an at-grade, two-car garage on the above noted property. The existing dwelling would be demolished.

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

North York Zoning By-law No. 7625

1. Proposed front yard setback of 7.50m to the garage portion only (6.83m in width)
WHEREAS a minimum front yard setback of 10.00m is required;
2. Proposed west side yard setback of 1.20m to the front 10.17m only
WHEREAS a minimum west side yard setback of 1.80m is required;
3. Proposed building length of 28.90m (including the rear canopy)
WHEREAS a maximum building length of 16.80m is permitted; and
4. Proposed driveway width of 12.38m
WHEREAS a maximum driveway width of 6.00m is permitted.

24. 332 SUTHERLAND DR

File Number:	A641/11NY	Zoning	R1B - Waiver -
Owner(s):	DAVID DELIC IN TRUST	Ward:	Don Valley West (26)
Agent:	CASTLETON HOMES		
Property Address:	332 SUTHERLAND DR	Community:	North York
Legal Description:	PLAN 2120 LOT 318		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a two storey dwelling. The existing dwelling would be demolished.

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

1. Proposed lot coverage of 36% (130.2m² or 1401.9sq.ft.)
WHEREAS a maximum of 35% (126.63m² or 1363sq.ft.) is permitted;
2. Proposed gross floor area of 239.8m² or 2570.3sq.ft. (0.66 times the area of the lot)
WHEREAS a maximum of 217.1m² or 2336.6sq.ft. (0.6 times the area of the lot) is permitted;
3. Proposed north side yard setback of 0.47m
WHEREAS a minimum of 0.91m is required; and
4. Proposed south side yard setback of 0.47m
WHEREAS a minimum of 0.91m is required.

25. 260 UPPER HIGHLAND CRES

File Number:	A621/11NY	Zoning	R3 - ZC -
Owner(s):	MAJID KHODADADIZADEH GHAHREMANI ARASH KHODADADIZADEH GHAHREMANI	Ward:	Don Valley West (25)
Agent:	REZA ABOONABI		
Property Address:	260 UPPER HIGHLAND CRES	Community:	North York
Legal Description:	PLAN M866 LOT 111		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a two storey dwelling. The existing dwelling would be demolished.

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

1. Proposed north side yard setback of 1.22m
WHEREAS a minimum of 1.8m is required;
2. Proposed building height of 9.7m
WHEREAS a maximum of 8.8m is permitted;
3. Proposed finished first floor height of 2.4m
WHEREAS a maximum of 1.5m is permitted;
4. Proposed front yard landscaping of 59.3%
WHEREAS a minimum of 60% is required; and
5. Proposed driveway width of 7.7m
WHEREAS a maximum of 6m is permitted.

26. 233 ELMWOOD AVE

File Number:	A620/11NY	Zoning	R6 (ZZC)
Owner(s):	DIANE TSANG & SIMON YAU	Ward:	Willowdale (23)
Agent:	SUSTAINABLE TO		
Property Address:	233 ELMWOOD AVE	Community:	North York
Legal Description:	PLAN 1801 LOT 404 PT LOT 403 PT LOT 405		

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new two storey dwelling with an integral, at-grade, single-car garage on the above noted property. The existing dwelling would be demolished.

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

North York Zoning By-law No. 7625

1. Proposed east side yard setback of 0.00m to the rear deck only
WHEREAS a minimum east side yard setback of 1.20m is required;
2. Proposed lot coverage of 34.20% of the lot area
WHEREAS a maximum lot coverage of 30.00% of the lot area is permitted;
3. Proposed building length of 17.78m
WHEREAS a maximum building length of 15.30m is permitted;
4. Proposed building height of 9.74m
WHEREAS a maximum building height of 8.80m is permitted;
5. Proposed finished first floor height of 1.72m
WHEREAS a maximum finished first floor height of 1.50m is permitted;
6. Proposed landscaping of 41.00%
WHEREAS a minimum landscaping of 50.00% is required; and
7. Proposed rear deck area of 43.57m² (8.49% of the lot area)
WHEREAS a maximum rear deck of 25.62m² (5.00% of the lot area) is permitted.

