

COMMITTEE OF ADJUSTMENT AGENDA NORTH YORK PANEL

Hearing Date: Thursday, January 12, 2017

Time: 9:30 a.m.

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

1. OPENING REMARKS

- **Declarations of Interest**
- **Confirmation of Minutes from Previous Hearing**
- **Closed & Deferred Files**

2. DEPUTATION ITEMS

The following applications will be heard at 9:30 a.m. or shortly thereafter:

	File Number	Owner	Property	Community (Ward)
1.	B0015/16NY		215 ELMHURST AVE	Willowdale (23)
2.	B0016/16NY		217 ELMHURST AVE	Willowdale (23)
2a.	A0272/16NY		215 ELMHURST AVE (PART 4)	Willowdale (23)
2b.	A0273/16NY		217 ELMHURST AVE (PARTS 2 and 3)	Willowdale (23)
2c.	A0274/16NY		217 ELMHURST AVE (PART 1)	Willowdale (23)
3.	B0062/16NY		93 GREY RD	Eglinton-Lawrence (16)
3a.	A0869/16NY		93 GREY RD (PART 1)	Eglinton-Lawrence (16)

3b.	A0873/16NY	93 GREY RD (PART 2)	Eglinton-Lawrence (16)
4.	A1086/16NY	110 ALEXANDRA BLVD	Eglinton-Lawrence (16)
5.	A0917/16NY	67 PARK LANE CRCL	Don Valley West (25)
6.	A0918/16NY	309 CASTLEFIELD AVE	Eglinton-Lawrence (16)
7.	A0936/16NY	3125 STEELES AVE E	Willowdale (24)
8.	A0937/16NY	86 TRUMAN RD	Don Valley West (25)
9.	A0942/16NY	214 PATRICIA AVE	Willowdale (23)
10.	A0943/16NY	111 ALAMEDA AVE	Eglinton-Lawrence (15)
11.	A0944/16NY	119 SNOWDON AVE	Don Valley West (25)
12.	A0946/16NY	4 ROLLAND RD	Don Valley West (26)
13.	A0947/16NY	21 MOORE PARK AVE	Willowdale (23)
14.	A0948/16NY	7 THORN LANE	Don Valley East (34)
15	A0949/16NY	517 WESTMOUNT AVE	Eglinton-Lawrence (15)

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

	File Number	Owner	Property	Community (Ward)
16.	A0891/16NY		21 BALDING CRT	Don Valley West (25)
17.	A0950/16NY		84 GLENVALE BLVD	Don Valley West (26)
18.	A0951/16NY		276 JOICEY BLVD	Eglinton-Lawrence (16)
19.	A0952/16NY		7 MONTRESSOR DR	Don Valley West (25)
20.	A0953/16NY		248 BYNG AVE	Willowdale (23)
21.	A0954/16NY		107 OTONABEE AVE	Willowdale (24)

22.	A0959/16NY	6 CAMWOOD CRES	Don Valley East (34)
23.	A0960/16NY	120 BYNG AVE	Willowdale (23)
24.	A0961/16NY	197 COLDSTREAM AVE	Eglinton-Lawrence (16)
25.	A0962/16NY	30 GLEN ECHO RD	Don Valley West (25)

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

	File Number	Owner	Property	Community (Ward)
26.	A0963/16NY		196 FENN AVE	Don Valley West (25)
27.	A0965/16NY		79 LAURENTIDE DR	Don Valley East (34)
28.	A0967/16NY		104 YONGE BLVD	Eglinton-Lawrence (16)
29.	A0968/16NY		20 FAIRHOLME AVE	Eglinton-Lawrence (15)
30.	A0969/16NY		136 GLEN PARK AVE	Eglinton-Lawrence (15)
31.	A0970/16NY		142 NORTHWOOD DR	Willowdale (24)
32.	A0971/16NY		59 BRAESIDE RD	Don Valley West (25)
33.	A0972/16NY		19 BELGRAVE AVE	Eglinton-Lawrence (16)
34.	A0973/16NY		3 GEORGIAN CRT	Don Valley West (25)
35.	A0974/16NY		385 PRINCESS AVE	Willowdale (23)

The following applications will be heard at 3:30 p.m. or shortly thereafter:

	File Number	Owner	Property	Community (Ward)
36.	A0975/16NY		354 RANEE AVE	Eglinton-Lawrence (15)
37.	A0976/16NY		28 MOORE PARK AVE	Willowdale (23)
38.	A0979/16NY		179 PRINCESS AVE	Willowdale (23)
39.	A0980/16NY		9 DORCHESTER DR	York Centre (10)
40.	A0981/16NY		27 ALMINGTON ST	York Centre (10)
41.	A0982/16NY		285 SUTHERLAND DR	Don Valley West (26)

42. A0984/16NY	47 MARCIA AVE	Eglinton-Lawrence (15)
43. A0997/16NY	34 ALLVIEW CRES	Don Valley East (33)
44. A1105/16NY	1750 FINCH AVE E	Willowdale (24)
45. A0609/16NY	7 BERKINSHAW CRES	Don Valley West (25)
46. A0513/15NY	18 IVOR RD	Don Valley West (25)

3. OTHER BUSINESS

Refund file requested by the applicant for the following application:

47. A0856/15NY	160 Sheppard Ave West
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The following applications will be heard at 9:30 a.m. or shortly thereafter:

1. 215 ELMHURST AVE

File Number:	B0015/16NY	Zoning	R6/RD(f12.0;a370)(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	215 ELMHURST AVE	Community:	North York
Legal Description:	PLAN M389 E PT LOT 176 W PT LOT 177		

THE CONSENT REQUESTED:

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

RETAINED - Part 4

Address to be assigned

Part 4 has a lot frontage of 10.16m and a lot area of 364.34m². The lot will be redeveloped with a new detached two-storey residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A0272/16NY.

CONVEYED - Part 3

Address to be assigned

Part 3 has a lot frontage of 5.08m and a lot area of 182.2m². Part 3 will be added to the Part 2 (severed from B0016/16NY) to create a new building lot with a frontage of 10.16m and a lot area of 364.34m². Parts 2 and 3 will be redeveloped with a new detached two-storey residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in A0273/16NY.

Applications B0015/16NY, B0016/16NY, A0272/16NY, A0273/16NY, A0274/16NY will be considered jointly.

