

**COMMITTEE OF ADJUSTMENT  
 NORTH YORK PANEL**

**Hearing Date:** Thursday July 6, 2017  
**Time:** 9:30 am and 2:00 pm.  
**Location:** North York Civic Centre Council Chambers – 5100 Yonge Street

**1. OPENING REMARKS:**

- **Declarations of Interest**
- **Confirmation of Minutes from Previous Hearing**
- **Closed & Request to Defer Files**

**2. DEPUTATIONS ITEMS**

**FILES TO BE HEARD AT 9:30 am, OR SHORTLY THEREAFTER:**

<b>Item</b>	<b>File Number</b>	<b>Property</b>	<b>Community (Ward)</b>
1	B0089/16NY	210 HORSHAM AVE	Willowdale (23)
1A	A1016/16NY	210 HORSHAM AVE PT1	Willowdale (23)
1B	A1017/16NY	210 HORSHAM AVE PT2	Willowdale (23)
2	B0066/16NY	42 TERRACE AVE	Willowdale (23)
2A	B0067/16NY	40 TERRACE AVE	Willowdale (23)
2B	A0888/16NY	42 TERRACE AVE PT 4	Willowdale (23)

2C	A0889/16NY	40/42 TERRACE AVE PT 2 AND PTS 3	Willowdale (23)
2D	A0890/16NY	42 TERRACE AVE PT 1	Willowdale (23)
3	B0099/16NY	359 GREENFIELD AVE	Willowdale (23)
3A	A1150/16NY	359 GREENFIELD AVE PT1	Willowdale (23)
3B	A1151/16NY	359 GREENFIELD AVE PT2	Willowdale (23)
4	A0107/17NY	407 SUTHERLAND DR	Don Valley West (26)
5	A0141/17NY	66 ARJAY CRES	Don Valley West (25)
6	A0964/16NY	177 FAYWOOD BLVD	York Centre (10)
7	A0383/17NY	41 COLDSTREAM AVE	Eglinton-Lawrence (16)
8	A0384/17NY	360 B JOICEY BLVD	Eglinton-Lawrence (16)
9	A0385/17NY	196 ELMWOOD AVE	Willowdale (23)
10	A0386/17NY	78 AIRDRIE RD	Don Valley West (26)
11	A0387/17NY	81 MUNRO BLVD	Don Valley West (25)
12	A0388/17NY	4 RUTHERGLEN RD	Don Valley West (26)
13	A0390/17NY	146 EMPRESS AVE	Willowdale (23)
14	A0391/17NY	130 CITATION DR	Willowdale (24)
15	A0392/17NY	63 WHITTAKER CRES	Willowdale (24)
16	A0393/17NY	5 ALAMOSA DR	Don Valley East (33)
17	A0394/17NY	25 COUNTRY LANE	Don Valley East (33)
18	A0395/17NY	501 HOUNSLOW AVE	Willowdale (23)

19	A0396/17NY	10 BERKINSHAW CRES	Don Valley West (25)
20	A0398/17NY	236 DELHI AVE	York Centre (10)
21	A0399/17NY	91 GLENGROVE AVE W	Eglinton-Lawrence (16)
22	A0400/17NY	159 ROE AVE	Eglinton-Lawrence (16)
23	A0401/17NY	42 MCRAE DR	Don Valley West (26)
24	A0402/17NY	26 RYKERT CRES	Don Valley West (26)

**FILES TO BE HEARD AT 2:00 pm, OR SHORTLY THEREAFTER:**

25	A0403/17NY	25 TREADGOLD CRES	Don Valley East (34)
26	A0404/17NY	137 STRATFORD CRES	Don Valley West (25)
27	A0405/17NY	53 CHUDLEIGH AVE	Eglinton-Lawrence (16)
28	A0406/17NY	54 WHITBURN CRES	York Centre (09)

29	A0407/17NY	50 GLENCAIRN AVE	Eglinton-Lawrence (16)
30	A0408/17NY	117 HARLANDALE AVE	Willowdale (23)
31	A0409/17NY	122 DONEGALL DR	Don Valley West (26)
32	A0410/17NY	144 YORK MILLS RD	Don Valley West (25)
33	A0411/17NY	265 SEARLE AVE	York Centre (10)
34	A0412/17NY	49 CAVOTTI CRES	York Centre (10)
35	A0413/17NY	80 LYTTON BLVD	Eglinton-Lawrence (16)
36	A0414/17NY	55 ANEWEN DR	Don Valley East (34)
37	A0415/17NY	156 SNOWDON AVE	Don Valley West (25)
38	A0416/17NY	15 CALVIN AVE	Willowdale (23)
39	A0417/17NY	70 LORD SEATON RD	Don Valley West (25)
40	A0418/17NY	240 ARMOUR BLVD	York Centre (10)
41	A0419/17NY	81 WESTGATE BLVD	York Centre (10)
42	A0420/17NY	50 DONWOODS DR	Don Valley West (25)

43	A0421/17NY	221 BURBANK DR (BUILDING "C" PARTS 2, 7, 8 & 9)	Willowdale (24)
44	A0422/17NY	221 BURBANK DR (BUILDING "B" PARTS 5 AND 6)	Willowdale (24)
45	A0423/17NY	386 CONNAUGHT AVE	Willowdale (23)
46	A0425/17NY	585 ST CLEMENTS AVE	Eglinton-Lawrence (16)
47	A0426/17NY	201 TAVISTOCK RD	York Centre (9)
48	A0429/17NY	126 HILLMOUNT AVE	Eglinton-Lawrence (15)
49	A0431/17NY	52 ROANOKE RD	Don Valley East (34)
50	A0349/16NY	413 ST CLEMENTS AVE	Eglinton-Lawrence (16)
51	A0806/16NY	137 PATRICIA AVE	Willowdale (23)
52	A0126/17NY	298 FAIRLAWN AVE	Eglinton-Lawrence (16)
53	A0194/17NY	99 GOSFORD BLVD	York West (08)
54	A0568/17NY	1940-1942 AVENUE RD	Eglinton-Lawrence (16)



City Planning Division

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**1**

**B0089/16NY**

File Number:	B0089/16NY	Zoning	R4 / RD (f15.0; a550) (x5)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>210 HORSHAM AVE</b>	Community:	North York
Legal Description:	PLAN 2057 W PT LOT 68		

**THE CONSENT REQUESTED:**

To obtain consent to sever the property into two undersized residential lots.

**Conveyed - PART 2**

Address to be assigned

The frontage is 9.10m and the lot area is 367.00m<sup>2</sup>. The property will be redeveloped as the site of a new detached dwelling requiring variances to the applicable zoning By-law(s) - A1017/16NY

**Retained - PART 1**

Address to be assigned

The frontage is 9.10m and the lot area is 367.00m<sup>2</sup>. The property will be redeveloped as the site of a new detached dwelling requiring variances to the applicable zoning By-law(s) - A1016/16NY

**File Numbers B0089/16NY A1016/16NY A1017/16NY will be considered jointly.**

**1A A1016/16NY**

File Number:	A1016/16NY	Zoning	R4 / RD (f15.0; a550) (x5)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>210 HORSHAM AVE PART 1</b>	Community:	North York
Legal Description:	PLAN 2057 W PT LOT 68		

**PURPOSE OF THE APPLICATION:**

To create a new single-family dwelling. The existing dwelling spanning both newly created lots would be demolished. Applications B0089/16NY, A1016/16NY & A1017/16NY will be considered jointly.

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

- Chapter 10.5.40.10.(5), By-law No. 569-2013**  
A minimum of 10.00m<sup>2</sup> of the first floor area must be within 4.00m of the front wall.  
There is 4.67m<sup>2</sup> proposed within 4.00m of the front wall.
- Chapter 10.20.30.10.(1)A, By-law No. 569-2013**  
The minimum required lot area is 550.00m<sup>2</sup>.  
The proposed lot area is 367.00m<sup>2</sup>.
- Chapter 10.20.30.20.(1)A, By-law No. 569-2013**  
The minimum required lot frontage is 15.00m  
The proposed lot frontage is 9.14m.
- Chapter 10.20.30.40.(1)A, By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.00% of the lot area.
- Chapter 10.20.40.10.(2)A(i), By-law No. 569-2013**  
The maximum permitted height of all front and rear exterior main walls is 7.50m.  
The proposed height of the front exterior walls is 8.50m.
- Chapter 10.20.40.10.(2)B(i), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the side exterior walls facing a side lot line is 8.50m.
- Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted length of the building is 17.00m.  
The proposed building length is 17.48m.

8. **Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.20m.
9. **Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.20m.
10. **Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550.00m<sup>2</sup>.  
The proposed lot area is 367.00m<sup>2</sup>.
11. **Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.20m.
12. **Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.20m.
13. **Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.00% of the lot area.
14. **Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 17.66m.
15. **Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.10m.
16. **Section 6(30)a, By-law No. 7625**  
The maximum finished first floor height is 1.50m.  
The proposed finished first floor height is 1.64m.
17. **Section 6(8), By-law No. 7625**  
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed.
18. **Section 13.2.1, By-law No. 7625**  
The minimum required lot frontage is 15.00m.  
The proposed lot frontage is 9.14m.



**1B****A1017/16NY**

File Number:	A1017/16NY	Zoning	R4 / RD (f15.0; a550) (x5)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>210 HORSHAM AVE PART 2</b>	Community:	North York
Legal Description:	PLAN 2057 W PT LOT 68		

**PURPOSE OF THE APPLICATION:**

To create a new single-family dwelling. The existing dwelling spanning both newly created lots would be demolished. Applications B0089/16NY, A1016/16NY & A1017/16NY will be considered jointly.

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**  
A minimum of 10.00m<sup>2</sup> of the first floor area must be within 4.00m of the front wall.  
There is 4.67m<sup>2</sup> proposed within 4.00m of the front wall.
- 2. Chapter 10.20.30.10.(1)A, By-law No. 569-2013**  
The minimum required lot area is 550.00m<sup>2</sup>.  
The proposed lot area is 367.00m<sup>2</sup>.
- 3. Chapter 10.20.30.20.(1)A, By-law No. 569-2013**  
The minimum required lot frontage is 15.00m  
The proposed lot frontage is 9.14m.
- 4. Chapter 10.20.30.40.(1)A, By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.00% of the lot area.
- 5. Chapter 10.20.40.10.(2)A(i), By-law No. 569-2013**  
The maximum permitted height of all front and rear exterior main walls is 7.50m.  
The proposed height of the front and rear exterior walls is 8.50m.
- 6. Chapter 10.20.40.10.(2)B(i), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the side exterior walls facing a side lot line is 8.50m.
- 7. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted length of the building is 17.00m.  
The proposed building length is 17.48m.

8. **Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.20m.
9. **Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.20m.
10. **Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550.00m<sup>2</sup>.  
The proposed lot area is 367.00m<sup>2</sup>.
11. **Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.20m.
12. **Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.20m.
13. **Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.00% of the lot area.
14. **Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 17.66m.
15. **Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.10m.
16. **Section 6(30)a, By-law No. 7625**  
The maximum finished first floor height is 1.50m.  
The proposed finished first floor height is 1.63m.
17. **Section 6(8), By-law No. 7625**  
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed.
18. **Section 13.2.1, By-law No. 7625**  
The minimum required lot frontage is 15.00m.  
The proposed lot frontage is 9.14m.



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2

**B0066/16NY**

File Number:	B0066/16NY	Zoning	R6/RD(f12.0; a370)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>42 TERRACE AVE</b>	Community:	North York
Legal Description:	PLAN 3178 LOTS 1 TO 3 PT LANE CLOSED RP 64R9454 PARTS 1&2		

**THE CONSENT REQUESTED:**

To obtain consent to sever a portion of land for the purpose of a lot addition.

**CONVEYED - Part 2**

Part 2 has a lot area of 161.04m<sup>2</sup>. Part 2 will be added to the Part 3 (severed from B0067/16NY) to create a new building lot with a frontage of 10.97m and a lot area of 416.13m<sup>2</sup>. Parts 2 and 3 will be redeveloped with a new detached residential dwelling.

**RETAINED - Part 1**

Part 1 has a lot frontage of 10.97m and a lot area of 418.17m<sup>2</sup>. The lot will be redeveloped with a new detached residential dwelling.