The following applications will be heard at 12:30 p.m. or shortly thereafter:

27. 34 SHARRON DR

File Number:	A639/11NY	Zoning	R1B [WAIVER]
Owner(s):	LALEH FATHI	Ward:	Don Valley West (26)
Agent:	F AND A ASSOCIATES LTD		
Property Address:	34 SHARRON DR	Community:	East York
Legal Description:	PLAN 2121 LOT 377		

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new two storey dwelling with an integral, at-grade, single-car garage on the above noted property. The existing dwelling and frame garage would be demolished.

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

Leaside Zoning By-law No. 1916

1. Existing lot frontage of 10.16m
WHEREAS a minimum lot frontage of 12.00m is required;
2. Proposed building height of 8.80m
WHEREAS a maximum building height of 8.50m is permitted; and
3. Proposed building length of 17.39m
WHEREAS a maximum building length of 16.75m is permitted.

28. 77 MASON BLVD

File Number:	A640/11NY	Zoning	R3(19) [ZZC]
Owner(s):	MARIA PANETTA FRANK RONDINONE	Ward:	Eglinton-Lawrence (16)
Agent:	RICHARD WENGLER ARCHITECT		
Property Address:	77 MASON BLVD	Community:	North York
Legal Description:	CON 1 WYS PT LOT 10		

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new two-storey dwelling with an integral at-grade single-car garage on the above noted property. The existing dwelling would be demolished.

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

North York Zoning By-law No. 7625

1. Existing lot area of 603.80m²
WHEREAS a minimum lot area of 690.00m² is required;
2. Existing lot frontage and width of 15.24m
WHEREAS a minimum lot frontage and width of 18.00m is required;
3. Proposed lot coverage of 41.83% of the lot area
WHEREAS a maximum lot coverage of 35.00% of the lot area is permitted;
4. Proposed south side yard setback of 0.91m
WHEREAS a minimum south side yard setback of 1.80m is required;
5. Proposed north side yard setback of 1.22m
WHEREAS a minimum north side yard setback of 1.80m is required; and
6. Proposed north side yard setback of 2.46m to the one-storey rear extension
WHEREAS a minimum north side yard setback of 3.00m to a one-storey rear extension is required.

29. 199 BOGERT AVE

File Number:	A626/11NY	Zoning	R6 - ZC -
Owner(s):	MERCEDES UMANA GALDAMEZ	Ward:	Willowdale (23)
Agent:	PAUL DA CUNHA ARCHITECT INC		
Property Address:	199 BOGERT AVE	Community:	North York
Legal Description:	PLAN 1743 LOT 992 TO 993		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a two storey dwelling. The existing dwelling would be demolished.

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

1. Proposed front yard setback of 4.74m
WHEREAS a minimum of 6m is required;
2. Proposed building height of 9.14m
WHEREAS a maximum of 8m is permitted;
3. Proposed lot coverage of 41.36% (211.3m² or 2274.5sq.ft.)
WHEREAS a maximum of 30% (153.3m² or 1649.8sq.ft.) is permitted;
4. Proposed west side yard setback of 1.33m
WHEREAS a minimum of 1.8m is required;
5. Proposed front balcony area of 21.04m²
WHEREAS a maximum of 3.8m² is permitted;
6. Proposed east side yard setback of 1.01m
WHEREAS a minimum of 1.8m is required; and
7. Proposed rear balcony area of 17.94m²
WHEREAS a maximum of 3.8m² is permitted.

30. 116 FRONTENAC AVE

File Number:	A623/11NY	Zoning	R6 - ZC -
Owner(s):	VIOLETTI ARCH BUILDING CORP	Ward:	Eglinton-Lawrence (16)
Agent:	JORAN WEINER		
Property Address:	116 FRONTENAC AVE	Community:	North York
Legal Description:			

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey dwelling on the above noted property. The existing dwelling would be demolished. The lands form part of a former church site, 197 caribou Road, which would be demolished. The lands are the whole of a Lot on a Registered Plan and a severance application is not required.