2. 217 ELMHURST AVE

File Number:	B0016/16NY	Zoning	R6/RD(f12.0;a370)(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	217 ELMHURST AVE	Community:	North York
Legal Description:	PLAN M389 W PT LOT 175 E PT LOT 176		

THE CONSENT REQUESTED:

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

RETAINED - Part 1

Address to be assigned

Part 1 has a lot frontage of 10.16m and a lot area of 364.34m². The lot will be redeveloped with a new two-storey detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A0274/16NY.

CONVEYED - Part 2

Address to be assigned

Part 2 has a lot frontage of 5.08m and a lot area of 182.2m². Part 2 will be added to the Part 3 (severed from B0015/16NY) to create a new building lot with a frontage of 10.16m and a lot area of 364.34m². Parts 2 and 3 will be redeveloped with a new two-storey detached residential dwelling requiring variances to the applicable zoning by-law(s) as outline in application A0273/16NY.

Applications B0015/16NY, B0016/16NY, A0272/16NY, A0273/16NY, A0274/16NY will be considered jointly.

2a. 215 ELMHURST AVE (PART 4)

File Number:	A0272/16NY	Zoning	R6/RD(f12.0;a370)(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	215 ELMHURST AVE (PART 4)	Community:	North York
Legal Description:	PLAN M389 E PT LOT 176 W PT LOT 177		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. Applications B0015/16NY, B0016/16NY, A0272/16NY, A0273/16NY, A0274/16NY will be considered jointly.

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

- 1. Chapter 10.5.40.10.(5), Zoning By-law No. 569-2013**
A minimum of 10m² of the First Floor area must be within 4m of the front wall.
There is 4.05m² proposed within 4m of the front wall.
- 2. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**
The required minimum lot area is 370m².
The proposed lot area is 364.34m².
- 3. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 12.0m.
The proposed lot frontage is 10.16m.
- 4. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 30.0 percent of the lot area.
The proposed lot coverage is 32.0 percent of the lot area.
- 5. Chapter 10.20.40.10.(1), Zoning By-law No. 569-2013**
The permitted maximum height of a building or structure is 10.0m.
The proposed height of the building is 10.25m.
- 6. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the west side exterior main wall is 8.51m and the proposed height of the east side exterior main wall is 8.51m.
- 7. Chapter 10.20.40.10.(6), Zoning By-law No. 569-2013**
The permitted maximum height of the first floor above established grade is 1.2m.
The proposed height of the first floor above established grade is 1.46m.

8. **Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**
The required minimum side yard setback is 1.2m where the required minimum lot frontage is 12.0m to less than 15.0m.
The proposed west side yard setback is 0.61m.
9. **Section 14-A(3), Zoning By-law No. 7625**
The minimum required lot area is 371m².
The proposed lot area is 364.34m².
10. **Section 14-A(4), Zoning By-law No. 7625**
The minimum required lot frontage is 12.0m .
The proposed lot frontage is 10.16m.
11. **Section 14-A(5)c, Zoning By-law No. 7625**
The minimum required side yard setback is 1.2m.
The proposed west side yard setback is 0.61m.
12. **Section 14-A(6), Zoning By-law No. 7625**
The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 32.0% of the lot area.
13. **Section 14-A(8), Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.32m.
14. **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 1.68m.
15. **Section 6(8), Zoning 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. The minimum required lot width is 12.0m.
The proposed lot width is 10.16m.

2b. 217 ELMHURST AVE (PARTS 2 and 3)

File Number:	A0273/16NY	Zoning	R6/RD(f12.0;a370)(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	217 ELMHURST AVE (PARTS 2 and 3)	Community:	North York
Legal Description:	PLAN M389 W PT LOT 175 E PT LOT 176		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. Applications B0015/16NY, B0016/16NY, A0272/16NY, A0273/16NY, A0274/16NY will be considered jointly.

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

- 1. Chapter 10.5.40.10.(5), Zoning By-law No. 569-2013**
A minimum of 10m² of the First Floor area must be within 4m of the front wall.
There is 4.05m² proposed within 4m of the front wall.
- 2. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**
The required minimum lot area is 370m².
The proposed lot area is 364.34m².
- 3. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 12.0m.
The proposed lot frontage is 10.16m.
- 4. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 30.0 percent of the lot area.
The proposed lot coverage is 32.0 percent of the lot area.
- 5. Chapter 10.20.40.10.(1), Zoning By-law No. 569-2013**
The permitted maximum height of a building or structure is 10.0m.
The proposed height of the building is 10.29m.
- 6. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the west side exterior main wall is 8.55m and the proposed height of the east side exterior main wall is 8.55m.
- 7. Chapter 10.20.40.10.(6), Zoning By-law No. 569-2013**
The permitted maximum height of the first floor above established grade is 1.2m.
The proposed height of the first floor above established grade is 1.5m.

8. **Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**
The required minimum side yard setback is 1.2m where the required minimum lot frontage is 12.0m to less than 15.0m.
The proposed west side yard setback is 0.61m.
9. **Section 14-A(3), Zoning By-law No. 7625**
The minimum required lot area is 371m².
The proposed lot area is 364.34m².
10. **Section 14-A(4), Zoning By-law No. 7625**
The minimum required lot frontage is 12.0m .
The proposed lot frontage is 10.16m.
11. **Section 14-A(6), Zoning By-law No. 7625**
The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 32.0% of the lot area.
12. **Section 14-A(8), Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.27m.
13. **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 1.63m.
14. **Section 6(8), Zoning 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. The minimum required lot width is 12.0m.
The proposed lot width is 10.16m.

2c. 217 ELMHURST AVE (PART 1)

File Number:	A0274/16NY	Zoning	R6/RD(f12.0;a370)(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	217 ELMHURST AVE (PART 1)	Community:	North York
Legal Description:	PLAN M389 W PT LOT 175 E PT LOT 176		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. Applications B0015/16NY, B0016/16NY, A0272/16NY, A0273/16NY, A0274/16NY will be considered jointly.

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

- 1. Chapter 10.5.40.10.(5), Zoning By-law No. 569-2013**
A minimum of 10m² of the First Floor area must be within 4m of the front wall.
There is 4.05m² proposed within 4m of the front wall.
- 2. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**
The required minimum lot area is 370m².
The proposed lot area is 364.34m².
- 3. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 12.0m.
The proposed lot frontage is 10.16m.
- 4. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 30.0 percent of the lot area.
The proposed lot coverage is 32.0 percent of the lot area.
- 5. Chapter 10.20.40.10.(1), Zoning By-law No. 569-2013**
The permitted maximum height of a building or structure is 10.0m.
The proposed height of the building is 10.40m.
- 6. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the west side exterior main wall is 8.66m and the proposed height of the east side exterior main wall is 8.66m.
- 7. Chapter 10.20.40.10.(6), Zoning By-law No. 569-2013**
The permitted maximum height of the first floor above established grade is 1.2m.
The proposed height of the first floor above established grade is 1.51m.