**Applications B0066/16NY, B0067/16NY, A0888/16NY, A0889/16NY, A0890/16NY will be considered jointly.**



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2A

B0067/16NY

File Number:	B0067/16NY	Zoning	R6/RD(f12.0; a370)(waiiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>40 TERRACE AVE</b>	Community:	North York
Legal Description:	PLAN 3178 LOT 4 PT LOT 5 PLAN 3178 PT LANE CLOSED RP 64R9454 PART 3		

**THE CONSENT REQUESTED:**

To obtain consent to sever a portion of land for the purpose of a lot addition.

**CONVEYED - Part 3**

Part 3 has a lot area of 255.09m<sup>2</sup>. Part 3 will be added to the Part 2 (severed from B0066/16NY) to create a new building lot with a frontage of 10.97m and a lot area of 416.13m<sup>2</sup>. Parts 2 and 3 will be redeveloped with a new detached residential dwelling.

**RETAINED - Part 4**

Part 4 has a lot frontage of 10.97m and a lot area of 418.33m<sup>2</sup>. The lot will be redeveloped with a new detached residential dwelling.

**Applications B0066/16NY, B0067/16NY, A0888/16NY, A0889/16NY, A0890/16NY will be considered jointly.**

**2B****A0888/16NY**

File Number:	A0888/16NY	Zoning	R6/RD(f12.0; a370)(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>40 TERRACE AVE (PART 4)</b>	Community:	North York
Legal Description:	PLAN 3178 LOT 4 PT LOT 5 PLAN 3178 PT LANE CLOSED RP 64R9454 PART 3		

**PURPOSE OF THE APPLICATION:**

To construct a new detached residential dwelling. The existing dwelling would be demolished. Applications B0066/16NY, B0067/16NY, A0888/16NY, A0889/16NY, A0890/16NY will be considered jointly.

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

- 1. Chapter 10.20.30.20(1)(A), By-law No. 569-2013**  
The minimum required lot frontage is 12.0m.  
The proposed lot frontage is 10.97m.
- 2. Chapter 10.20.30.40(1)(A), By-Law No. 569-2013**  
The maximum permitted lot coverage is 30% of the lot area (125.5 m<sup>2</sup>).  
The proposed lot coverage is 32% of the lot area (133.8 m<sup>2</sup>).
- 3. Chapter 10.20.40.10(2)(B)(ii), By-Law No. 569-2013**  
The maximum permitted height of all side exterior main wall is 7.5 m.  
The proposed height of the exterior main wall is 7.92 m.
- 4. Chapter 10.20.40.70(3)(C), By-Law No. 569-2013**  
The minimum required west side yard setback is 1.2m.  
The proposed west side yard setback is 0.9m.
- 5. Section 14-A(4), By-law No. 7625**  
The minimum required lot frontage and width is 12.0m.  
The proposed lot frontage and width is 10.97m.
- 6. Section 14-A(6), By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area (125.5 m<sup>2</sup>).  
The proposed lot coverage is 32% of the lot area (133.8 m<sup>2</sup>).
- 7. Chapter 14-A(5)c, By-law No. 7625**

The minimum required west side yard setback is 1.2m.  
The proposed west side yard setback is 0.9m.

**8. Section 6(30)a, By-law No. 7625**

The maximum permitted finished first floor height is 1.5m.  
The proposed finished first floor height is 2.0m.

**9. Section 14-A(8), By-law No. 7625**

The maximum permitted building height is 8.8 m.  
The proposed building height is 9.8 m.

2C

A0889/16NY

File Number:	A0889/16NY	Zoning	R6/RD(f12.0; a370)(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>40 TERRACE AVE (PARTS 2 AND 3)</b>	Community:	North York
Legal Description:	PLAN 3178 LOT 4 PT LOT 5 PLAN 3178 PT LANE CLOSED RP 64R9454 PART 3		

**PURPOSE OF THE APPLICATION:**

To construct a new detached residential dwelling. The existing dwelling would be demolished. Applications B0066/16NY, B0067/16NY, A0888/16NY, A0889/16NY, A0890/16NY will be considered jointly.

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

- 1. Chapter 10.20.30.20(1)(A), By-law No. 569-2013**  
The minimum required lot frontage is 12.0m.  
The proposed lot frontage is 10.97m.
- 2. Chapter 10.20.30.40(1)(A), By-Law No. 569-2013**  
The maximum permitted lot coverage is 30% of the lot area (124.8 m<sup>2</sup>).  
The proposed lot coverage is 32% of the lot area (133.2 m<sup>2</sup>).
- 3. Chapter 10.20.40.10(2)(B)(ii), By-Law No. 569-2013**  
The maximum permitted height of all side exterior main wall is 7.5 m.  
The proposed height of the exterior main wall is 7.92 m.
- 4. Chapter 10.20.40.70(3)(C), By-Law No. 569-2013**  
The minimum required east side yard setback is 1.2m.  
The proposed east side yard setback is 0.9m.
- 5. Section, 14-A(4), By-law No. 7625**  
The minimum required lot frontage and width is 12.0m.  
The proposed lot frontage and width is 10.97m.
- 6. Section, 14-A(6), By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area (124.9 m<sup>2</sup>).  
The proposed lot coverage is 32% of the lot area (133.2 m<sup>2</sup>).
- 7. Section, 14-A(5)c, By-law No. 7625**

The minimum required east side yard setback is 1.2m.  
The proposed east side yard setback is 0.9m.

**8. Section, By-law No. 7625**

The maximum permitted finished first floor height is 1.5m.  
The proposed finished first floor height is 2.0m.

**9. Section 14-A(8), By-law No. 7625**

The maximum permitted building height is 8.8 m.  
The proposed building height is 9.8 m.



**2D****A0890/16NY**

File Number:	A0890/16NY	Zoning	R6/RD(f12.0; a370)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>42 TERRACE AVE (PART 1)</b>	Community:	North York
Legal Description:	PLAN 3178 LOTS 1 TO 3 PT LANE CLOSED RP 64R9454 PARTS 1&2		

**PURPOSE OF THE APPLICATION:**

To construct a new detached residential dwelling. The existing dwelling will be demolished. Applications B0066/16NY, B0067/16NY, A0888/16NY, A0889/16NY, A0890/16NY will be considered jointly.

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

- 1. Chapter 10.20.30.20(1)(A), By-law No. 569-2013**  
The minimum required lot frontage is 12.0m.  
The proposed lot frontage is 10.97m.
- 2. Chapter 10.20.30.40(1)(A), By-Law No. 569-2013**  
The maximum permitted lot coverage is 30% of the lot area (125.4 m<sup>2</sup>).  
The proposed lot coverage is 32% of the lot area (133.8 m<sup>2</sup>).
- 3. Chapter 10.20.40.10(2)(B)(ii), By-Law No. 569-2013**  
The maximum permitted height of all side exterior main wall is 7.5 m.  
The proposed height of the exterior main wall is 7.92 m.
- 4. Chapter 10.20.40.70(3)(C), By-Law No. 569-2013**  
The minimum required east side yard setback is 1.2m.  
The proposed east side yard setback is 0.9m.
- 5. Chapter 14-A(4), By-law No. 7625**  
The minimum required lot frontage and width is 12.0m.  
The proposed lot frontage and width is 10.97m.
- 6. Section 14-A(6), By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area (125.4 m<sup>2</sup>).  
The proposed lot coverage is 32% of the lot area (133.8 m<sup>2</sup>).
- 7. Section 14-A(5)c, By-law No. 7625**

The minimum required east side yard setback is 1.2m.  
The proposed east side yard setback is 0.9m.

**8. Section 6(30)a, By-law No. 7625**

The maximum permitted finished first floor height is 1.5m.  
The proposed finished first floor height is 1.85m.

**9. Section 14-A(8), By-law No. 7625**

The maximum permitted building height is 8.8 m.  
The proposed building height is 9.6 m.



City Planning Division

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**3. B0099/16NY**

File Number:	B0099/16NY	Zoning	R3/RD (f21.0; a600) (x1011)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>359 GREENFIELD AVE</b>	Community:	North York
Legal Description:	PLAN 3237 PT LOT 4		

**THE CONSENT REQUESTED:**

To obtain consent to sever the property into two undersized residential lots.

**Conveyed - Part 2**

Address to be determined

The frontage is 15.25m and the lot area is 400.08m<sup>2</sup>. A new detached residential dwelling is proposed requiring variances to the applicable zoning by-laws.

**Retained - Part 1**

Address to be determined

The frontage is 15.25m and the lot area is 399.78m<sup>2</sup>. A new detached residential dwelling is proposed requiring variances to the applicable zoning by-laws.

**File Numbers B0099/16NY, A1150/16NY, A1151/16NY will be considered jointly.**

**3A A1150/16NY**

File Number:	A1150/16NY	Zoning	R3/R3/RD (f21.0; a600) (x1011)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>359 GREENFIELD AVE (PART 1)</b>	Community:	North York
Legal Description:	PLAN 3237 PT LOT 4		

**PURPOSE OF THE APPLICATION:**

To construct a new detached residential dwelling. File Numbers B0099/16NY, A1150/16NY, A1151/16NY will be considered jointly.

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

- 1. Chapter 10.20.30.10.(1), Zoning By-law 569-2013**  
A) The required minimum lot area is 600 m<sup>2</sup>.  
The proposed lot area is 399.7 m<sup>2</sup>.
- 2. Chapter 10.20.30.20.(1), Zoning By-law 569-2013**  
A) The required minimum lot frontage is 21 m.  
The proposed lot frontage is 15.25 m.
- 3. Chapter 10.20.30.40.(1), Zoning By-law 569-2013**  
A) The permitted maximum lot coverage is 30 percent of the lot area: 119.94 m<sup>2</sup>.  
The proposed lot coverage is 32 percent of the lot area: 127.94 m<sup>2</sup>.
- 4. Chapter 900.3.10(1011), Zoning By-law 569-2013**  
The required minimum front yard setback is 22 m.  
The proposed front yard setback is 7.5 m.
- 5. Section 12.3, Zoning By-law No. 7625**  
The minimum required lot area is 600m<sup>2</sup>.  
The proposed lot area is 399.7m<sup>2</sup>.
- 6. Section 12.4(c), Zoning By-law No. 7625**  
The minimum required rear yard setback is 9.5m.  
The proposed rear yard setback is 7.5m.
- 7. Section 12.6, Zoning By-law No. 7625**

The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 32% of the lot area.

**8. Section 12.7, Zoning By-law No. 7625**

The maximum permitted building height is 8.8m.  
The proposed building height is 9.72m.

**9. Section 6(30)a, Zoning By-law No. 7625**

The maximum finished first floor height is 1.5m.  
The proposed finished first floor height is 2.06m.

**3B A1151/16NY**

File Number:	A1151/16NY	Zoning	R3/R3/R3/RD (f21.0; a600) (x1011)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>359 GREENFIELD AVE (PART 2)</b>	Community:	North York
Legal Description:	PLAN 3237 PT LOT 4		

**PURPOSE OF THE APPLICATION:**

To construct a new detached residential dwelling. File Numbers B0099/16NY, A1150/16NY, A1151/16NY will be considered jointly.

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

- Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**  
A) The required minimum lot area is 600 m<sup>2</sup>.  
The proposed lot area is 400.13 m<sup>2</sup>.
- Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**  
A) The permitted maximum lot coverage is 30 percent of the lot area: 120.09 m<sup>2</sup>.  
The proposed lot coverage is 32 percent of the lot area: 127.94 m<sup>2</sup>.
- Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**  
A) The required minimum lot frontage is 21 m.  
The proposed lot frontage is 15.25 m.
- Chapter 900.3.10(1011), Zoning By-law No. 569-2013**  
The required minimum front yard setback is 22 m.  
The proposed front yard setback is 7.5 m.
- Section 12.4(c), Zoning By-law No. 7625**  
The minimum required rear yard setback is 9.5m.  
The proposed rear yard setback is 7.5m.
- Section 12.6, Zoning By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 32% of the lot area.
- Section 12.7, Zoning By-law No. 7625**

The maximum permitted building height is 8.8m.  
The proposed building height is 9.71m.

**8. Section 6(30)a, Zoning By-law No. 7625**

The maximum finished first floor height is 1.5m.  
The proposed finished first floor height is 1.99m.

**9. Section 12.3, Zoning By-law No. 7625**

The minimum required lot area is 600 m<sup>2</sup>.  
The proposed lot area is 400.13m<sup>2</sup>.



