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

1. **144 KINGSDALE AVE**

   File Number: B027/14NY
   Owner(s): XIUHUA GUO
   Agent: RUBINOFF DESIGN GROUP
   Property Address: 144 KINGSDALE AVE
   Legal Description: PLAN 1790 LOTS 450 & 451

   Zoning: RD (f15.0; a550) (x5) / R4
   Ward: Willowdale (23)
   Community: North York

THE CONSENT REQUESTED:

To obtain consent to sever the property into two undersized residential lots. Similar applications were Refused by the Committee in 2005 and then Approved by the Ontario Municipal Board in 2006. The conditions for the approval were not met before the required deadline, therefore the approval for the consent lapsed.

Retained - Part 1

Address to be assigned

The frontage is 9.91m, and the lot area is 368.4m². The property will be redeveloped as the site of a new two-storey detached dwelling required variances to the Zoning By-law, as outlined in Application A264/14NY.

Conveyed - Part 2

Address to be assigned

The frontage is 9.91, and the lot area is 368.4m². The property will be redeveloped as the site of a new two-storey detached dwelling required variances to the Zoning By-law, as outlined in Application A265/14NY.

File Numbers B027/14NY, A264/14NY and A265/14NY will be considered jointly.
1a. 144 KINGSDALE AVE – PART 1

File Number: A264/14NY
Zoning: RD (f15.0; a550) (x5) / R4 [ZZC]
Owner(s): XIUHUA GUO
Ward: Willowdale (23)
Agent: RUBINOFF DESIGN GROUP
Property Address: 144 KINGSDALE AVE – PART 1
Community: North York
Legal Description: PLAN 1790 LOTS 450 & 451

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage. The existing dwelling and detached garage would be demolished.

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

1. Section 10.20.30.10,(1), By-law No. 569-2013
   The minimum required lot area is 550m².
The proposed lot area is 368.4m².

2. Section 10.20.30.20,(1), By-law No. 569-2013
   The minimum required lot frontage is 15.0m.
The proposed lot frontage is 9.91m.

3. Section 10.20.30.40,(1), By-law No. 569-2013
   The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 33.3% of the lot area.

4. Section 10.20.40.10,(2), By-law No. 569-2013
   The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 9.44m.

5. Section 900.3.10,(5), By-law No. 569-2013
   The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 0.76m.

6. Section 900.3.10,(5), By-law No. 569-2013
   The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.22m.

7. Section 10.20.40.10,(6), By-law No. 569-2013
   The maximum permitted height of the first floor above established grade is 1.2m.
The proposed height of the first floor above established grade is 2.09m.

8. Section 10.5.40.70,(1)(B), By-law No. 569-2013
   The minimum required front yard setback is 7.8m.
The proposed front yard setback is 7.3m.
9. Section 13.2.4, By-law No. 7625
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 33.3% of the lot area.

10. Section 13.2.3(b), By-law No. 7625
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 0.76m.

11. Section 13.2.3(b), By-law No. 7625
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.22m.

12. Section 13.2.1, By-law No. 7625
The minimum required lot frontage is 15m.
The proposed lot frontage is 9.91m.

13. Section 13.2.2, By-law No. 7625
The minimum required lot area is 550m².
The proposed lot area is 368.4m².

14. Section 13.2.6, By-law No. 7625
The maximum permitted building height is 8.8m.
The proposed building height is 9.65m.

15. Section 6(30)a, By-law No. 7625
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 2.04m.

16. Section 6(8), By-law No. 7625
The minimum required lot width is 15m.
The proposed lot width is 9.91m.
1b. 144 KINGSDALE AVE – PART 2

File Number: A265/14NY  Zoning: RD (f15.0; a550) (x5) / R4 [ZGC]
Owner(s): XIUHUA GUO  Ward: Willowdale (23)
Agent: RUBINOFF DESIGN GROUP  Community: North York
Property Address: 144 KINGSDALE AVE – PART 2
Legal Description: PLAN 1790 LOTS 450 & 451

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage. The existing dwelling and detached garage would be demolished.

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

1. Section 10.20.30.10.(1), By-law No. 569-2013
   The minimum required lot area is 550m².
   The proposed lot area is 368.4m².

2. Section 10.20.30.20.(1), By-law No. 569-2013
   The minimum required lot frontage is 15.0m.
   The proposed lot frontage is 9.91m.

3. Section 10.20.30.40.(1), By-law No. 569-2013
   The maximum permitted lot coverage is 30% of the lot area.
   The proposed lot coverage is 33.3% of the lot area.

4. Section 10.20.40.10.(2), By-law No. 569-2013
   The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.
   The proposed height of the side exterior main walls facing a side lot line is 9.40m.

5. Section 10.20.40.10.(6), By-law No. 569-2013
   The maximum permitted height of the first floor above established grade is 1.2m.
   The proposed height of the first floor above established grade is 1.98m.

6. Section 900.3.10.(5), By-law No. 569-2013
   The minimum required side yard setback is 1.8m.
   The proposed east side yard setback is 1.22m.

7. Section 900.3.10.(5), By-law No. 569-2013
   The minimum required side yard setback is 1.8m.
   The proposed west side yard setback is 0.76m.

8. Section 13.2.4, By-law No. 7625
   The maximum permitted lot coverage is 30% of the lot area.
   The proposed lot coverage is 33.3% of the lot area.
9. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.22m.

10. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 0.76m.

11. **Section 13.2.1, By-law No. 7625**
The minimum required lot frontage is 15m.
The proposed lot frontage is 9.91m.

12. **Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 368.4m².

13. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.66m.

14. **Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 2.11m.

15. **Section 6(8), By-law No. 7625**
The minimum required lot width is 15m.
The proposed lot width is 9.91m.