8. **Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**
The required minimum side yard setback is 1.2m where the required minimum lot frontage is 12.0m to less than 15.0m.
The proposed east side yard setback is 0.61m.
9. **Section 14-A(3), Zoning By-law No. 7625**
The minimum required lot area is 371m².
The proposed lot area is 364.34m².
10. **Section 14-A(4), Zoning By-law No. 7625**
The minimum required lot frontage is 12.0m.
The proposed lot frontage is 10.16m.
11. **Section 14-A(5)c, Zoning By-law No. 7625**
The minimum required side yard setback is 1.2m.
The proposed east side yard setback is 0.61m.
12. **Section 14-A(6), Zoning By-law No. 7625**
The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 32.0% of the lot area.
13. **Section 14-A(8), Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.25m.
14. **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 1.51m.
15. **Section 6(8), Zoning 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. The minimum required lot width is 12.0m.
The proposed lot width is 10.16m.

3. 93 GREY RD

File Number:	B0062/16NY	Zoning	R4(94)/RD (f15.0; a550) (x5)(ZR)
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	93 GREY RD	Community:	North York
Legal Description:	PLAN 1706 PT LOTS 34 TO 37		

THE CONSENT REQUESTED:

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

Retained - Part 1

Address to be assigned

The proposed lot frontage is 7.62m and the proposed lot area is 353.03m². The property will be redeveloped with a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0869/16NY.

Conveyed - Part 2

Address to be assigned

The proposed lot frontage is 7.62m and the proposed lot area is 353.03m². The property will be redeveloped with a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0873/16NY.

File Numbers B0062/16NY, A0869/16NY, and A0873/16NY will be considered jointly.

3a. 93 GREY RD (PART 1)

File Number:	A0869/16NY	Zoning	R4(94)/RD (f15.0; a550) (x5)(ZR)
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	93 GREY RD (PART 1)	Community:	North York
Legal Description:	PLAN 1706 PT LOTS 34 TO 37		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. File Numbers B0062/16NY, A0869/16NY(PART 1), A0873/16NY(PART 2) will be considered jointly.

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

- 1. Chapter 10.5.40.10.(5), Zoning By-law No. 569-2013**
A minimum of 10m² of the first floor area must be within 4m of the front wall.
There is 5.3m² proposed within 4m of the front wall.
- 2. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**
A) The required minimum lot area is 550m².
The proposed lot area is 353.03m².
- 3. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
A) The required minimum lot frontage is 15m.
The proposed lot frontage is 7.62m.
- 4. Chapter 900.3.10(5) - Exceptions for RD Zone], Zoning By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed north side yard setback is 1.2m.
- 5. Chapter 900.3.10(5) - Exceptions for RD Zone], Zoning By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed south side yard setback is 0.6m.
- 6. Section 13.2.1, Zoning By-law No. 7625**
The minimum required lot frontage is 15m.
The proposed lot frontage is 7.62 m.
- 7. Section 13.2.2, Zoning By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 353.03m²,

- 8. Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed north side yard setback is 1.2m.
- 9. Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback 0.6m.
- 10. Section 6(8), Zoning 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.
- 11. Section 13.2.3(a), Zoning By-law No. 7625**
The minimum required front yard setback is 7.5m.
The proposed front yard setback is 6m.

3b. 93 GREY RD (PART 2)

File Number:	A0873/16NY	Zoning	R4(94)/RD (f15.0; a550) (x5)(ZR)
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	93 GREY RD (PART 2)	Community:	North York
Legal Description:	PLAN 1706 PT LOTS 34 TO 37		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. File Numbers B0062/16NY, A0869/16NY(PART 1), A0873/16NY(PART 2) will be considered jointly.

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

- 1. Chapter 10.5.40.10.(5), Zoning By-law No. 569-2013**
A minimum of 10m² of the first floor area must be within 4m of the front wall.
There is 5.3m² proposed within 4m of the front wall.
- 2. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**
A) The required minimum lot area is 550m².
The proposed lot area is 353.03m².
- 3. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
A) The required minimum lot frontage is 15m.
The proposed lot frontage is 7.62m.
- 4. Chapter 900.3.10(5) - Exceptions for RD Zone], Zoning By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed north side yard setback is 0.6m.
- 5. Chapter 900.3.10(5) - Exceptions for RD Zone], Zoning By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed south side yard setback is 1.2m.
- 6. Section 13.2.1, Zoning By-law No. 7625**
The minimum required lot frontage is 15m.
The proposed lot frontage is 7.62m.
- 7. Section 13.2.2, Zoning By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 353.03m².

- 8. Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed north side yard setback is 0.6m.
- 9. Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback 1.2m.
- 10. Section 13.2.5A, Zoning By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 17.55m.
- 11. Section 6(8), Zoning 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.

4. 110 ALEXANDRA BLVD

File Number:	A1086/16NY	Zoning	R1 Z0.35/RD (f15.0; d0.35) (x1409)[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	110 ALEXANDRA BLVD	Community:	Toronto
Legal Description:	PLAN 1532 LOT 38		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10.0m.
The proposed building height is 11.30m.
- 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 7.78m.
- 3. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 20.65m.
- 4. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.0m.
The proposed building depth is 20.65m.
- 5. 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 0.81 times the area of the lot.
- 6. 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 1.2m.
- 7. 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 4.67m wide.
- 8. 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 0.9m.

- 9. 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 0.81 times the area of the lot.
- 10. Section 6(3)Part II 3.B(II), By-law No. 438-86**
The minimum required 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 lot line setback is 1.85m.
- 11. Section 6(3) Part IV 3(II), By-law No. 438-86**
A below grade garage is not permitted.
The proposed is a below grade garage.

5. 67 PARK LANE CRCL

File Number:	A0917/16NY	Zoning	RA/RD(f60.0; a8000) (x893)(ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	67 PARK LANE CRCL	Community:	North York
Legal Description:	PLAN 2801 PT LOT 23		

PURPOSE OF THE APPLICATION:

To construct a new two-storey addition at the front (west side) of the house, along with a one-storey addition between the new addition and the existing dwelling.

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

- 1. Chapter / Exception RD 893, Zoning By-law No. 569-2013**
The required minimum front yard setback is 30.0m.
The proposed front yard setback is 26.99m.
- 2. Section 9(6)a, Zoning By-law No. 7625**
The minimum required front yard setback is 30.0m.
The proposed front yard setback is 26.99m.