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

1. Proposed front porch and stairs projection of 2.5m
WHEREAS a maximum of 2.1m is permitted;
2. Proposed lot coverage of 38% (164.9m² or 1775.2sq.ft.)
WHEREAS a maximum of 35% (152m² or 1635sq.ft.) is permitted;
3. Proposed building height of 9.6m
WHEREAS a maximum of 8.8m is permitted; and
4. Proposed building length of 17m
WHEREAS a maximum of 15.3m is permitted.

31. 114 FRONTENAC AVE

File Number:	A624/11NY	Zoning	R6 - ZC -
Owner(s):	ICED SNOWBERRIES ESTATES INC	Ward:	Eglinton-Lawrence (16)
Agent:	VIOLEITI ARCH BUILDING CORP		
Property Address:	114 FRONTENAC AVE	Community:	North York
Legal Description:			

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey dwelling on the above noted property. The property is presently vacant . The lands form part of a former church site, 197 caribou Road, which would be demolished. The lands are the whole of a Lot on a Registered Plan and a severance application is not required.

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

1. Proposed front porch and stairs projection of 2.5m
WHEREAS a maximum of 2.1m is permitted;
2. Proposed lot coverage of 38% (164.9m² or 1775.2sq.ft.)
WHEREAS a maximum of 35% (152m² or 1635sq.ft.) is permitted;
3. Proposed building height of 9.6m
WHEREAS a maximum of 8.8m is permitted; and
4. Proposed building length of 17m
WHEREAS a maximum of 15.3m is permitted.

32. 230 RUMSEY RD

File Number:	A629/11NY	Zoning	R1A (ZZC)
Owner(s):	RENE ZANIN MONICA TESTA-ZANIN	Ward:	Don Valley West (26)
Agent:	TOWN SQUARE DEVELOPMENTS		
Property Address:	230 RUMSEY RD	Community:	East York
Legal Description:	PLAN 1908 LOT 702 PT LOT 703		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey dwelling on the above noted property. The existing dwelling would be demolished.

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

East York By-law 1916

1. Proposed parking to be located in the front yard
WHEREAS parking shall be located behind the main front wall of the dwelling;
2. Proposed building length of 17.7m
WHEREAS a maximum building length of 16.75m is permitted;
3. Proposed Floor Space Index of 0.6 times the area of the lot (246.36m²)
WHEREAS a maximum Floor Space Index of 0.45 times the area of the lot (184.8m²) is permitted; and
4. Proposed front yard soft landscaping of 62%
WHEREAS a minimum front yard landscaping of 75% is required.

33. 1924 - 1928 EGLINTON AVE W

File Number:	A630/11NY	Zoning	MCR (PPR)
Owner(s):	BALDANZA / MASSARO INVESTMENTS INC	Ward:	Eglinton-Lawrence (15)
Agent:	DAVID SEIDU		
Property Address:	1924 - 1928 EGLINTON AVE W	Community:	York
Legal Description:	& 5-7 FAIRBANK AVE PL 1855 PT LT81		

PURPOSE OF THE APPLICATION:

This is an application to permit a portion of the ground floor of the existing building (No.1928) to continue to be utilized as a restaurant. The use is permitted, however, there is a deficiency in the number of parking spaces for the building as a whole.

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

York By-law 1-83

1. Five (5) parking spaces located on site
WHEREAS a minimum of eleven (11) parking spaces are required.

34. 215 JOHNSTON AVE

File Number:	A631/11NY	Zoning	R6 - Single Family Detached Dwelling Zone (ZZC)
Owner(s):	ANDRIY DONCHENKO	Ward:	Willowdale (23)
Agent:	M ARCH DESIGN GROUP INC		
Property Address:	215 JOHNSTON AVE	Community:	North York
Legal Description:	PLAN 1743 PT LOTS 263 & 264		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey dwelling on the above noted property. The existing dwelling would be demolished.