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**A0107/17NY**

File Number:	A0107/17NY	Zoning	RD/R1B [BLD]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	<b>407 SUTHERLAND DR</b>	Community:	East York
Legal Description:	PLAN 1925 PT LOT 380 PT LOT 381		

**PURPOSE OF THE APPLICATION:**

To construct a new accessory building (detached garage).

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

- Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 37.94% of the lot area.
- Section 6.3.3, By-law No. 1916**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 37.94% of the lot area.



**5 A0141/17NY**

File Number:	A0141/17NY	Zoning	RD ( f18, a690)(x862) / R3
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>66 ARJAY CRES</b>	Community:	North York
Legal Description:	PLAN 3720 N PT LOT 12 N PT LOT 13		

**PURPOSE OF THE APPLICATION:**

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

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

- Chapter 10.5.40.10.(5), By-law No. 1676-2013**  
A minimum of 10.00m<sup>2</sup> of the first floor must be within the first 4.00m of the front main wall.  
There are zero square metres of the first floor within the front main wall.
- Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 23.29m.
- Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The maximum permitted building depth is 19.00m.  
The proposed building depth is 23.01m.
- Section 14.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 23.01m.
- Section 14.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.27m.
- Section 6(9)(i), By-law No. 7625**  
Canopies shall be permitted to project into the minimum rear yard setback not more than 1.80m.  
The proposed rear canopy projects 5.40m.
- Section 12.5A, By-law No. 7625**  
Canopies projecting 1.80m or less beyond the rear wall of a building shall be excluded in determining the length of the dwelling.

The proposed canopy projects 5.40m from the rear wall.

**6 A0964/16NY**

File Number:	A0964/16NY	Zoning	RD(f15.0; a550)(x5)/ R4
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	<b>177 FAYWOOD BLVD</b>	Community:	North York
Legal Description:	PLAN M1748 LOT 1		

**PURPOSE OF THE APPLICATION:**

To legalize and maintain the existing structure post conveyance of portions of lands to 159 Almore Avenue. Related Consent File B0085/16NY will be considered by the Deputy Secretary Treasurer.

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

- Chapter 10.10.30.10(1), By-law No. 569-2013**  
The minimum required lot area is 550.00m<sup>2</sup>.  
The proposed lot area is 531.00m<sup>2</sup>.
- Chapter 10.20.40.70(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed north side yard setback is 1.33m.
- Chapter 10.20.40.70(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed south side yard setback is 1.79m.
- Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 31.00% of the lot area.
- Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550.00m<sup>2</sup>.  
The proposed lot area is 531.00m<sup>2</sup>.
- Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed north side yard setback is 1.33m.
- Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed south side yard setback is 1.79m.

**8. Section 13.2.4, By-law No. 7625**

The maximum permitted lot coverage is 30.00% of the lot area.

The proposed lot coverage is 31.00% of the lot area.



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A0383/17NY

File Number:	A0383/17NY	Zoning	RD/ R1 Z0.35 [ZN]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>41 COLDSTREAM AVE</b>	Community:	Toronto
Legal Description:	PLAN M87 PT BLK D		

**PURPOSE OF THE APPLICATION:**

To legalize and maintain a two-level deck at the rear of the building.

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

- Chapter 10.5.30.40(2), By-law No. 569-2013**  
The maximum permitted lot coverage for a platform/deck is 5.00% of the lot area.  
The total proposed lot coverage for both platforms is 12.27% of the lot area.
- Section Chart Section (6), By-law No. 438-86**  
The maximum permitted uncovered platform encroachment into a rear yard setback is 2.50m from the rear wall.  
The proposed uncovered platform encroachment into a rear yard setback is 3.7m from the rear wall.



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**A0384/17NY**

File Number:	A0384/17NY	Zoning	R4 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>360 B JOICEY BLVD</b>	Community:	North York
Legal Description:	PLAN 1831 PT LOT 49 RP 66R21227 PART 1		

**PURPOSE OF THE APPLICATION:**

To permit the enclosure of the front porch, of the existing dwelling. The applicant is also proposing other exterior alterations, including changes to the existing roof.

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

- Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.51m.

**9 A0385/17NY**

File Number:	A0385/17NY	Zoning	RD / R4 (ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>196 ELMWOOD AVE</b>	Community:	North York
Legal Description:	PLAN 1801 LOT 547 PT LOT 548		

**PURPOSE OF THE APPLICATION:**

To construct a new dwelling with integral garage. The existing dwelling will be demolished.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2103**  
The permitted maximum lot coverage is 30% of the lot area.  
The proposed lot coverage is 32.0% of the lot coverage.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2103**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.  
The proposed height of the side exterior main walls facing a side lot line is 8.3 m.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2103**  
The required minimum side yard setback is 1.8 m.  
The proposed east side yard setback is 1.2 m.
- 4. Chapter 10.20.40.70.(3), By-law No. 569-2103**  
The required minimum side yard setback is 1.8 m.  
The proposed west side yard setback is 1.2 m.
- 5. Section 13.2.1, By-law No. 7625**  
The minimum required lot frontage is 15 m.  
The existing lot frontage is 13.72 m.
- 6. Section 13.2.3.A, By-law No. 7625**  
The minimum required side yard setback is 1.67 m.  
The proposed east side yard setback is 1.2 m.
- 7. Section 13.2.3.A, By-law No. 7625**  
The minimum required side yard setback is 1.67 m.  
The proposed west side yard setback is 1.2 m.

- 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 32.0% of the lot area.
- 9. Section 6(8), By-law No. 7625**  
The minimum lot width is not to be less than the lot frontage: 15 m.  
The existing lot frontage is 13.72 m.
- 10. Section 6(9)(a), By-law No. 7625**  
Belt courses, chimney breasts, cornices, eaves or gutters, pilasters and sills shall be permitted to project a maximum of 0.50.m.  
The proposed eaves project 0.61 m.



**10 A0386/17NY**

File Number:	A0386/17NY	Zoning	RD (f12.0; a370; d0.6)/R1B[ZONING]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	<b>78 AIRDRIE RD</b>	Community:	East York
Legal Description:	PLAN 2122 PT LOT 215		

**PURPOSE OF THE APPLICATION:**

To construct a second floor addition above the existing one-storey dwelling and a two-storey rear addition. The existing attached garage to the dwelling would be demolished.

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

- Chapter 10.5.40.60.(3), By-law No. 569-2013**  
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6m.  
The proposed east side stairs are 0m from the lot line.
- Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 35% of the lot area.  
The proposed lot coverage is 39% of the lot area.
- Chapter 10.5.40.60.(7), By-law No. 569-2013**  
Roof eaves may project a maximum of 0.9m provided that they are no closer than 0.30m to a lot line.  
The proposed eaves are 0m from the east lot line.
- Chapter 10.5.60.20.(6), By-law No. 569-2013**  
The minimum side yard setback for an ancillary building or structure containing a parking space where it is on a corner lot, and vehicle access is from the street abutting the side lot line, is 6.0m.  
The proposed side yard setback for the ancillary building is 0.61m.
- Chapter 10.5.40.71.(4), By-law No. 569-2013**  
The minimum building setback from a side lot line for any addition or extension to the rear or the side of a lawfully existing building or structure is 0.6m.  
The proposed minimum building side yard setback is 0.46m from the west lot line.
- Section 6.3.3, By-law No. 1916**  
The maximum permitted lot coverage is 35% of the lot area.  
The proposed lot coverage is 39% of the lot area.

**7. Section 5.7(j), By-law No. 1916**

Stairs are permitted to project into any yard provided they are 1.5m from a lot line adjacent to a street.  
The proposed stairs are 0m from the east lot line.

**8. Section 6.1.1(1), By-law No. 1916**

The minimum required side yard setback is 0.45m.  
The proposed east side yard setback is 0m.

**11 A0387/17NY**

File Number:	A0387/17NY	Zoning	RD/ R3 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>81 MUNRO BLVD</b>	Community:	North York
Legal Description:	PLAN M459 LOT 102		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 36.34% of the lot area.
- 2. Chapter 10.20.40.20(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 17.65m.
- 3. Chapter 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 7.50m.  
The proposed height of the side exterior main walls facing a side lot line is 8.10m.
- 4. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.50m.
- 5. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.50m.
- 6. Section 12.2, By-law No. 7625**  
The minimum required lot frontage is 18.00m.  
The proposed lot frontage is 15.24m.
- 7. Section 6(8), By-law No. 7625**  
The minimum required lot width is 18.00m.  
The proposed lot width is 15.24m.

- 8. Section 12.3, By-law No. 7625**  
The minimum required lot area is 690.00m<sup>2</sup>.  
The proposed lot area is 580.60m<sup>2</sup>.
- 9. Section 12.4(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.50m.
- 10. Section 12.4(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.50m.
- 11. Section 12.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 17.65m.
- 12. Section 12.6, By-law No. 7625**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 36.34% of the lot area.
- 13. Section 12.7, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.38m.
- 14. Section 6(30)a, By-law No. 7625**  
The maximum permitted finished first floor height is 1.50m.  
The proposed finished first floor height is 1.77m.

**12 A0388/17NY**

File Number:	A0388/17NY	Zoning	RM/R2A [BLD]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	<b>4 RUTHERGLEN RD</b>	Community:	East York
Legal Description:	PLAN 2120 PT LOT 798 PT LOT 799		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 900.6.10.(263), By-law No. 569-2013**  
The maximum permitted building height is 8.50m.  
The proposed building height is 9.20m.
- 2. Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted floor space index is 0.60 times the lot area.  
The proposed floor space index is 0.685 times the lot area.
- 3. Section 6.4.3, By-law No. 1916**  
The maximum permitted building height is 8.50m.  
The proposed building height is 9.20m.
- 4. Section 6.4.3, By-law No. 1916**  
The maximum permitted floor space index is 0.60 times the lot area.  
The proposed floor space index is 0.685 times the lot area.

13 A0390/17NY

File Number:	A0390/17NY	Zoning	R4/RD[ZONING]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	146 EMPRESS AVE	Community:	North York
Legal Description:	PLAN 1751 LOT 196		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

1. **Chapter 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 32% of the lot area.
2. **Chapter 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 1.5m.
3. **Chapter 10.5.40.70.(1), By-law No. 569-2013**  
 The minimum required front yard setback is 6.04m.  
 The proposed front yard setback is 5.44m to the second floor projection.
4. **Chapter 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 side exterior main walls facing a side lot line is 8.5m.
5. **Section 13.2.3(a), By-law No. 7625**  
 The minimum required front yard setback is 6.5m.  
 The proposed front yard setback is 5.44m to the second floor projection.
6. **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 1.5m.
7. **Section 13.2.6, By-law No. 7625**  
 The maximum permitted building height is 8.8m.  
 The proposed building height is 9.48m.
8. **Section 6(30)a, By-law No. 7625**

The maximum permitted finished first floor height is 1.5m.  
The proposed finished first floor height is 1.79m.

**14 A0391/17NY**

File Number:	A0391/17NY	Zoning	RD/ R3 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	<b>130 CITATION DR</b>	Community:	North York
Legal Description:	PLAN M676 L 108		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.30% of the lot area.
- 2. Chapter 10.5.80.40.(3), By-law No. 569-2013**  
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.  
The proposed vehicle access to a parking space is from the front main street.
- 3. Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted height of a building is 10.00m.  
The proposed height of the building is 10.50m.
- 4. Section 12.6, By-law No. 7625**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.30% of the lot area.
- 5. Section 12.5 A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 17.00m.
- 6. Section 6(24)(ii), By-law No. 7625**  
The maximum permitted deck encroachment is 2.10m and a height of 1.00m.  
The proposed deck encroachment is 3.66m and a height of 2.80m.
- 7. Section 12.7, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.33m.



**15 A0392/17NY**

File Number:	A0392/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	<b>63 WHITTAKER CRES</b>	Community:	North York
Legal Description:	PLAN 4794 LOT 29		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 31.70% of the lot area.
- Chapter 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 7.50m.  
The proposed height of the side exterior main walls facing a side lot line is 9.17m.
- Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 17.22m.
- Chapter 10.20.40.50.(1), By-law No. 569-2013**  
The maximum permitted area of each platform at or above the second storey is 4.00m<sup>2</sup>.  
The proposed platform at or above the second storey is 5.10m<sup>2</sup>.
- Chapter 10.20.40.70.(4), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed south side yard setback is 1.52m.
- Chapter 10.20.40.70.(4), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed south side yard setback is 1.52m.
- Section 13.2.4, By-law No. 7625**

The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 31.70% of the lot area.