6. 309 CASTLEFIELD AVE

File Number:	A0918/16NY	Zoning	RD/R1Z0.6 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	309 CASTLEFIELD AVE	Community:	Toronto
Legal Description:	PLAN 734 RANGE 3 PT LOT 34		

PURPOSE OF THE APPLICATION:

To construct a basement addition with a new deck, to the rear of the existing two-storey dwelling.

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

- 1. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 25.11m.
- 2. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.00m.
The proposed building depth is 25.11m.
- 3. Section 6(3) Part VI 1(V), By-law No. 438-86**
The By-law allows additions to the rear of a detached house erected before October 15, 1953, provided the depth of the house including the addition does not exceed 17.00m.
The proposed building depth is 25.11m.

7. 3125 STEELES AVE E

File Number:	A0936/16NY	Zoning	MO[WAIVER]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	3125 STEELES AVE E	Community:	North York
Legal Description:	CON 4 EYS PT LOT 25 NOW 66R18528 PART 2 PT PART 1		

PURPOSE OF THE APPLICATION:

To permit a two-storey Data Storage Facility (21,516sq.m) including driveways, parking, loading area and landscaping area on the site. The Data Storage Facility would be located in the southeast quadrant of the property which is currently vacant.

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

1. Section 34(2), By-law No. 7625

The Information Processing use is not permitted in this zone.

The proposed is an Information Processing use.

8. 86 TRUMAN RD

File Number:	A0937/16NY	Zoning	R2/RD (f21.0; a975) (x83)(waiver)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	86 TRUMAN RD	Community:	North York
Legal Description:	PLAN 3368 PT LOTS 38 & 39		

PURPOSE OF THE APPLICATION:

To construct a new front balcony, a rear deck, and a roof access to a mechanical penthouse, to the existing two-storey dwelling.

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

- Chapter 10.20.40.10.(1), Zoning By-Law 569-2013**
The maximum permitted height of a building or structure is 9.5m.
The proposed height of the building is 11.62m.
- Chapter 10.20.40.50.(1), Zoning By-Law 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached house is 4.0m².
The proposed area of the second storey platform is 46.96m²,
- Chapter 900.3.10(83), Zoning By-Law 569-2013**
The minimum required side yard setback is 3.0m
The existing and proposed east side setback is 2.47m,
- Chapter 900.3.10(83), Zoning By-Law 569-2013**
The minimum required side yard setback is 3.0m
The existing and proposed west side setbacks is 2.4m,
- Section 11.2.6, Zoning By-Law No. 7625**
The maximum permitted height of a building or structure is 9.5m.
The proposed height of the building is 12.38m,
- Section 11.2.6A, Zoning By-Law No. 7625**
The maximum permitted balcony area is 3.8m².
The proposed area of the second storey platform is 46.96m²,
- Section 11.2.4(b), Zoning By-Law No. 7625**
The minimum required side yard setback is 3.0m.
The existing and proposed east side setback is 2.47m.
- Section 11.2.4(b), Zoning By-Law No. 7625**
The minimum required side yard setback is 3.0m.
The existing and proposed west side setback is 2.4m.

9. Section 6(24)(a), Zoning By-Law No. 7625

Unexcavated porches and decks shall not exceed 5% of the lot area or 56m², whichever is less.

The proposed rear deck is 141.05m², 6.3% of the lot area.

9. 214 PATRICIA AVE

File Number:	A0942/16NY	Zoning	RD/R6 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	214 PATRICIA AVE	Community:	North York
Legal Description:	PLAN 1880 W PT LOT 54 PT LOT 55		

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 32.00% 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 8.45m.
- Section 14-A(6), 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.
- Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.15m.
- Section 14-B(9), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 16.31m.
- Section 6(30), By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.54m.
- Section 7.4A, By-law No. 7625**
The minimum required landscaping is 50.00%.
The proposed landscaping is 48.46%.

10. 111 ALAMEDA AVE

File Number:	A0943/16NY	Zoning	R2[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	111 ALAMEDA AVE	Community:	York
Legal Description:	PLAN 1672 PT LOTS 42 TO 44		

PURPOSE OF THE APPLICATION:

To construct a second floor addition above the existing one-storey dwelling.

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

1. Section 3.A, By-law No. 1-83

The minimum required side yard setback is 0.5m.

The existing and proposed west side yard setback is 0.4m.

2. Section 3.A, By-law No. 1-83

The minimum required side yard setback is 1.2m.

The existing and proposed east side yard setback is 0.91m.

11. 119 SNOWDON AVE

File Number:	A0944/16NY	Zoning	R1 Z0.35/RD (f9.0; d0.35) (x1428)(ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	119 SNOWDON AVE	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 42 RP 66R21685 PART 1		

PURPOSE OF THE APPLICATION:

To construct a new one-storey rear addition to the existing two-storey dwelling.

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

- Chapter 10.20.40.40.(1)(A), Zoning By-law No. 569-2013**
The permitted maximum floor space index is 0.35 times the area of the lot: 81.82m².
The proposed floor space index is 0.61 times the area of the lot: 142.02m².
- Chapter 10.20.40.70.(3)(B), Zoning By-law No. 569-2013**
The required minimum side yard setback is 0.9m where the required minimum lot frontage is 6.0m to less than 12.0m.
The proposed side yard setback is 0.33m on the west side.
- Chapter 10.5.50.10.(3)(A), Zoning By-law No. 569-2013**
A lot with a residential building, other than an apartment building, must have a minimum of 50% of the rear yard for soft landscaping: 45.30m².
The proposed rear yard landscaping area is 25%; 22.65m².
- Section 6(3) Part I 1, Zoning By-law No. 438-86**
The by-law limits the residential gross floor area in an area zoned R1 Z0.35 to 0.35 times the area of the lot: 81.82m².
The proposed residential gross floor area of the building exceeds the maximum permitted by approximately 60.20m²; 0.61 times.
- Section 6(3) Part II 3.B(II), Zoning By-law No. 438-86**
The by-law requires a detached house in a R1 district to have a minimum side lot line setback of 0.9m for that portion of the building not exceeding 17.0m in depth.
The proposed side lot line setback is 0.33m on the west side

12. 4 ROLLAND RD

File Number:	A0946/16NY	Zoning	R1B/RD (f12.0; a370; d0.6)[ZONING]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	4 ROLLAND RD	Community:	East York
Legal Description:	PLAN 2121 PT LOT 537 TO 540PT		

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 10m² of the first floor must be within 4m of the front wall.
The proposed first floor (Mudroom & Powder Room) is 9.10m² and is 10.05m from the front wall.
- Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 18.14m.
- Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.2m.
The proposed east side yard setback is 0.91m.
- 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 0.93m.
- Chapter 200.5.1.10(2), By-law No. 569-2013**
The minimum required parking space must have a minimum width of 3.2m.
The proposed parking space(s) will have a width of 3.05m.
- Section 6.3.3, By-law No. 1916**
The maximum permitted building length is 16.75m.
The proposed building length is 18.14m.
- Section 5.40, By-law No. 1916**
The minimum required parking space must have a minimum width of 3.2m.
The proposed parking space will have a width of 3.05m.