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

North York By-law 7625

1. Proposed lot coverage of 31.88% (153.98m²)
WHEREAS a maximum lot coverage of 30% (144.9m²) is permitted;
2. Proposed building height of 9.35m
WHEREAS a maximum building height of 8.8m is permitted; and
3. Proposed one storey rear extension height of 6.4m
WHEREAS the maximum height for a one storey rear extension is 5m.

35. 45 CHELTENHAM AVE

File Number:	A634/11NY	Zoning	R1 Z0.35 [PPR]
Owner(s):	ARSALAN MOHAJER-ASHJAI MINOO MOHAJER-ASHJAI	Ward:	Don Valley West (25)
Agent:	IN ROADS PLANNING CONSULTANTS		
Property Address:	45 CHELTENHAM AVE	Community:	Toronto
Legal Description:	PLAN 1534 LOT 716		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey dwelling with an integral garage on the above noted property. The existing one storey dwelling would be demolished.

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

Toronto Zoning By-law No. 438-86

1. Proposed residential gross floor area (G.F.A.) of 0.62 times the lot area (431.34m²)
WHEREAS a maximum residential gross floor area of 0.35 times the lot area (243.88m²) is permitted;
and
2. Proposed east side yard setback of 1.60m for the rear 1.98m portion of the dwelling exceeding 17.00m in depth
WHEREAS a minimum east side yard setback of 7.50m is required for the portion of the dwelling exceeding 17.00m in depth.

36. 93 HILLMOUNT AVE

File Number:	A638/11NY	Zoning	R4 -ZC -
Owner(s):	ARTHUR ZALTZ	Ward:	Eglinton-Lawrence (15)
Agent:	LUKE KENNEY		
Property Address:	93 HILLMOUNT AVE	Community:	North York
Legal Description:	PLAN 1766 LOT 109		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a deck at the rear of the existing dwelling. The deck would be 5.8metres in width by 3.88metres in length.

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

1. Proposed rear deck projection of 3.88m
WHEREAS a maximum of 2.1m is permitted.

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

37. 137 STRATHALLAN BLVD

File Number:	A652/11NY	Zoning	R1 Z0.35 (ZZC)
Owner(s):	DARRYL FIRSTEN	Ward:	Eglinton-Lawrence (16)
Agent:	DREW LASZLO ARCHITECT		
Property Address:	137 STRATHALLAN BLVD	Community:	Toronto
Legal Description:	PLAN 1570 LOT 55		

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new two storey dwelling with an integral, at-grade, two-car garage on the above noted property. The existing dwelling would be demolished.

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

Toronto Zoning By-law No. 438-86

1. Proposed G.F.A. (gross floor area) of 0.61 times the lot area (382.12m²)
WHEREAS a maximum G.F.A. (gross floor area) of 0.35 times the lot area (219.49m²) is permitted;
2. Proposed west side yard setback of 1.20m for the portion of the dwelling exceeding 17.00m in depth
WHEREAS a minimum west side yard setback of 7.50m is required for the portion of the dwelling exceeding 17.00m in depth; and
3. Proposed east side yard setback of 0.90m for the portion of the dwelling exceeding 17.00m in depth
WHEREAS a minimum east side yard setback of 7.50m is required for the portion of the dwelling exceeding 17.00m in depth.

38. 65 DEVONDALE AVE

File Number:	A651/11NY	Zoning	R4 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	JEFF H FREEDMAN	Ward:	Willowdale (23)
Agent:	EMILIA TSIMERMAN		
Property Address:	65 DEVONDALE AVE	Community:	North York
Legal Description:	PLAN 4259 LOT 204		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a second storey addition above the existing dwelling. Also proposed is the construction of a two storey addition to the front of the dwelling. A two storey rear addition and excavated deck would be constructed at the rear of the dwelling.