**8. Section 13.2.3(b), By-law No. 7625**

The minimum required side yard setback is 1.80m.  
The proposed south side yard setback is 1.52m.

**9. Section 13.2.3(b), By-law No. 7625**

The minimum required side yard setback is 1.80m.  
The proposed north side yard setback is 1.52m.

**10. Section 13.2.5A, By-law No. 7625**

The maximum permitted building length is 16.80m and 18.90m with a one-storey rear extension.  
The proposed building length is 17.32m and 19.24m including the rear one-storey extension.

**11. Section 13.2.6, By-law No. 7625**

The maximum permitted building height is 8.80m.  
The proposed building height is 9.23m.

**12. Section 13.2.6A, By-law No. 7625**

The maximum permitted balcony area is 3.80m<sup>2</sup>.  
The proposed balcony area is 5.10m<sup>2</sup>.

**16 A0393/17NY**

File Number:	A0393/17NY	Zoning	RD / R3 (ZR)
Owner(s):		Ward:	Don Valley East (33)
Agent:		Heritage:	Not Applicable
Property Address:	<b>5 ALAMOSA DR</b>	Community:	North York
Legal Description:	PLAN 66M786 LOT 46 PT LOT 45 RP 66R1836 PARTS 3 AND 4		

**PURPOSE OF THE APPLICATION:**

To construct a new dwelling with integral garage. The existing dwelling is to be demolished.

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

- Chapter 10.5.50.10.(1), By-law No. 569-2013**  
On a lot with a detached house, with a lot frontage of 15.0 m or greater, a minimum of 60% of the front yard must be landscaping.  
The proposed front yard landscaping is 58.67%.
- Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The permitted maximum building length for a detached house is 17.0 m.  
The proposed building length is 17.83 m.
- Chapter 10.20.40.50.(1), By-law No. 569-2013**  
The permitted maximum area of each platform at or above the second story of a detached house is 4.0 m<sup>2</sup>.  
The proposed area of each platform at or above the second storey is 5.8 m<sup>2</sup>.
- Section 12.5A, By-law No. 7625**  
The maximum permitted building length is 16.8 m.  
The proposed building length is 17.66 m.
- Section 12.7, By-law No. 7625**  
The maximum permitted building height is 8.8 m.  
The proposed building height is 9.39 m.
- Section 12.7A, By-law No. 7625**  
The maximum permitted balcony area is 3.8 m<sup>2</sup>.  
The proposed balcony area is 5.8 m<sup>2</sup>.

- 7. Section 6(30)a, By-law No. 7625**  
The maximum finished first floor height is 1.5 m.  
The proposed finished first floor height is 1.78 m.
- 8. Section 6(24), By-law No. 7625**  
The maximum projection of an unexcavated deck in the rear is 2.1 m from the wall if it is greater than 1 m above all points of the adjacent ground.  
The proposed deck projects 2.74 m.
- 9. Section 6(9)(c), By-law No. 7625**  
Porches 2.3 m<sup>2</sup> or less in area, shall be permitted to project into one minimum side yard setback only, no more than 1.6 m, but no closer than 0.6 m from any side lot line.  
The proposed side porch is 2.5 m<sup>2</sup> in area and projects 1.65 m.

**17** **A0394/17NY**

File Number:	A0394/17NY	Zoning	RD (f30.0; a2700) (x69)/R1(4)[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>25 COUNTRY LANE</b>	Community:	North York
Legal Description:	PLAN 5005 LOT 4 PT LOT 3		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling. The existing dwelling would be demolished. The subject property went before the Committee of Adjustment on May 27, 2015, approved, which sought variances related to building height, platform area and lot coverage.

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

- Chapter 10.5.50.10.(1), By-law No. 569-2013**  
The minimum required front yard landscaping area is 60%.  
The proposed front yard landscaping area is 50.3%.
- Chapter 10.5.100.1.(6), By-law No. 569-2013**  
A lot may have a driveway with two points of vehicle access to the same street if the lot has a lot frontage greater than 18.0m and complies with the Landscaping requirements.  
The proposed driveway is on a lot that does not comply with the landscaping requirements.
- Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 25% of the lot area.  
The proposed lot coverage is 26.9% of the lot area.
- Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted building height is 11.5m.  
The proposed building height is 11.95m.
- Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The permitted maximum height of the exterior portion of main walls for a detached house is 7.5m.  
The proposed height all exterior main walls is 9.37m.
- Chapter 10.20.40.50.(1), By-law No. 569-2013**

The permitted maximum area of each platform at or above the second storey of a detached house is 4.0m<sup>2</sup>.

The proposed area of each platform at or above the second storey is 20m<sup>2</sup>.

**7. Section 10.2.4, By-law No. 7625**

The maximum permitted lot coverage is 25% of the lot area.

The proposed lot coverage is 26.9% of the lot area.

**8. Section 10.2.6, By-law No. 7625**

The maximum permitted building height is 9.5m.

The proposed building height is 10.82m.



The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.50m.

**8. Section 13.2.3(b), By-law No. 7625**

The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.50m.

**9. Section 13.2.6, By-law No. 7625**

The maximum permitted building height is 8.80m.  
The proposed building height is 9.20m to a portion of the roof at the front of the dwelling.



**19 A0396/17NY**

File Number:	A0396/17NY	Zoning	RD/R5 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>10 BERKINSHAW CRES</b>	Community:	North York
Legal Description:	PLAN 4332 PT LOTS 318 & 319		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 25.00% of the lot area.  
The proposed lot coverage is 31.10% of the lot area.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 17.61m.
- 3. Chapter 10.20.40.50.(1), By-law No. 569-2013**  
The maximum permitted area of each platform at or above the second storey is 4.00m<sup>2</sup>.  
The proposed platform at or above the second storey is 8.70m<sup>2</sup>.
- 4. Section 14.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 25.00% of the lot area.  
The proposed lot coverage is 31.40% of the lot area.
- 5. Section 14.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 17.91m.
- 6. Section 14.2.6A, By-law No. 7625**  
The maximum permitted balcony area is 3.80m<sup>2</sup>.  
The proposed balcony area is 8.70m<sup>2</sup>.

**20****A0398/17NY**

File Number:	A0398/17NY	Zoning	RD (f12.0; a370) (x1463)/R6[ZONING]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	<b>236 DELHI AVE</b>	Community:	North York
Legal Description:	PLAN 2044 PT LOTS 1051 & 1052		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling. The existing would be demolished.

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

- 1. Chapter 10.5.30.40, By-law No. 569-2013**  
The minimum required deck lot coverage is no more than 5% of the lot area.  
The proposed deck lot coverage is 5.45% of the lot area.
- 2. Chapter 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 32.1% of the lot area.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.2m.  
The proposed west side yard setback is 0.910m.
- 4. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of the front exterior main wall is 7.5m.  
The proposed height of the front exterior main wall is 9.10m.
- 5. Section 14-A(5)c, By-law No. 7625**  
The minimum required side yard setback is 1.20m.  
The proposed west side yard setback is 0.91m.
- 6. Section 14-A(6), By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 32.1% of the lot area.
- 7. Section 6(24)b, By-law No. 7625**  
The minimum required deck lot coverage is no more than 5% of the lot area.  
The proposed deck lot coverage is 5.45% of the lot area.

**8. Section 6(24)c, By-law No. 7625**

The maximum permitted deck encroachment is 2.10m and 1.0m in height.

The proposed deck encroachment is 5.305m and 1.15m in height.

**21 A0399/17NY**

File Number:	A0399/17NY	Zoning	RD (f10.5; d0.35)(x1413)/ R1 Z0.35 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>91 GLENGROVE AVE W</b>	Community:	Toronto
Legal Description:	PLAN M87 PT LOT 133		

**PURPOSE OF THE APPLICATION:**

To construct a new rear-yard garage with attached cabana and an in-ground pool. The existing garage would be demolished.

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

- Chapter 10.5.100.1(2)(B)(II), By-Law No. 569-2013**  
The maximum width of a driveway is the width of the parking space: the proposed parking space width is 3.06m.  
The proposed width of the driveway is 3.16m.
- Chapter 10.5.60.20.(2)(b), By-law No. 569-2013**  
The minimum required rear yard setback for the ancillary building is 2.13m.  
The proposed rear yard setback for the ancillary building is 0.39m.
- Chapter 10.5.60.40.(2), By-law No. 569-2013**  
The maximum height of an ancillary building is 4.000m.  
The proposed height of the ancillary building is 4.269m.
- Chapter 10.5.60.60.(1), By-law No. 569-2013**  
The rear yard setback on the south side is 2.13m, so the eaves may encroach up to 1.83m.  
The proposed eaves are 0.16m from the south lot line.
- Chapter 10.5.50.10.(3), By-law No. 569-2013**  
The minimum required rear yard soft landscaping is 50.00% of the lot area.  
The propose rear yard soft landscaping is 43.40% of the lot area.
- Chapter 200.5.1.10.(2), By-law No. 569-2013**  
The minimum required parking space must have a minimum width of 3.20m.  
The proposed parking space(s) will have a width of 3.06m.
- Section 6(3) Part II 7(I), By-law No. 438-86**

Accessory structures must have a minimum lot line setback of 3.00m from all lot lines.  
The proposed east lot line setback is 0.39m.

**8. Section 4(2)(d)(1), By-law No. 438-86**

The maximum permitted height of an accessory structure is 4.000m.  
The proposed accessory structure is 4.269m.

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A0400/17NY

File Number:	A0400/17NY	Zoning	RD/R7 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>159 ROE AVE</b>	Community:	North York
Legal Description:	PLAN 1892 PT LOT 85		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- Chapter 10.5.40.10.(5), By-law No. 569-2013**  
A minimum of 10.00m<sup>2</sup> of the first floor area must be within 4.00m of the main front wall.  
The proposed first floor area is 4.30m<sup>2</sup> within 4.00m of the main front wall.
- Chapter 10.5.50.10.(1), By-law No. 569-2013**  
The minimum required front yard soft landscaping is 75.00%.  
The proposed front yard soft landscaping is 66.00%.
- Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 55.00% of the lot area.
- Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**  
The minimum required front yard setback is 5.81m.  
The proposed front yard setback is 5.65m.
- Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.07m.
- Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 0.45m.
- Chapter 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 7.50m.  
The proposed height of the side exterior main walls facing a side lot line is 8.42m.

- 8. Section 14-B(3), By-law No. 7625**  
The minimum required lot area is 278.00m<sup>2</sup>.  
The existing lot area is 185.60m<sup>2</sup>.
- 9. Section 14-B(5)c, By-law No. 7625**  
The minimum required rear yard setback is 9.50m.  
The proposed rear yard setback is 9.33m.
- 10. Section 14-B(4), By-law No. 7625**  
The minimum required lot frontage is 9.00m.  
The existing lot frontage is 7.62m.
- 11. Section 14-B(5)(b), By-law No. 7625**  
The minimum required side yard setback is 1.20m.  
The proposed east side yard setback is 1.07m.
- 12. Section 14-B(5)(b), By-law No. 7625**  
The minimum required side yard setback is 1.20m.  
The proposed west side yard setback is 0.45m.
- 13. Section 14-B(6), By-law No. 7625**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 55.00% of the lot area.
- 14. Section 14-B(8), By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.15m.
- 15. Section 14-B(9), By-law No. 7625**  
The maximum permitted building length is 15.30m.  
The proposed building length is 17.55m.
- 16. Section 6(8), By-law No. 7625**  
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed, in this case 9.00m.  
The existing lot width is 7.62m.
- 17. Section 7.4B, By-law No. 7625**  
The minimum required front yard soft landscaping is 75.00%.  
The proposed front yard soft landscaping is 66.00%.

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A0401/17NY

File Number:	A0401/17NY	Zoning	Rd / R1B (ZR)
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	<b>42 MCRAE DR</b>	Community:	East York
Legal Description:	PLAN 2121 PT LOT 483 PT LOT 484		

**PURPOSE OF THE APPLICATION:**

To construct a new two storey addition to the rear of the existing dwelling. To construct a new second storey addition above the existing garage on the east side. To construct a new enclosed porch and bay window on the front of the dwelling.