13. 21 MOORE PARK AVE

File Number:	A0947/16NY	Zoning	R4/RD (f 15; a 550) (x 5)(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	21 MOORE PARK AVE	Community:	North York
Legal Description:	PLAN 3788 LOT 15		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 30 % of the lot area: 183.93m².
The proposed lot coverage is 32 % of the lot area: 196.19m².
- Chapter 1.20.3 (3), Zoning By-law No. 569-2013**
The minimum required side yard setback is 1.8m as per site specific exception (x5).
The proposed east side yard setback is 1.5m.
- Chapter 1.20.3 (3), Zoning By-law No. 569-2013**
The minimum required side yard setback is 1.8m as per site specific exception (x5).
The proposed west side yard setback is 1.5m.
- Chapter 200.5.1.10.(2), Zoning By-law No. 569-2013**
(A) (i)The minimum required parking space must have a minimum width of 2.9m.
The proposed parking space (s) will have a width of 2.8m in width.
- Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.5m.
- Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.5m.
- Section 13.2.4, 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 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 8.883m.

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

Decks greater than 1m in height may not project more than 2.1m from the wall and must be less than 0.5 times the width of the dwelling.

The proposed deck is greater than 1m in height and projects 2.74m.

14. 7 THORN LANE

File Number:	A0948/16NY	Zoning	RD/R5 [WAV]
Owner(s):		Ward:	Don Valley East (34)
Agent:		Heritage:	Not Applicable
Property Address:	7 THORN LANE	Community:	North York
Legal Description:	PLAN 4544 LOT 51		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please note a previous application (File # A0811/16NY) with respect to the subject property, was before the Committee of Adjustment on Thursday, October 20, 2016, which was ultimately REFUSED.

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

- 1. Chapter 10.20.40.70.(2), By-law No. 569-2013**
The minimum required rear yard setback is 8.76m.
The proposed rear yard setback is 7.71m.
- 2. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.00m.
The proposed building depth is 19.30m.
- 3. 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 27.86% of the lot area.
- 4. Section 14.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 20.90m.
- 5. Section 14.2.3c, By-law No. 7625**
The minimum required rear yard setback is 8.76m.
The proposed rear yard setback is 7.71m.
- 6. Section 6(30), By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.75m.
- 7. 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 27.86% of the lot area.

15. 21 BALDING CRT

File Number:	A0949/16NY	Zoning	RM/R2[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	517 WESTMOUNT AVE	Community:	York
Legal Description:	PLAN 1398 LOT 112		

PURPOSE OF THE APPLICATION:

To construct a second floor addition above the existing one-storey dwelling including a portion of the existing front porch. The applicant is also proposing a two-storey rear addition.

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

- 1. Chapter 10.80.40.10.(4), By-law No. 569-2013**
The maximum permitted finished first floor height is 1.2m.
The proposed finished first floor height is 2.74m.
- 2. Chapter 10.80.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 18.29m.
- 3. Chapter 10.80.40.40.(1), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.8 times the area of the lot.
The proposed Floor Space Index is 0.88 times the area of the lot.
- 4. Section 3. (a), By-law No. 1-83**
The maximum permitted Floor Space Index is 0.8.
The proposed Floor Space Index is 0.88.
- 5. Section 3.(a), By-law No. 1-83**
The minimum required side yard setback is 0.5m.
The existing and proposed north side yard setback is 0.35m.
- 6. Section 3.(a), By-law No. 1-83**
The minimum required side yard setback is 1.2m.
The existing and proposed south side yard setback is 1.17m.

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

16. 21 BALDING CRT

File Number:	A0891/16NY	Zoning	RD/R3 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	21 BALDING CRT	Community:	North York
Legal Description:	PLAN M866 LOT 323		

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, November 24, 2016 to address items that were inadvertently missed and to allow the applicant an opportunity to revise their application.

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 37.33% 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 19.84m.
- 3. 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 1.59m.
- 4. Chapter 10.20.40.70.(2), By-law No. 569-2013**
The minimum required rear yard setback is 7.50m.
The proposed rear yard setback is 6.09m.
- 5. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 10.50m.
The proposed front yard setback is 8.00m.
- 6. Section 12.5(A), By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 20.24m.
- 7. Section 12.4(c), By-law No. 7625**
The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is 6.09m.

8. **Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.59m.

9. **Section 12.6, By-law No. 7625**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 37.33% of the lot area.

17. 84 GLENVALE BLVD

File Number:	A0950/16NY	Zoning	R1B/RD(f12;a370;d0.60)(Z R)
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	84 GLENVALE BLVD	Community:	East York
Legal Description:	PLAN 3110 LOT 659 PT LOT 658 PT LOT 660		

PURPOSE OF THE APPLICATION:

To construct a second storey and two-storey addition to the rear of the existing dwelling, a rear deck, along with a second storey addition above the garage.

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

- Chapter 10.5.40.10.(5), Zoning By-law No. 569-2013**
A minimum of 10m² of the first floor must be within 4 metres of the front wall.
The proposed first floor area (off of garage) is 2.87m² and is 7.16m from the front wall.
- Chapter 10.5.40.60.(7), Zoning 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 project 0.30m and are 0.13m from the west lot line.
- Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 35% of the lot area: 154.31m².
The proposed lot coverage is 44.4% of the lot area: 195.87m².
- Chapter 10.20.40.10.(1), Zoning By-law No. 569-2013**
A) The permitted maximum height of a building or structure is 8.5m.
The proposed height of the building is 8.8m.
- Chapter 10.20.40.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum floor space index is 0.60 times the area of the lot: 264.53m².
The proposed floor space index is 0.67 times the area of the lot: 293.75m².
- Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**
C) The required minimum side yard setback is 1.2m where the required minimum lot frontage is 12.0m to less than 15.0m.
The proposed east side yard setback is 0.77m.
- Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**
C) The required minimum side yard setback is 1.2m where the required minimum lot frontage is 12.0m to less than 15.0m.
The proposed west side yard setback is 0.43m.