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

North York By-law 7625

1. East side yard setback of 1.52m to the existing dwelling, proposed second storey addition and proposed rear addition and deck
WHEREAS a minimum setback of 1.8m is required;
2. Proposed balcony area of 5.4m²
WHEREAS a maximum balcony area of 3.8m² is permitted; and
3. Proposed building height of 8.8m
WHEREAS a maximum height of 8m is permitted for a flat roof.

39. 132 BEECHWOOD AVE

File Number:	A650/11NY	Zoning	R3 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	SHAFIK KASSAM	Ward:	Don Valley West (25)
Agent:	SAEID SARRAFIAN		
Property Address:	132 BEECHWOOD AVE	Community:	North York
Legal Description:	PLAN 1839 PT LOT 5		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a one storey addition to the front of the garage portion of the existing dwelling. The proposed addition would allow an elevator to be located within the garage.

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

North York By-law 7625

1. Front yard setback of 6.28m to the proposed addition
WHEREAS a minimum setback of 7.5m is required; and
2. Proposed length of dwelling of 20.08m (including the one storey rear extension)
WHEREAS a maximum length of dwelling of 16.8m is permitted.

40. 232 GLENFOREST RD

File Number:	A644/11NY	Zoning	R2 Z0.6 [Waiver]
Owner(s):	LILI LEILA DANESHVAR	Ward:	Don Valley West (25)
Agent:	ALI SHAKERI		
Property Address:	232 GLENFOREST RD	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 59		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey detached dwelling with an integral garage on the above noted property. The eastern portion of the existing semi-detached dwelling located on the subject property would be demolished. The western portion of the existing semi-detached dwelling located on 230 Glenforest Road would remain as situated.

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

Toronto Zoning By-law No. 438-86

1. Proposed residential gross floor area (G.F.A.) of 0.75 times the lot area (234.12m²)
WHEREAS a maximum residential gross floor area of 0.60 times the lot area (187.25m²) is permitted;
2. Proposed east side yard setback of 0.60m for the rear portion of the dwelling exceeding 17.00m in length
WHEREAS a minimum east side yard setback of 7.50m is required for the portion of the dwelling exceeding 17.00m in length;
3. Proposed west side yard setback of 0.80m for the rear portion of the dwelling exceeding 17.00m in length
WHEREAS a minimum west side yard setback of 7.50m is required for the portion of the dwelling exceeding 17.00m in length;
4. Proposed distance to neighbouring building to the west (230 Glenforest Rd) is 0.74m
WHEREAS the required minimum distance to the neighbouring building is 0.90m; and
5. Proposed distance to neighbouring building to the east (234 Glenforest Rd) is 0.90m
WHEREAS the required minimum distance to the neighbouring building is 1.20m.

41. 486 WOBURN AVE

File Number:	A645/11NY	Zoning	R4(94) 0 Exception to Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	DAVID JONATHON PACTH	Ward:	Eglinton-Lawrence (16)
Agent:	DAVID BRONSKILL		
Property Address:	486 WOBURN AVE	Community:	North York
Legal Description:	PLAN M108 LOT 175		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new three (3) storey dwelling on the above noted property. The existing dwelling would be demolished.

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

North York By-law 7625

1. Existing lot frontage and width of 6.1m
WHEREAS a minimum lot frontage and width of 15m is required;
2. Existing lot area of 223.02m²
WHEREAS a minimum lot area of 550m² is required;
3. East side yard setback of 0.52m to the proposed dwelling
WHEREAS a minimum setback of 1.5m is required;
4. West side yard setback of 0.32m to the proposed dwelling
WHEREAS a minimum setback of 1.5m is required;
5. Proposed lot coverage of 39% (86.86m²)
WHEREAS a maximum lot coverage of 30% (66.91m²) is permitted;
6. Proposed building height of 10.7m
WHEREAS a maximum building height of 8m is permitted for a flat roof; and
7. The proposed number of storeys is three (3)
WHEREAS the maximum permitted number is storeys is two (2).