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

- Chapter 10.5.40.70.(1), By-law No 569-2013**  
The minimum required front yard setback is 5.11 m.  
The proposed front yard setback is 3.95 m.
- Chapter 10.20.40.40.(1), By-law No 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot.  
The proposed floor space index is 0.76 times the area of the lot.
- Chapter 10.20.30.40.(1), By-law No 569-2013**  
The maximum permitted lot coverage is 35% of the lot area.  
The proposed lot coverage is 38.6% of the lot area.
- Chapter 10.5.80.10.(3), By-law No 569-2013**  
A parking space may not be located in a front yard or a side yard abutting a street.  
The proposed parking space is located in the front yard.
- Chapter 10.20.40.70.(3), By-law No 569-2013**  
The minimum required west side yard setback is 1.2 m  
The proposed west side yard setback is 0.9 m.
- Chapter 10.20.40.70.(3), By-law No 569-2013**  
The minimum required east side yard setback for the building additions is 1.2 m.  
The proposed east side yard setback for the first storey building addition is 1.16 m.
- Chapter 10.5.40.60.(7), By-law No 569-2013**



The eaves of a roof may encroach into a required minimum building setback a maximum of 0.9 m, if they are no closer to a lot line than 0.3 m.  
The proposed eaves encroach 1.05 m into the required east side yard and are 0.15 m from the east side lot line.

**8. Section 6.3.3, By-law No. 1916**

The maximum permitted floor space index is 0.6 times the lot area.  
The proposed floor space index is 0.76 times the lot area.

**9. Section 6.1.1, By-law No. 1916**

Every such addition may retain the side yard setback of the existing dwelling, but in no case shall the said side yards be less than 0.45 m.

The proposed east side yard setback for the second storey of the building is 0.3 m.

**10. Section 6.1.1, By-law No. 1916**

The minimum required front yard setback is 5.16 m.

The proposed front yard setback is 3.95 m.

**11. Section 6.3.3, By-law No. 1916**

The minimum required number of off-street parking spaces is 1 space behind the main front wall.

The proposed number of off-street parking spaces is 1 space in front of the main front wall.

**12. Section 5.7, By-law No. 1916**

Unenclosed porches cannot be closer than 4.5 m to the front lot line.

The proposed distance between the front porch and the front lot line is 3.09 m.

**13. Section 5.7, By-law No. 1916**

Canopies cannot be closer than 4.5 m to the front lot line.

The proposed distance between the front canopy and the front lot line is 3.06 m.

**14. Section 5.7, By-law No. 1916**

Eaves may encroach into any required side yard to a maximum of 0.61 m.

The proposed eaves encroach 0.75 m into the required east side yard.

**24** **A0402/17NY**

File Number:	A0402/17NY	Zoning	RD (f12.0; a370; d0.6)/R1B[ZONING]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	<b>26 RYKERT CRES</b>	Community:	East York
Legal Description:	PLAN M597 LOT 39		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted building height is 8.5m.  
The proposed building height is 8.9m.
- Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.0m.  
The proposed building length is 17.89m.
- Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.2m.  
The proposed southwest side yard setback is 0.9m.
- Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.2m.  
The proposed northeast side yard setback is 0.9m.
- Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted Floor Space Index is 0.6 times the area of the lot.  
The proposed Floor Space Index is 0.729 times the area of the lot.
- Chapter 5.10.40.70.(6), By-law No. 569-2013**  
If the Toronto and Region Conservation Authority determines that a shoreline hazard limit or a stable top-of-bank crosses a lot, a building or structure on that lot must be set back a minimum of 10m from that shoreline hazard limit or stable top-of-bank.  
The proposed building is set back 6.85m from that stable top-of-bank.
- Section 6.3.3, By-law No. 1916**

The maximum permitted building height is 8.5m.  
The proposed building height is 8.9m.

**8. Section 6.3.3, By-law No. 1916**

The maximum permitted building length is 16.75m.  
The proposed building length is 17.77m.

**9. Section 6.3.3, By-law No. 1916**

The maximum permitted floor space index is 0.6 x the lot area.  
The proposed floor space index is 0.733 x the lot area.

**10. Section 6.3.3, By-law No. 1916**

The maximum permitted lot coverage is 35.0% of the lot area.  
The proposed lot coverage is 43.2% of the lot area.



City Planning Division

Dan Antonacci  
Manager & Deputy Secretary Treasurer

Committee of Adjustment  
North York Civic Centre  
5100 Yonge Street  
Toronto ON M2N 5V7  
Tel: 416-395-7000  
Fax: 416-395-7200

**FILES TO BE HEARD AT 2:00 pm, OR SHORTLY THEREAFTER:**

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A0403/17NY

File Number:	A0403/17NY	Zoning	RD (f5.0; a550)(x5)/R4[ZONING]
Owner(s):		Ward:	Don Valley East (34)
Agent:		Heritage:	Not Applicable
Property Address:	<b>25 TREADGOLD CRES</b>	Community:	North York
Legal Description:	PLAN 5439 LOT 149		

**PURPOSE OF THE APPLICATION:**

To construct a one-storey rear addition to the north east portion of the existing one-storey dwelling. The existing deck would be demolished.

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

- Chapter 10.20.40.70.(2), By-law No. 569-2013**  
The required minimum rear yard setback is 8.65m.  
The proposed rear yard setback is 7.69m.
- Section 13.2.3c, By-law No. 7625**  
The minimum required rear yard setback is 9.5 m.  
The proposed rear yard setback is 7.69m.

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A0404/17NY

File Number:	A0404/17NY	Zoning	RD (f18;a690)/ R3 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>137 STRATFORD CRES</b>	Community:	North York
Legal Description:	PLAN 3678 LOT 49		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.5.40.70(1), By-law No. 569-2013**  
The minimum required front yard setback is 8.45m.  
The proposed front yard setback is 7.50m.
- 2. Chapter 10.5.40.60(1)(C), By-law No. 569-2013**  
A rear yard platform may encroach into the required rear yard setbacks by 2.50m.  
The proposed rear yard platform encroaches 2.96m into the required setback.
- 3. Chapter 10.20.30.40.(1)A), By-law No. 569-2013**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 38.70% of the lot area.
- 4. Chapter 10.20.40.10.(1)A), By-law No. 569-2013**  
The maximum permitted height of a building is 10.00m.  
The proposed height of the building is 10.86m.
- 5. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 17.42m.
- 6. Section 12.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 17.42m.
- 7. Section 12.6, By-law No. 7625**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 38.70% of the lot area.

**8. Section 12.7, By-law No. 7625**

The maximum permitted building height is 8.80m.

The proposed building height is 9.87m.

**9. Section 6(24), By-law No. 7625**

Rear decks greater than 1.00m in height may not project more than 2.10m from the wall and must be less than 0.50 times the width of the dwelling.

The proposed rear deck is greater than 1.00m in height, projects 4.57m from the wall and is 0.65 times the width of the dwelling.

**10. Section 6(24), By-law No. 7625**

The maximum size of a deck is 5.00% of the lot area.

The proposed rear deck is 6.30% of the lot area.

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**A0405/17NY**

File Number:	A0405/17NY	Zoning	RD/R1 Z0.35 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>53 CHUDLEIGH AVE</b>	Community:	Toronto
Legal Description:	PLAN 605E PT LOT 89		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey addition to the rear of the existing dwelling. The existing covered porch would be demolished.

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

- 1. Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted floor space index is 0.35 times the lot area.  
The proposed floor space index is 0.634 times the lot area.
- 2. Section 6(3) Part I 1, By-law No. 438-86**  
The maximum permitted gross floor area is 0.35 times the lot area.  
The proposed gross floor area is 0.634 times the lot area.
- 3. Section 4(4)(c)(i), By-law No. 438-86**  
The minimum required driveway width is 2.60m.  
The proposed driveway width is 2.26m.

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A0406/17NY

File Number:	A0406/17NY	Zoning	RD / R5 (ZR)
Owner(s):		Ward:	York Centre (09)
Agent:		Heritage:	Not Applicable
Property Address:	<b>54 WHITBURN CRES</b>	Community:	North York
Legal Description:	PLAN 4503 LOT 83		

**PURPOSE OF THE APPLICATION:**

To enclosed the existing covered porch on the front of the dwelling.

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

- 1. Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The required minimum front yard setback is 7.66 m.  
The proposed front yard setback is 5.68 m.
- 2. Section 14.2.3(a), By-law No. 7625**  
The minimum required front yard setback is 7.5 m (plus or minus 1 m).  
The proposed front yard setback is 5.68 m.



**29****A0407/17NY**

File Number:	A0407/17NY	Zoning	RD (f10.5; d0.35) (x1413)/R1 Z0.35[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>50 GLENCAIRN AVE</b>	Community:	Toronto
Legal Description:	PLAN M87 PT LOT 143		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey rear addition including an attached garage at the rear of the existing two-storey dwelling. The existing one-storey rear addition would be demolished.

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

- 1. Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted Floor Space Index is 0.35 times the area of the lot.  
The proposed Floor Space Index is 0.49 times the area of the lot.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.0m.  
The proposed building length is 19.17m.
- 3. Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The maximum permitted building depth is 19.0m.  
The proposed building depth is 21.14m.
- 4. Chapter 10.20.40.70.(2), By-law No. 569-2013**  
The minimum required rear yard setback is 8.37m.  
The proposed rear yard setback is 6.76m.
- 5. Chapter 10.5.100.1.(2), By-law No. 569-2013**  
The maximum permitted driveway width is 3.50m.  
The proposed driveway width is 6.00m.
- 6. Section 6(3) Part II 3.A(I), By-law No. 438-86**  
The minimum required flanking street setback is 4.57m.  
The proposed flanking street setback is 2.43m.

- 7. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum required side lot line for that portion of the building exceeding 17.0m. in depth is 7.5m.  
The proposed east side lot line setback is 2.42m.
- 8. Section 6(3) Part I 1, By-law No. 438-86**  
The maximum permitted Gross Floor Area is 0.35 times the area of the lot.  
The proposed Gross Floor Area is 0.49 times the area of the lot.
- 9. Section 6(3) Part II, By-law No. 438-86**  
The minimum required rear yard setback is 7.5m.  
The proposed rear yard setback is 6.76m.

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A0408/17NY

File Number:	A0408/17NY	Zoning	RD (f15.0; a550)/ R4
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>117 HARLANDALE AVE</b>	Community:	North York
Legal Description:	PLAN M389 W PT LOT 86		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**  
A minimum of 10.00m<sup>2</sup> of the first floor area must be within 4.00m of the front wall.  
The proposed first floor area within 4.00m of the front wall is 4.70m<sup>2</sup>.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.00% of the lot area.
- 3. Chapter 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 7.50m.  
The proposed height of the west side exterior main walls is 7.65m.
- 4. Chapter 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 7.50m.  
The proposed height of the east side exterior main walls is 7.89m.
- 5. Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.22m.
- 6. Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 0.91m.
- 7. Chapter 10.5.50.10.(1), By-law No. 569-2013**  
A minimum of 75.00% of the required front yard landscaping must be soft landscaping.

The proposed front yard soft landscaping is 68.70%.

**8. Section 13.2.3(a), By-law No. 7625**

The minimum required front yard setback is 7.50m +/- 1.00m.

The proposed front yard setback is 5.83m.

**9. Section 13.2.3(b), By-law No. 7625**

The minimum required side yard setback is 1.50m.

The proposed west side yard setback is 1.22m.

**10. Section 13.2.3(b), By-law No. 7625**

The minimum required side yard setback is 1.50m.

The proposed east side yard setback is 0.91m.

**11. Section 13.2.4, By-law No. 7625**

The maximum permitted lot coverage is 30.00% of the lot area.

The proposed lot coverage is 32.00% of the lot area.

**12. Section 13.2.6, By-law No. 7625**

The maximum permitted building height is 8.80m.

The proposed building height is 9.32m.

**13. Section 6(30)a, By-law No. 7625**

The maximum finished first floor height is 1.50m.

The proposed finished first floor height is 1.65m.

**14. Section 7.4A, By-law No. 7625**

The minimum required front yard soft landscaping is 75.00% of the front yard area.

The proposed front yard soft landscaping is 68.70% of the front yard area.

**31 A0409/17NY**

File Number:	A0409/17NY	Zoning	RD/R1B [ZZC]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	<b>122 DONEGALL DR</b>	Community:	East York
Legal Description:	PLAN 2121 LOT 73		

**PURPOSE OF THE APPLICATION:**

To construct a new ancillary building (detached garage).