8. **Section 6.3.3, Zoning By-law No. 1916**
The maximum permitted building height is 8.5m.
The proposed building height is 8.8m.
9. **Section 6.3.3, Zoning By-law No. 1916**
The maximum permitted building length is 16.75m.
The proposed building length is 17.22m.
10. **Section 6.3.3, Zoning By-law No. 1916**
The permitted maximum floor space index is 0.60 times the area of the lot: 264.53m².
The proposed floor space index is 0.67 times the area of the lot: 293.75m².
11. **Section 6.3.3, Zoning By-law No. 1916**
The permitted maximum lot coverage is 35% of the lot area: 154.31m².
The proposed lot coverage is 35.9% of the lot area: 158.37m².
12. **Section 6.3.3, Zoning By-law No. 1916**
The minimum required side yard setback is 0.90m.
The proposed east side yard setback is 0.77m.
13. **Section 6.3.3, Zoning By-law No. 1916**
The minimum required side yard setback is 0.90m.
The proposed west side yard setback is 0.43m.
14. **Section 5.7, Zoning By-law No. 1916**
Balconies, canopies, unenclosed porches, platforms, and decks which do not exceed 1.25m in height above established grade may project to a maximum of 2.5m from the front or rear wall.
The proposed rear yard deck is 0.99m above established grade and projects 4.27m from the rear wall.

18. 276 JOICEY BLVD

File Number:	A0951/16NY	Zoning	RD/R6(20) [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	276 JOICEY BLVD	Community:	North York
Legal Description:	PLAN 1669 E PT LOT 28		

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 10.00m.
The proposed building height is 10.22m.
- 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 and west side exterior main walls facing a side lot line is 8.63m.
- 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 36.00% of the lot area.
- Chapter 10.20.40.10.(6), By-law No. 569-2013**
The maximum permitted finished first floor height is 1.20m.
The proposed finished first floor height is 1.39m.
- Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 36.00% of the lot area.
- Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 15.37m.
- Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.70m.
- Section 6(30), By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 2.02m.

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

The maximum permitted rear deck projection is 2.10m from the wall, a maximum height of 1.00m and is not to be more than half the width of the dwelling.

The proposed rear deck projects 3.05m from the rear wall, is 2.08m in height.

19. 7 MONTRESSOR DR

File Number:	A0952/16NY	Zoning	R3/RD (f18.0; a690)[WAIVER]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	7 MONTRESSOR DR	Community:	North York
Legal Description:	PLAN M866 LOT 372		

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 10.5.100.1, By-law No. 569-2013**
The maximum permitted driveway width is 5.49m.
The proposed driveway width is 5.77m.
- 2. 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 35.79% of the lot area.
- 3. Section 12.6, By-law No. 7625**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 35.79% of the lot area.
- 4. Section 6(9), By-law No. 7625**
The maximum permitted eaves projection is 0.50m.
The proposed eaves projection is 0.51m.
- 5. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.10m
- 6. Section 12.7, By-law No. 7625**
The maximum permitted finished first floor height is 1.5m.
The proposed finished first floor height is 1.67m.
- 7. Section 12.4(c), By-law No. 7625**
The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 8.89m.

20. 248 BYNG AVE

File Number:	A0953/16NY	Zoning	R6/RD (f12.0; a370)(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	248 BYNG AVE	Community:	North York
Legal Description:	PLAN 2399 PT LOT 141		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.40.10(5), Zoning By-law No. 569-2013**
A minimum of 10m² of the first floor must be within 4m of the main front wall.
A proposed 6.45m² of the first floor is within 4m of the main front wall.
- Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
B)(i) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the west side exterior main walls facing a side lot line is 7.9m.
- Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**
C) The required minimum side yard setback is 1.2m where the required minimum lot frontage is 12.0m to less than 15.0m.
The proposed east side yard setback is 0.61m.
- Section 14-A(4), Zoning By-law No. 7625**
The minimum required lot frontage is 12m.
The (existing) proposed lot frontage is 10.34m.
- Section 6(8), Zoning 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.
- Section 14-A(5)c, Zoning By-law No. 7625**
The minimum required east side yard setback is 1.2m.
The proposed east side yard setback is 0.61m.
- Section 14-A(8), Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.2m.
- Section 14-A(9), Zoning By-law No. 7625**
The maximum permitted building length is 15.3m.
The proposed building length is 16.99m.

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 1.59m.

10. Section 7.4A, Zoning By-law No. 7625

The minimum required landscaping is 50 % of the front yard: 38.49m².

The proposed landscaping is 46.19 % of the front yard: 35.56m².

21. 107 OTONABEE AVE

File Number:	A0954/16NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	107 OTONABEE AVE	Community:	North York
Legal Description:	PLAN 2560 PT LOT 64 RP 64R3501 PART 1 TO 2		

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 33.90% of the lot area.
- 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 4.00m².
The proposed platform at or above the second storey is 9.54m².
- Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all front exterior main walls is 7.50m for no less than 60.00% of the total width of all front main walls.
The proposed height of the front exterior main walls is 7.50m for 57.33% of the total width of all front main walls.
- Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all rear exterior main walls is 7.50m for no less than 60.00% of the total width of all rear main walls.
The proposed height of the rear exterior main walls is 7.50m for 44.73% of the total width of all rear main walls.
- Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550.00m².
The existing lot area is 487.33m².
- 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 33.90% of the lot area.
- Section 13.2.3(c), By-law No. 7625**
The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is 8.12m.
- Section 13.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.80m².
The proposed balcony area is 9.54m².

9. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 8.93m.

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

The maximum permitted rear deck projection is 2.10m from the wall, a maximum height of 1.00m and is not to be more than half (50.00%) the width of the dwelling.

The proposed rear deck is 52.31% of the width of the dwelling.

22. 6 CAMWOOD CRES

File Number:	A0959/16NY	Zoning	RD/R4[ZONING]
Owner(s):		Ward:	Don Valley East (34)
Agent:		Heritage:	Not Applicable
Property Address:	6 CAMWOOD CRES	Community:	North York
Legal Description:	PLAN 5542 L 84		

PURPOSE OF THE APPLICATION:

To construct a second floor addition above the existing one-storey dwelling and a two-storey rear addition.