42. 375 BROOKE AVE

File Number:	A654/11NY	Zoning	R6 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	2292948 ONTARIO INC	Ward:	Eglinton-Lawrence (16)
Agent:	VICTOR GUITBERY		
Property Address:	375 BROOKE AVE	Community:	North York
Legal Description:	PLAN 1576 W PT LOT 144		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey dwelling on the above noted property. The existing dwelling would be demolished.

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

North York By-law 7625

1. Proposed lot coverage of 32.6% (167.28m²)
WHEREAS a maximum lot coverage of 30% (153.94m²) is permitted;
2. Proposed building height of 9.3m
WHEREAS a maximum building height of 8.8m is permitted; and
3. Proposed building length of 16.8m
WHEREAS a maximum building length of 15.3m is permitted.

43. 591 ST GERMAIN AVE

File Number:	A647/11NY	Zoning	R6 [Waiver]
Owner(s):	SUSAN HARRIS	Ward:	Eglinton-Lawrence (16)
Agent:	ALI GOUDARZI		
Property Address:	591 ST GERMAIN AVE	Community:	North York
Legal Description:	PLAN 1721 PT LOTS 95 & 96		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey dwelling with an integral garage on the above noted property. The existing one-and-a-half storey dwelling would be demolished.

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

North York Zoning By-law 7625

1. Proposed lot coverage of 36% of the lot area (153.75m²)
WHEREAS the maximum permitted lot coverage is 30% of the lot area (128.18m²);
2. Proposed building height of 9.1m
WHEREAS the maximum permitted building height is 8.8m;
3. Proposed building length of 17.09m
WHEREAS the maximum permitted building length is 15.3m; and
4. Proposed first floor elevation of 1.83m above the centre of the road
WHEREAS the maximum permitted first floor elevation is 1.5m above the centre of the road.

44. 80 CARL HALL RD

File Number:	A919/11NY	Zoning	A - Airport Hazard Area (WAIVER)
Owner(s):	CITY OF TORONTO	Ward:	York Centre (09)
Agent:	JOANNA KERVIN		
Property Address:	80 CARL HALL RD	Community:	North York
Legal Description:	CON 3 PT LOTS 12 TO 17 CON 2 PT LOTS 12 TO 17 PT RD AL LOW RP 66R20945 PARTS 5 TO 7 12 15 16 23 TO 25 SEE NTE		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of the east portion of the subway station entrance building for the Toronto-York Spadina Extension.

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

North York By-law 7625

1. The proposed building will be located on a lot connected to the street by surface easements and not fronting onto a street
WHEREAS buildings in all zones shall be located on lots that front on a street that has been constructed to the standards of the Commissioner of Public Works.

45. 1245 SHEPPARD AVE W (FOMERLY PART OF 1133-1377 SHEPPARD AVE W)

File Number:	A920/11NY	Zoning	A - Airport Hazard Area (WAIVER)
Owner(s):	CITY OF TORONTO	Ward:	York Centre (10)
Agent:	JOANNA KERVIN		
Property Address:	1245 SHEPPARD AVE W (FOMERLY PART OF 1133-1377 SHEPPARD AVE W)	Community:	North York
Legal Description:	CON 3 PT LOTS 12 15 TO 17 PT RD ALLOW RP 66R20945 PART S 1 TO 4 9 10 21 22 27 28 29 30 31 33 35 TO 39 41 SEE NTE		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of the west portion of the subway station entrance building for the Toronto-York Spadina Extension. The building will front onto an extension of Bakersfield Street which will be constructed as part of the construction of the station.

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

North York By-law 7625

1. The proposed building will be located on a lot not fronting onto a street WHEREAS buildings in all zones shall be located on lots that front on a street that has been constructed to the standards of the Commissioner of Public Works.

3. OTHER BUSINESS