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

- Chapter 10.5.60.50.(2), By-law No. 569-2013**  
The maximum permitted total floor area of all ancillary buildings or structures on a lot is 40.00m<sup>2</sup>.  
The proposed total floor area of all ancillary buildings or structures on a lot is 60.00m<sup>2</sup>.
- Chapter 10.5.60.70.(2), By-law No. 569-2013**  
The total area on a lot covered by ancillary buildings or structures may not exceed 10.00% of the lot area.  
The proposed lot coverage for all ancillary buildings is 19.45% of the lot area.
- Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 52.08% of the lot area.
- Chapter 10.5.60.20.(3), By-law No. 569-2013**  
The minimum required side yard setback for an ancillary building in a rear yard is 0.30m.  
The proposed north side yard setback for the ancillary building is 0.00m.
- Chapter 10.5.60.20.(3), By-law No. 569-2013**  
The minimum required side yard setback for an ancillary building in a rear yard is 0.30m.  
The proposed south side yard setback for the ancillary building is 0.00m.
- Section 6.3.3, By-law No. 1916**  
The maximum permitted floor space index is 0.60 times the lot area.  
The proposed floor space index is 0.79 times the lot area.
- Section 5.13.4, By-law No. 1916**

Where the entrance to a private garage is from a lane such building shall be a minimum of 1.20m from the rear lot line, but shall be no closer than 7.50m from the opposite boundary of the lane. The proposed entrance to the private garage is 1.00m from the rear lot line and is 5.57m from the opposite boundary of the lane.

**8. Section 5.13.4, By-law No. 1916**

All accessory buildings and structures shall be at least 0.30m from the lot lines.  
The proposed accessory building is located 0.00m from the north side lot line.

**9. Section 5.13.4, By-law No. 1916**

All accessory buildings and structures shall be at least 0.30m from the lot lines.  
The proposed accessory building is located 0.00m from the south side lot line.

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A0410/17NY

File Number:	A0410/17NY	Zoning	RD / R4 (ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>144 YORK MILLS RD</b>	Community:	North York
Legal Description:	PLAN M459 LOT 8		

**PURPOSE OF THE APPLICATION:**

To construct a new second story addition to the existing 1 storey dwelling.

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

- 1. Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The required minimum front yard setback is 6.93 m.  
The existing and proposed front yard setback is 6.34 m
- 2. Chapter 10.20.40.70.(4), By-law No. 569-2013**  
The required minimum side yard setback is 1.8 m where the required minimum frontage is 12.0 m to less than 18.0 m.  
The existing and proposed west side yard setback is 0.9 m.
- 3. Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550 m<sup>2</sup>.  
The existing lot area is 542.67 m<sup>2</sup>.
- 4. Section 13.2.1, By-law No. 7625**  
The minimum required lot frontage is 15 m.  
The proposed lot frontage is 14.24 m.
- 5. Section 13.2.3(b), By-law No. 7625**  
The minimum required west side yard setback is 1.8 m.  
The existing and proposed west side yard setback is 0.9 m.
- 6. Section 6(9), By-law No. 7625**  
The maximum area of a canopy in the side yard is 2.3 m<sup>2</sup>.  
The proposed area of the canopy is 2.89 m<sup>2</sup>.
- 7. Section 13.2.3(b), By-law No. 7625**  
The minimum required east side yard setback is 1.2 m.

The existing east side yard setback is 1 m.



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A0411/17NY

File Number:	A0411/17NY	Zoning	RD(f15.0; a550)(x5)/R4[ZONING]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	<b>265 SEARLE AVE</b>	Community:	North York
Legal Description:	PLAN 1899 PT LOTS 66 AND 67 RP 66R19849 PART 1		

**PURPOSE OF THE APPLICATION:**

To construct a rear deck to the existing two-storey dwelling.

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

- Chapter 10.5.40.60.(1), By-law No. 569-2013**  
A platform without main walls, attached to or less than 0.3m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5m if it is no closer to a side lot line than the height of the upper and lower deck: 2.53m and 1.2m.  
The proposed upper platform encroaches 1.64m into the required rear yard setback and is 2.49m from the east side lot line.
- Chapter 10.5.40.60.(1), By-law No. 569-2013**  
A platform without main walls, attached to or less than 0.3m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5m if it is no closer to a side lot line than the height of the upper and lower deck: 2.53m and 1.2m.  
The proposed lower platform encroaches 5.36m into the required rear yard setback and is 1.77m from the east side lot line.
- Chapter 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 33.8% of the lot area.
- Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed east side yard setback is 1.77m.
- 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 1.77m.

**6. Section 6(24)(a), By-law No. 7625**

All unexcavated porches or decks, attached to or detached from the main building, and located in the side and rear yard, shall not occupy more than 5% of the lot area.

The proposed deck is 5.76% of the lot area.

**7. Section 6(24)(c), By-law No. 7625**

The maximum permitted rear deck projection is 2.1m having an above height of 1.0m and a width no greater than half the width of the dwelling: 4.4m.

The proposed height of the upper deck projection is 3.01m with a height of 2.53m and is 5.94m wide.

**8. Section 6(24)(c), By-law No. 7625**

The maximum permitted rear deck projection is 2.1m having an above height of 1.0m and a width no greater than half the width of the dwelling.

The proposed height of the lower deck projection is 6.31m with a height of 1.2m and is 4.92m wide.

**34 A0412/17NY**

File Number:	A0412/17NY	Zoning	RD (f15.0; a550) (x5)/ R4 [ZZC]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	<b>49 CAVOTTI CRES</b>	Community:	North York
Legal Description:	PLAN 5595 LOT 27		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**  
A minimum of 10.00m<sup>2</sup> of the first floor area must be within 4.00m of the front wall.  
There is 3.72m<sup>2</sup> proposed within 6.82m of the front wall.
- 2. Chapter 10.20.30.40.(1)A), By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 33.70% of the lot area.
- 3. Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.22m.
- 4. Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.52m.
- 5. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.22m.
- 6. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.52m.
- 7. Section 13.2.4, By-law No. 7625**

The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 33.70% of the lot area.

**8. Section 13.2.5A, By-law No. 7625**

The maximum permitted building length is 16.80m.  
The proposed building length is 16.84m.

**9. Section 13.2.6, By-law No. 7625**

The maximum permitted building height is 8.80m.  
The proposed building height is 8.99m.

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A0413/17NY

File Number:	A0413/17NY	Zoning	RD/R1 Z0.35 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>80 LYTTON BLVD</b>	Community:	Toronto
Legal Description:	PLAN 1532 LOT 124		

**PURPOSE OF THE APPLICATION:**

To permit the enclosure of the existing front porch, in conjunction with other exterior alterations.

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

- Chapter 10.5.40.70.(1)(B), By-law No. 569-2013**  
The minimum required front yard setback is 9.19m.  
The proposed front yard setback is 6.58m.
- Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 18.95m.
- Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted floor space index is 0.35 times the lot area.  
The proposed floor space index is 0.48 times the lot area.
- Section 6(3) Part I 1, By-law No. 438-86**  
The maximum permitted gross floor area is 0.35 times the lot area.  
The proposed gross floor area is 0.56 times the lot area.
- Section 6(3) Part II 2(III), By-law No. 438-86**  
The minimum required front yard setback is 9.19m.  
The proposed front yard setback is 6.58m.
- Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.  
The proposed east side yard setback is 0.90m.

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A0414/17NY

File Number:	A0414/17NY	Zoning	RD / R5 (ZR)
Owner(s):		Ward:	Don Valley East (34)
Agent:		Heritage:	Not Applicable
Property Address:	<b>55 ANEWEN DR</b>	Community:	North York
Legal Description:	PLAN M762 LOT 690		

**PURPOSE OF THE APPLICATION:**

To construct a new second storey addition with integral garage to the existing dwelling. The existing garage will be demolished.

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

- 1. Chapter 900.6.10.(5), By-law No. 569-2013**  
The minimum east side yard setback is 1.8 m  
The proposed east side yard setback is 1.2 m for the first storey side addition.
- 2. Chapter 10.5.0100.1.(100), By-law No. 569-2013**  
The maximum driveway width for lots with a lot frontage of 6.0 m to 23.0 m is the lesser of 6 m or 3.17 m.  
The existing driveway width is 6.59 m.
- 3. Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 11.41 m  
The proposed front yard setback is 10.83 m.
- 4. Chapter 10.5.40.60.(3), By-law No. 569-2013**  
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 m.  
The proposed stairs are 2.03 m wide.
- 5. Chapter 200.5.1.10.(2), By-law No. 569-2013**  
The minimum required parking space must have a minimum width of 3.2 m.  
The proposed parking space will have a width of 3.17 m.
- 6. Section 14.2.3(b), By-law No. 7625**  
The minimum required east side yard setback is 1.8 m.  
The proposed east side yard setback is 1.2 m for the first storey side addition.

**7. Section 14.2.6, By-law No. 7625**

The maximum permitted building height is 8.8 m

The proposed building height is 9.36 m

**8. Section 6A(3), By-law No. 7625**

The minimum required parking space size is 3.2 m x 5.6 m.

The proposed parking space size is 3.17 m x 5.69 m.

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A0415/17NY

File Number:	A0415/17NY	Zoning	RD/R1[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>156 SNOWDON AVE</b>	Community:	Toronto
Legal Description:	PLAN M370 LOT 44		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.5.50.10.(1), By-law No. 569-2013**  
The minimum required front yard soft landscaping area is 75%.  
The proposed front yard soft landscaping area is 38.1%.
- 2. Chapter 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 7.98m.
- 3. Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted Floor Space Index is 0.35 times the area of the lot.  
The proposed Floor Space Index is 0.71 times the area of the lot.
- 4. Chapter 10.5.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 5.40m.  
The proposed front yard setback is 4.43m.
- 5. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 0.9m  
The proposed west side yard setback is 0.46m.
- 6. Chapter 10.5.40.10.(5), By-law No. 569-2013**  
A minimum of 10.0m<sup>2</sup> of the first floor must be within 4.0m of the front main wall.  
The proposed area within the front main wall is 4.46m<sup>2</sup>.
- 7. Section 6(3) part II, By-law No. 438-86**  
The maximum permitted Gross Floor Area is 0.35 times the area of the lot.  
The proposed Gross Floor Area is 0.698 times the area of the lot.



- 8. Section 6(3) Part II 2(II), By-law No. 438-86**  
A minimum side lot line setback from the side lot line for that portion of the building exceeding 17.0m in depth is 7.5m.  
The proposed east side yard setback is 1.22m.
- 9. Section 6(3) Part II 2(II), By-law No. 438-86**  
A minimum side lot line setback from the side lot line for that portion of the building exceeding 17.0m in depth is 7.5m.  
The proposed west side yard setback is 4.23m.
- 10. Section 6(3) Part III 3(C), By-law No. 438-86**  
The minimum required front yard soft landscaping area is 75%.  
The proposed front yard soft landscaping area is 38.1%.
- 11. Section Part II 3.B(II), By-law No. 438-86**  
A minimum side lot line setback from the side lot line for that portion of the building not exceeding 17.0m in depth is 0.9m.  
The proposed west side lot line is 0.46m.

**38****A0416/17NY**

File Number:	A0416/17NY	Zoning	RD/ R4 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>15 CALVIN AVE</b>	Community:	North York
Legal Description:	PLAN 3896 LOT 131		

**PURPOSE OF THE APPLICATION:**

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.00% of the lot area.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted main wall height is 7.50m.  
The proposed side main wall height is 7.96m.
- 3. Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed north side yard setback is 1.20m.
- 4. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed north side yard setback is 1.20m.
- 5. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 8.96m.
- 6. Section 6(24)(c), By-law no. 7625**  
The maximum permitted rear deck height is 1.00m with a maximum projection is 2.10m.  
The proposed rear deck exceeds 1.00m in height and projects 3.32m from the building.

**39****A0417/17NY**

File Number:	A0417/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>70 LORD SEATON RD</b>	Community:	North York
Legal Description:	PLAN 3563 LOT 339 PARTIAL ASSESSMENT		

**PURPOSE OF THE APPLICATION:**

To construct a new one-storey addition to the rear of the existing dwelling, a two-storey addition to the west portion and a one-storey addition to the front of the dwelling in conjunction with other interior and exterior alterations.