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 30.9% of the lot area.
- 2. Chapter 900, By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback is 1.588m.
- 3. Section 13.2.3c, By-law No. 7625**
The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 8.614m.
- 4. Section 13.2.3c, By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.588m.
- 5. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 30.9% of the lot area.

23. 120 BYNG AVE

File Number:	A0960/16NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	120 BYNG AVE	Community:	North York
Legal Description:	PLAN 2282 LOT 191		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the west side exterior main wall facing a side lot line is 8.05m.
- Chapter 10.20.40.20(1), Zoning By-law No. 569-2013**
In the RD zone with a minimum required lot frontage of 18.0m or less, the permitted maximum building length for a detached house is 17.0m.
The proposed building length is 19.63m.
- Chapter 10.20.40.30.(1), Zoning By-law No. 569-2013**
The permitted maximum building depth for a detached house is 19.0m.
The proposed building depth is 19.63m.
- Chapter 10.20.40.50.(1), Zoning By-law No. 569-2013**
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0m².
The proposed area of the rear platform at or above the second storey is 5.0m².
- Chapter 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed west side yard setback is 1.5m.
- Chapter 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed east side yard setback is 1.5m.
- Section 13.2.3(b), Zoning By-law No. 7625**
The required minimum side yard setbacks are 1.8 metres each side.
The proposed west side yard setback is 1.5m.

- 8. Section 13.2.3(b), Zoning By-law No. 7625**
The required minimum side yard setbacks are 1.8 metres each side.
The proposed east side yard setback is 1.5m.
- 9. Section 13.2.5A, Zoning By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 20.24m.
- 10. Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height 9.34 m.
- 11. Section 13.2.6A, Zoning By-law No. 7625**
The maximum permitted balcony area is 3.8m².
The proposed rear balcony area is 5.0m².

24. 197 COLDSTREAM AVE

File Number:	A0961/16NY	Zoning	RD/R1 Z0.35 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	197 COLDSTREAM AVE	Community:	Toronto
Legal Description:	PLAN M87 LOT 252		

PURPOSE OF THE APPLICATION:

To construct a new accessory structure.

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

- 1. Chapter 10.5.60.40.(2), By-law No. 569-2013**
The maximum permitted height of an ancillary building or structure is 4.00m.
The proposed height of the ancillary structure is 4.88m
- 2. Section 6(3) Part II 7(I), By-law No. 438-86**
The minimum required lot line setback is 3.00m from all lot lines for an accessory structure.
The proposed lot line setback is 0.61m from the east lot line.
- 3. Section 4(2)d, By-law No. 438-86**
The maximum permitted height of an accessory structure is 4.00m.
The proposed height of the accessory structure is 4.88m

25. 30 GLEN ECHO RD

File Number:	A0962/16NY	Zoning	R1 Z0.35/RD(f15.0; d0.35)(x1427)[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	30 GLEN ECHO RD	Community:	Toronto
Legal Description:	PLAN 1578 PT LOT 5		

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 10.20.40.40.(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 0.79 times the area of the lot.
- Chapter 10.20.40.10.(2)(B)(ii), 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 7.86m.
- Chapter 10.20.40.70.(3)(D), By-law No. 569-2013**
The minimum required side yard setback is 1.5m.
The proposed west side yard setback is 0.9m.
- Chapter 10.20.40.70.(3)(D), By-law No. 569-2013**
The minimum required side yard setback is 1.5m.
The proposed west side yard setback is 0.47m.
- Chapter 10.5.40.60.(1)(A)(i), 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 front yard setback up to 2.32m if it is no closer to a side lot line than 1.5m from the side lot lines.
The proposed platform is 0.9m from the west side lot line.
- Chapter 10.5.40.60.(1)(C), 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 2.24m.
The proposed deck at the rear will be 0.83m from the east side lot line.
- Section 6(3) Part I1, 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 0.78 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 setback for that portion of the building exceeding 17.0 m in depth is 7.5m.
The proposed west side yard setback is 3.3m.
- 9. Section 6(3)Part II 3.B(II), By-law No. 438-86**
The minimum required side lot line setback for that portion of the building exceeding 17.0 m in depth is 7.5m.
The proposed east side yard setback is 0.83m.
- 10. Section 6(3)Part II4, By-law No. 438-86**
The minimum required rear yard setback is 7.5m.
The proposed rear yard setback is 4.77m.
- 11. Section 6(3) Part II 8D(I), By-law No. 438-86**
The maximum permitted uncovered platform is 1.2m above grade.
The proposed ground floor platform height is 1.36m above grade.

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

26. 196 FENN AVE

File Number:	A0963/16NY	Zoning	RD/R4 [WAV]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	196 FENN AVE	Community:	North York
Legal Description:	PLAN M866 LOT 246 RR		

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. Section 6(30), By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.70m.
- 2. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.10m.
- 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 for 100% of the width of the wall.
The proposed west side exterior main wall facing a side lot line is 8.50m for 10.00% of the width of the wall.
- 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 for 100% of the width of the wall.
The proposed east side exterior main wall facing a side lot line is 8.50m for 20.00% of the width of the wall.

27. 79 LAURENTIDE DR

File Number:	A0965/16NY	Zoning	RD/R2/O1[WAV]
Owner(s):		Ward:	Don Valley East (34)
Agent:		Heritage:	Not Applicable
Property Address:	79 LAURENTIDE DR	Community:	North York
Legal Description:	PLAN 5112 LOT 36 PLAN 5112 PT BLK D RP 64R10656 PARTS 4 & 5		

PURPOSE OF THE APPLICATION:

To permit a rear deck and the relocation of the driveway.

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

- 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 is not from the flanking street.
- Chapter 10.5.100.1.(1), By-law No. 569-2013**
The maximum permitted driveway width is 6.00m.
The proposed driveway width is 7.00m.
- Section 6A(5)(a)(ii)(C), By-law No. 7625**
The maximum permitted driveway width is 6.00m.
The proposed driveway width is 7.00m.
- Section 6(24), By-law No. 7625**
The maximum permitted rear deck projection is 2.10m from the wall and a maximum height of 1.00m.
The proposed rear deck projects 3.65m from the rear wall.