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

- 1. Chapter 10.5.40.50.(2), By-law No. 569-2013**  
A platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.30m of a building, must comply with the required minimum building setbacks for the zone.  
The proposed platform on the west side has a setback of 0.91m.
- 2. Chapter 10.5.40.60.(3), By-law No. 569-2013**  
Exterior stairs may encroach into a required setback provided they are no wider than 2.00m.  
The proposed stairs are 3.00m wide.
- 3. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 21.54m.
- 4. Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The maximum permitted building depth is 19.00m.  
The proposed building depth is 21.54m.
- 5. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 37.96% of the lot area.
- 6. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 21.54m.

- 7. Section 6(24)(d), By-law No. 7625**  
In the rear yard, unexcavated porches and decks attached to or detached from the main main building;  
in this case 1.80m.  
The proposed deck is located 0.91m from the west side lot line.
- 8. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 37.96% of the lot area.
- 9. Section 6(9), By-law No. 7625**  
The maximum permitted canopy projection is 1.80m.  
The proposed rear canopy projects 3.88m.

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A0418/17NY

File Number:	A0418/17NY	Zoning	RD / R6 (ZR)
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	<b>240 ARMOUR BLVD</b>	Community:	North York
Legal Description:	PLAN 2456 S PT LOT 92		

**PURPOSE OF THE APPLICATION:**

To construct a new two storey dwelling. The existing dwelling will be demolished.

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

- Chapter 10.5.40.10(5), By-law No. 569-2013**  
An area of 10 m<sup>2</sup> of the first floor must be within 4 m of the front main wall.  
0 m<sup>2</sup> of the first floor (side entry) is within 4 m of the front main wall.
- Chapter 10.20.40.70.(6), By-law No. 569-2013**  
The required minimum side yard setback is 3.0 m for a corner lot where there is an adjacent lot fronting on the street abutting the side lot line.  
The proposed south side yard setback is 1.22 m.
- Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 30% of the lot area.  
The proposed lot coverage is 34.11% of the lot area.
- Chapter 10.5.80.40.(3), By-law No. 569-2013**  
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.  
The proposed vehicle access to a parking space is from a major street. (Armour Boulevard)
- Chapter 10.5.40.60.(1), By-law No. 569-2013**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required side yard setback a maximum of 1.5 m, if it is no closer to the side lot line than 0.3 m.  
The proposed platform encroaches 1.19 m into the required side yard setback and is 0.04 m from the south side lot line.
- Chapter 10.5.40.60.(2), By-law No. 569-2013**

A canopy, awning or similar structure not covering a platform may encroach in a side yard, a maximum of 1.5 m, if it is no closer to the side lot line than 0.3 m.

The proposed canopy encroaches 1.19 m and is 0.04 m from the side lot line.

**7. Chapter 10.20.40.70.(1), By-law No. 569-2013**

The required minimum front yard setback is 8.3 m.

The proposed front yard setback is 6.83 m.

**8, Section 14-A(9), By-law No. 7625**

The maximum permitted building length is 15.3 m.

The proposed building length is 17 m.

**9. Section 6(9)(c), By-law No. 7625**

Porches 2.3 m<sup>2</sup> or less in area, shall be permitted to project into one minimum side yard setback only, no more than 1.6 m, but no closer than 0.6 m from any side lot line.

The proposed side porch is 3.1 m<sup>2</sup> in area and project 1.19 m into the minimum side yard setback and is 0.04 m from the south side lot line.

**10. Section 6(9)(c), By-law No. 7625**

Canopies 2.3 m<sup>2</sup> or less in area, shall be permitted to project into one minimum side yard setback only, no more than 1.6 m, but no closer than 0.6 m from any side lot line.

The proposed side canopy is 3.1 m<sup>2</sup> in area and project 1.19 m into the minimum side yard setback and is 0.04 m from the south side lot line.

**41 A0419/17NY**

File Number:	A0419/17NY	Zoning	RD (x1463)/R6[ZONING]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	<b>81 WESTGATE BLVD</b>	Community:	North York
Legal Description:	PLAN 2044 NPT		

**PURPOSE OF THE APPLICATION:**

To construct a new two storey dwelling. The existing dwelling would be demolished.

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

- Chapter 10.5.40.10.(5), By-law No. 569-2013**  
An area of 10m<sup>2</sup> of the first floor must be within 4m of the front main wall.  
The proposed is 7.73m<sup>2</sup> of the first floor (foyer level) is within 4m of the front main wall.
- Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The permitted maximum height of all front and rear exterior main walls is 7.5m.  
The proposed height of the front and rear exterior main walls is 9.19m.
- Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 30% of the lot area.  
The proposed lot coverage is 34.28% of the lot area.
- Section 14-A(8), By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.57m.
- Section 14-A(9), By-law No. 7625**  
The maximum permitted building length is 15.3m.  
The proposed building length is 17.41m.

**42****A0420/17NY**

File Number:	A0420/17NY	Zoning	R3
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>50 DONWOODS DR</b>	Community:	North York
Legal Description:	PLAN 2405 LOT 15 S PT LOT 14		

**PURPOSE OF THE APPLICATION:**

To construct a new greenhouse at the rear of the dwelling.

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

- Section 12.4(b), By-law no. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed north side yard setback is 1.78m.
- Section 12.5A, By-law No. 7625**  
As per decision A0469/13NY, the maximum permitted building length is 19.57m.  
The proposed building length is 21.69m.
- Section 12.6, By-law No. 7625**  
As per decision A0469/13NY, the maximum permitted lot coverage is 34.75% of the lot area.  
The proposed lot coverage is 35.70% of the lot area.



**43****A0421/17NY**

File Number:	A0421/17NY	Zoning	R3 [PPR]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	<b>221 BURBANK DR (BUILDING "C" PARTS 2, 7, 8 &amp; 9)</b>	Community:	North York
Legal Description:	PLAN 2134 PT LOTS 8 TO 11 AND PLAN 66R20445 PARTS 2, 7, 8 AND 9		

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey dwelling.

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

- 1. Section 12.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 27.75m
- 2. Section 12.7, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 13.24m.
- 3. Section 12.7, By-law No. 7625**  
The maximum number of storeys permitted is two (2).  
The proposed number of storeys is three (3).
- 4. Section 6(30), By-law No. 7625**  
The maximum permitted finished first floor height is 1.50m.  
The proposed finished first floor height is 2.14m.

**44** **A0422/17NY**

File Number:	A0422/17NY	Zoning	R3 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	<b>221 BURBANK DR (BUILDING "B" PARTS 5 AND 6)</b>	Community:	North York
Legal Description:	PLAN 2134 PT LOTS 9 TO 13 AND RP 66R20445 PARTS 5 AND 6		

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey dwelling.

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

- 1. Section 12.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 19.30m
- 2. Section 12.7, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 13.50m.
- 3. Section 12.7, By-law No. 7625**  
The maximum number of storeys permitted is two (2).  
The proposed number of storeys is three (3).
- 4. Section 6(30), By-law No. 7625**  
The maximum permitted finished first floor height is 1.50m.  
The proposed finished first floor height is 3.20m.

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A0423/17NY

File Number:	A0423/17NY	Zoning	RD (f15.0; a610) (x5)/R4 [WAIVER]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>386 CONNAUGHT AVE</b>	Community:	North York
Legal Description:	PLAN 1880 LOT 359		

**PURPOSE OF THE APPLICATION:**

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

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

- 1. Chapter 900.6.10(5), By-law No 569-013**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.51m.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.80% of the lot area.
- 3. Chapter 10.5.80.40.(3), By-law No, 569-2013**  
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.  
The proposed vehicle access to a parking space is from the street on which the lot fronts as opposed to the flanking street.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 18.45m.
- 5. Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 7.71m.  
The proposed front yard setback is 7.69m.
- 6. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.51m.
- 7. Section 13.2.5A, By-law No. 7625**

The maximum permitted building length is 16.80m.  
The proposed building length is 18.45m.

**8. Section 6(9)(c) & 6(9)(j), By-law No. 7625**

Exterior stairways, decks and porches 2.30m<sup>2</sup> or less in area, shall be permitted to project into one minimum side yard setback only, not more than 1.60m but no closer than 0.60m from any side lot line.  
The proposed side porch has an area of 6.20m<sup>2</sup>.

**46****A0425/17NY**

File Number:	A0425/17NY	Zoning	RD(f15.0; d0.6)(x1335)/R1Z0.6[ZONI NG]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>585 ST CLEMENTS AVE</b>	Community:	Toronto
Legal Description:	PLAN 3018 LOT 90		

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey dwelling. The existing dwelling would be demolished.

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

- Chapter 10.5.40.10.(5), By-law No. 569-2013**  
An area of 10m<sup>2</sup> of the first floor must be within 4m of the front main wall.  
The proposed is 0m<sup>2</sup> of the first floor area is within 4m of the front main wall.
- Chapter 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 8.5m.  
The proposed height of the side exterior main walls facing a side lot line is 10.57m.
- Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.0m.  
The proposed building length is 22.21m.
- Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building depth is 19.0m.  
The proposed building depth is 19.87m.
- Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted Floor Space Index is 0.60 times the area of the lot.  
The proposed Floor Space Index is 0.81 times the area of the lot.
- Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 8.05m.  
The proposed front yard setback is 5.71m.
- Chapter 10.20.40.70.(3), By-law No. 569-2013**

The minimum required side yard setback is 1.5m.  
The proposed east side yard setback is 1.22m.

**8. Chapter 10.20.40.70.(3), By-law No. 569-2013**

The minimum required side yard setback is 1.5m.  
The proposed west side yard setback is 1.22m.

**9. Chapter 10.5.40.60.(2), By-law No. 569-2013**

A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering.  
The proposed platform encroaches 0.78m beyond the platform it is covering.

**10. Chapter 10.5.40.60.(3), By-law No. 569-2013**

Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0m.  
The proposed stairs are 4.4m wide.

**11. Section 6(3) Part I 1, By-law No. 438-86**

The maximum permitted Gross Floor Area is 0.60 times the area of the lot.  
The proposed Gross Floor Area is 0.81 times the area of the lot.

**12. Section 6(3) Part II 2(II), By-law No. 438-86**

The minimum required front yard setback is 8.05m.  
The proposed front yard setback is 5.71m.

**13. Section 6(3) Part II 3.B(II), By-law No. 438-86**

The minimum required side lot line for that portion of the building exceeding 17.0m in depth is 7.5m.  
The proposed west side lot line is 1.22m.

**14. Section 6(3) Part II 3.B(II), By-law No. 438-86**

The minimum required side lot line for that portion of the building exceeding 17.0m in depth is 7.5m.  
The proposed east side lot line is 1.22m.

**15. Section 6(3) Part II 8F, By-law No. 438-86**

The maximum permitted projection for a roof over a first floor platform is 2.5m from the wall.  
The proposed roof projection over the front porch is 3.19m.

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A0426/17NY

File Number:	A0426/17NY	Zoning	RD (x5)/ R5 [ZZC]
Owner(s):		Ward:	York Centre (09)
Agent:		Heritage:	Not Applicable
Property Address:	<b>201 TAVISTOCK RD</b>	Community:	North York
Legal Description:	PLAN 4439 LOT 81		

**PURPOSE OF THE APPLICATION:**

To construct a new second-storey addition on top of the existing one-storey dwelling.

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

- 1. Chapter 900.6.10(5), By-law No. 569-213**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.30m.
- 2. Chapter 10.5.40.50.(2), By-law No. 569-2013**  
A platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.30m of a building, must comply with the required minimum building setbacks; 1.80m.  
The proposed front porch setback from the east side yard lot line is 1.30m.
- 3. Chapter 10.20.40.10.(4), By-law No. 569-2013**  
The maximum permitted height is 7.20m.  
The proposed height is 7.70m.
- 4. Chapter 10.5.40.60.(2), By-law No. 569-2013**  
A canopy, awning or similar structure may encroach into a required minimum building setback the same extent as the platform it is covering; 1.80m.  
The proposed front canopy is setback 0.89m from the east side lot line.
- 5. Chapter 10.5.40.60.(1), By-law No. 569-2013**  
A platform without main walls, attached to or less than 0.30m from a building, with a floor higher than the first floor of the building above established grade may encroach 2.50m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback; 1.80m.  
The proposed platform encroaches 1.77m into the required front yard setback and is setback 1.30m from the east side lot line.
- 6. Section 6(9)(f), By-law No. 7625**

Canopies shall be permitted to project into the minimum front yard setback not more than 2.10m, but no closer to the side lot line than the minimum side yard setback; 1.64m.

The proposed front canopy over the porch projects 1.77m and is setback 0.89m from the east side lot line.

**7. Section 14.2.3(b), By-law No. 7625**

The minimum required east side yard setback is 1.64m.

The proposed east side yard setback is 1.30m.

**8. Section 6(9)(f), By-law No. 7625**

Porches, either excavated or unexcavated, shall be permitted to project into the minimum front yard setback not more than 2.10m, but no closer to the side lot line than the minimum side yard setback; 1.64m.

The proposed front porch is setback 1.30m from the east side yard lot line.



**48****A0429/17NY**

File Number:	A0429/17NY	Zoning	RD / R4 (ZR)
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	<b>126 HILLMOUNT AVE</b>	Community:	North York
Legal Description:	PLAN 1766 LOT 45		

**PURPOSE OF THE APPLICATION:**

To construct a new two storey dwelling with integral garage. The existing dwelling will be demolished.

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

- Chapter 900.6.10.(5), By-law No. 569-2013**  
The minimum west side yard setback is 1.8 m.  
The proposed west side yard setback is 1.22 m.
- Chapter 900.6.10.(5), By-law No. 569-2013**  
The minimum east side yard setback is 1.8 m.  
The proposed east side yard setback is 1.52 m.
- Chapter 10.50.100.1.(100), By-law No. 569-2013**  
The maximum driveway width for lots with a lot frontage of 6.0 m to 23.0 m is the lesser of 6 m or 3.2 m.  
The proposed driveway width is 4.52 m.
- Chapter 10.5.40.10.(5), By-law No. 569-2013**  
An area of 10 m<sup>2</sup> of the first floor must be within 4 m of the front main wall.  
0 m<sup>2</sup> of the first floor is within 4 m of the front main wall.
- Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The permitted maximum building length for a detached house is 17.0 m  
The proposed building length is 18.97 m
- Section 13.2.3(b), By-law No. 7625**  
The minimum required west side yard setback is 1.8 m.  
The proposed west side yard setback is 1.22 m.
- Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8 m.

The proposed building height is 9.14 m.

**8. Section 6(9), By-law No. 7625**

Canopies shall be permitted to project into the minimum rear yard setback a distance of no more than 1.8 m.

The proposed canopy over the rear deck projects 3.66 m.

**9. Section 13.2.5A, By-law No. 7625**

The maximum permitted building length is 16.8 m.

The proposed building length is 20.65 m.

**10. Section 13.2.3(b), By-law No. 7625**

The minimum required east side yard setback is 1.8 m.

The proposed east side yard setback is 1.52 m.

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A0431/17NY

File Number:	A0431/17NY	Zoning	RD / R5 (ZR)
Owner(s):		Ward:	Don Valley East (34)
Agent:		Heritage:	Not Applicable
Property Address:	<b>52 ROANOKE RD</b>	Community:	North York
Legal Description:	PLAN M744 LOT 2		

**PURPOSE OF THE APPLICATION:**

To construct a new second storey addition and a new first storey addition with garage to the existing dwelling.

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

- 1. Chapter 900.3.10.(5), By-law No. 569-2013**  
The required minimum side yard setback is 1.8 m.  
The proposed west side yard setback is 1.2 m.
- 2. Section 14.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.8 m.  
The proposed west side yard setback is 1.2 m.

**50****A0349/16NY**

File Number:	A0349/16NY	Zoning	RD (f7.5; d0.6)(x1406) / R1 Z0.6 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>413 ST CLEMENTS AVE</b>	Community:	Toronto
Legal Description:	PLAN M25 W PT LOT 144		

**PURPOSE OF THE APPLICATION:**

To construct a third storey addition above the existing two-storey detached dwelling, as well as an enclosed front porch.

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

- Chapter 10.20.40.10.(1)a, By-law 569-2013**  
The maximum permitted building height is 9.0m.  
The proposed building height is 9.95m.
- Chapter 10.20.40.10.(2)A)i, By-law No. 569-2013**  
The maximum permitted height of all front exterior main walls is 7.5m.  
The proposed height of the front exterior main walls is 8.9m.
- Chapter 10.20.40.10.(2)A)ii, By-law No. 569-2013**  
The maximum permitted height of all rear exterior main walls is 7.5m.  
The proposed height of the rear exterior main walls is 7.71m.
- Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.0m.  
The proposed building length is 18.68m.
- Chapter 10.20.40.40.(1)A, By-law No. 569-2013**  
The maximum permitted floor space index is 0.60 times the area of the lot.  
The proposed floor space index is 0.78 times the area of the lot.
- Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 7.62m.  
The existing and proposed front yard setback is 6.37m.
- Section 6(3) Part I 1, By-law No. 438-86**

The maximum permitted gross floor area is 0.60 times the area of the lot.  
The proposed gross floor area is 0.78 times the area of the lot.

**8. Section 6(3) Part II 3.B(II), By-law No. 438-86**

The minimum required side lot line for that portion of the building not exceeding 17.00m in depth is 0.90m.

The existing and proposed west side lot line setback is 0.45m.

**9. Section 4(2)(a), By-law No. 438-86**

The maximum permitted building height is 9.00m.

The proposed building height is 9.89m.

**10. Section 6(3) Part II 2(II), By-law No. 438-86**

The minimum required front yard setback is 7.62m.

The existing and proposed front yard setback is 6.37m.

**51****A0806/16NY**

File Number:	A0806/16NY	Zoning	RD (f15.0; a610) (x5) / R4 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>137 PATRICIA AVE</b>	Community:	North York
Legal Description:	PLAN 1880 LOT 240		

**PURPOSE OF THE APPLICATION:**

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

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

- 1. Chapter Exception 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 1.52m.
- 2. Chapter Exception 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 1.52m.
- 3. Chapter 10.5.40.60.(3), By-law No. 569-2013**  
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0m.  
The proposed front stairs are 2.74m wide.
- 4. Chapter 10.5.80.40.(3), By-law No. 569-2013**  
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.  
The proposed vehicle access to a parking space is not from the flanking street.
- 5. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 30.0% of the lot area.  
The proposed lot coverage is 35% of the lot area.
- 6. Chapter 10.5.100.1.(1), By-law No. 569-2013**  
For a detached house, a driveway that is located in or passes through the front yard may be for lots with a lot frontage of 6.0 m to 23.0 m inclusive, a maximum of 5.79 m wide.  
The proposed driveway is 5.94 m wide.

- 7. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.8 metres.  
The proposed building length is 17 metres.
- 8. Section 13.2.3(a), By-law No. 7625**  
The minimum required front yard setback is 6.5m.  
The proposed front yard setback is 6.0m.
- 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 1.52m.
- 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 1.52m.
- 11. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30.0% of the lot area.  
The proposed lot coverage is 35% of the lot area.

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A0126/17NY

File Number:	A0126/17NY	Zoning	R/R2 Z0.6 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>298 FAIRLAWN AVE</b>	Community:	Toronto
Legal Description:	PLAN 565E PT LOTS 87A & 88A		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please note this application was previously deferred Thursday, April 20, 2017 in order to allow the applicant an opportunity to revise their application.

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

- Chapter 10.10.40.30.(1), By-law No. 569-2013**  
The maximum permitted building depth is 17.00m.  
The proposed building depth is 17.95m.
- Chapter 10.10.40.40.(1), By-law No. 569-2013**  
The maximum permitted floor space index is 0.60 times the lot area.  
The proposed floor space index is 0.797 times the lot area.
- Chapter 10.10.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 0.90m.  
The proposed west side yard setback is 0.64m.
- Chapter 10.10.40.70.(4), By-law No. 569-2013**  
The minimum required side yard setback is 0.45m.  
The proposed east side yard setback is 0.31m.
- Section 6(3) Part I 1, By-law No. 438-86**  
The maximum permitted gross floor area is 0.60 times the lot area.  
The proposed gross floor area is 0.797 times the lot area.
- Section 6(3) Part II 3.A(I), By-law No. 438-86**  
The minimum required flanking street setback is 2.10m.  
The proposed flanking street setback is 0.29m.
- Section 6(3) Part II 3.B(I), By-law No. 438-86**



The minimum required side yard setback is 0.45m for the portion of the dwelling not exceeding 17.00m in depth.

The proposed east side yard setback is 0.31m.

**8. Section 6(3) Part II 3.B(II), By-law No. 438-86**

The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.

The proposed east side yard setback is 0.31m for the portion of the dwelling exceeding 17.00m in depth.

**9. Section 6(3) Part II 3.B(II), By-law No. 438-86**

The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.

The proposed west side yard setback is 3.44m for the portion of the dwelling exceeding 17.00m in depth.

**10. Section 6(3) Part II 7(II)A, By-law No. 438-86**

An accessory structure must have a minimum setback of 4.50m to an adjacent residential building.

The proposed setback to the adjacent building at 249 Elm Road is 0.66m.

**11. Section 6(3) Part II 3(I), By-law No. 438-86**

The by-law requires a building to be located no closer than 0.90m to the side wall of an adjacent building that contains no openings.

The proposed building is located 0.60 metres from the adjacent building.

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A0194/17NY

File Number:	A0194/17NY	Zoning	RM(f18.0; a665;u2)/RM2[WAIVER]
Owner(s):		Ward:	York West (08)
Agent:		Heritage:	Not Applicable
Property Address:	<b>99 GOSFORD BLVD</b>	Community:	North York
Legal Description:	PLAN 9064 N PT LOT 1		

**PURPOSE OF THE APPLICATION:**

To alter the front yard by extending the existing driveway. Please be advised the application was deferred sine die on May 4th, 2017, in order to allow the applicant the opportunity to meet with planning staff and the neighbours.

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

- 1. Chapter 10.5.50.10 (1), By-law No. 569-2013**  
The minimum required front yard landscaping area shall be 50% (37.02sqm) of the front yard area.  
The proposed front yard landscaped area is 46% (34.11sqm) of the front yard area.
- 2. Chapter 10.5.50.10 (1)), By-law No. 569-2013**  
A minimum of 75% (27.76 sqm) of the required front yard landscaped area must consist of soft landscaping.  
The proposed is front yard landscaped consisting of soft landscaping is 70% (26.09 sqm)
- 3. Chapter 10.5.80.10 (3), By-law No. 569-2013**  
A parking space shall not be located in the front yard.  
A parking space shall be permitted in a front yard, so long as it is attached to an existing driveway.
- 4. Section 15.8 (e) & (f), By-law No. 7625**  
The minimum required front yard landscaping area shall be 50% (37.02sqm) of the front yard area.  
The proposed front yard landscaped area is 46% (34.11sqm) of the front yard area.
- 5. Section 15.8 (e) & (f)), By-law No. 7625**  
A minimum of 75% (27.76 sqm) of the required front yard landscaped area must consist of soft landscaping.  
The proposed is front yard landscaped consisting of soft landscaping is 70% (26.09 sqm).

**6. Section 6A(3) By-law No. 7625**

The minimum required parking space area is 5.6m in length and 2.9m in width.  
The proposed parking space is 2.6m x 5.6m.

**7. Section 200.5.1.10 (2) (A) By-law No. 438-86**

The minimum required parking space area 5.6m in length and 2.9m in width.  
The proposed parking space is 2.6m x 5.6m.



The maximum permitted non-residential gross floor area is 200% of the lot area.  
The proposed non-residential gross floor area is 226% of the lot area.

**8. Section 64.26(12)(e), By-law No. 7625**

The minimum required rear yard setback is 7.5m.  
The proposed rear yard setback is 1.34m.

**9. Section 64.26(12)(c)(iii), By-law No. 7625**

The height of any part of a building or structure, including the mechanical penthouse, shall be contained within a 45 degree angular plane projected over the entire lot from grade level at a rear property line that is also the boundary of an R1, R2, R3, R4, R5, R6, R7, G, O1 or O3 zone district.

The proposed building projects 4.45m horizontally and vertically, and 3.15m perpendicularly, into the angular plane.

**10. Section 26(8), By-law No. 7625**

A minimum 1.5m wide landscaping strip along the rear property line.  
The proposed landscaping is 1.34m in width at the northwest corner.