28. 104 YONGE BLVD

File Number:	A0967/16NY	Zoning	RD/R3(19) [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	104 YONGE BLVD	Community:	North York
Legal Description:	PLAN 1965 LOT 255		

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 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 18.32m.
- Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.00m.
The proposed building depth is 19.15m.
- 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 1.22m.
- 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 1.22m.
- Chapter 10.5.50.10(1), By-law No. 569-2013**
The minimum required front yard landscaping is 60.00%.
The proposed front yard landscaping is 58.40%.
- 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 is not from the flanking street.
- Chapter 10.5.40.60.(5), By-law No. 569-2013**
A chimney breast, on a building, may encroach into a required building setback a maximum of 0.60m, if it is no wider than 2.00m.
The proposed chimney is 2.13m wide.
- Chapter 10.5.40.60.(3)(A)(iii), By-law No. 569-2013**
Exterior stairs may encroach into a required setback provided they are no closer than 0.60m to a lot line.
The proposed side stairs are 0.00m from the east lot line.

9. **Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.00m.
The proposed building height is 9.15m.
10. **Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 18.93m.
11. **Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.22m.
12. **Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.22m.
13. **Section 6(30), By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.58m.
14. **Section 12.7A, By-law No. 7625**
The maximum permitted balcony area is 3.80m².
The proposed balcony area is 4.00m².
15. **Section 7.4A, By-law No. 7625**
The minimum required front yard landscaping is 60.00%.
The proposed front yard landscaping is 58.40%.
16. **Section 6(24), By-law No. 7625**
The maximum permitted rear deck projection is 2.10m from the wall, a maximum height of 1.00m and is not to be more than half the width of the dwelling.
The proposed deck projects 3.66m from the rear wall, is 1.80m in height.
17. **Section 6(9)(a), By-law No. 7625**
Eaves shall be permitted to project into any minimum yard setback not more than 0.50m.
The proposed eaves project 0.61m.
18. **Section 6(9)(c), By-law No. 7625**
Exterior stairways, porches and decks 2.30m² 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 and stairs are 5.34m² and are 0.00m from the side lot line.

29. 20 FAIRHOLME AVE

File Number:	A0968/16NY	Zoning	R4/RD[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	20 FAIRHOLME AVE	Community:	North York
Legal Description:	PLAN 3203 LOT 78		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition to the existing two-storey dwelling. The existing one-storey dwelling would be demolished.

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

- 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 walls is 7.52m.
- Chapter 10.20.30.10.(1), By-law No. 569-2013**
The minimum required lot area is 550m².
The proposed lot area is 478.3m².
- Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.09m.
- Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 478.3m².
- Section 6(24)(A), By-law No. 7625**
The maximum permitted deck coverage is 5% of the lot area.
The proposed total deck coverage is 5.9% of the lot area.
- Section 6(24)(c)(ii), By-law No. 7625**
The maximum permitted rear deck projection is 2.1m having an above height of 1m above grade and a width no greater than half the width of the dwelling.
The proposed rear deck projection is 3.66m with a height of 1.84m above grade and a width greater than half the width of the dwelling (59%)
- Section 6(24)(c), By-law No. 7625**
The maximum permitted side deck height is 1m above grade.
The proposed side deck height is 1.61m above grade.

30. 136 GLEN PARK AVE

File Number:	A0969/16NY	Zoning	RD/R6 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	136 GLEN PARK AVE	Community:	North York
Legal Description:	PLAN 1911 E PT LOT 447 W PT LOT 448		

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:

- 1. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10.00m.
The proposed building height is 10.49m.
- 2. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 9.27m.
The proposed front yard setback is 6.63m.
- 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 8.20m.
- 4. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.30m and may be increased to 17.40m by means of a one-storey rear extension.
The proposed building length is 16.76m and 18.90m including the one-storey rear extension.
- 5. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.30m.
- 6. Section 14-A(8), By-law No. 7625**
The maximum number of storeys permitted is two (2).
The proposed number of storeys is three (3).

31. 142 NORTHWOOD DR

File Number:	A0970/16NY	Zoning	R4/RD (f15.0; a550)(x5)[ZONING]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	142 NORTHWOOD DR	Community:	North York
Legal Description:	PLAN 3344 W PT LOT 34		

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 10m² of the First Floor area must be within 4m of the front wall.
There is 6.2m² proposed within 4m of the front wall.
- 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 18.9m.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of the front and rear exterior main wall is 7.5m.
The proposed height of the front and rear exterior main wall is 7.8m.
- 4. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of the side exterior main wall is 7.5m.
The proposed height of the side exterior main wall is 7.6m.
- 5. Chapter 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 1.21m.
- 6. 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 1.21m.
- 7. Section 13.2.1 and 6(8), By-law No. 7625**
The minimum required lot frontage and width is 15m.
The proposed lot frontage and width is 12.5m.
- 8. 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 1.21m.

- 9. 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 1.21m.
- 10. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 20.12m.
- 11. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.1m.
- 12. 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 1.59m.
- 13. Section 6(24), By-law No. 7625**
The maximum width of an unexcavated deck in the rear that projects less than 2.1m from the wall and is greater than 1m above all points of the adjacent ground is 50% of the width of the dwelling.
The proposed deck is 74% of the width of the dwelling.

32. 59 BRAESIDE RD

File Number:	A0971/16NY	Zoning	R/R2 Z0.6 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	59 BRAESIDE RD	Community:	Toronto
Legal Description:	PLAN 1707 PT LOTS 196 & 197		

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 10.10.40.40.(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 0.77 times the lot area.
- 2. Chapter 10.10.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 0.90m.
The proposed east side yard setback is 0.31m.
- 3. Chapter 10.5.100.1.(1), By-law No. 569-2013**
The maximum permitted driveway width is 3.34m.
The proposed driveway width is 3.50m.
- 4. 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 0.71m.
- 5. Section 6(3) Part II 3(II), By-law No. 438-86**
The by-law requires that the proposed building be located no closer than 1.20m to the portion of the side wall of an adjacent building that contains openings.
The proposed building is located 1.00m from the adjacent building to the east.
- 6. 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 0.77 times the lot area.
- 7. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side yard setback is 0.90m.
The proposed east side yard setback is 0.31m.
- 8. Section 6(3) Part IV 4(I), By-law No. 438-86**
The maximum permitted driveway width is 3.34m.
The proposed driveway width is 3.50m.

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

The by-law requires that the proposed building be located no closer than 1.20m to the portion of the side wall of an adjacent building that contains openings.

The proposed building is located 0.91m from the adjacent building to the west.

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

The minimum required side yard setback is 0.90m.

The proposed west side yard setback is 0.71m.

33. 19 BELGRAVE AVE

File Number:	A0972/16NY	Zoning	R6/RD (f12.0; a370)[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	19 BELGRAVE AVE	Community:	North York
Legal Description:	PLAN 2571 PT LOTS 608 & 609		

PURPOSE OF THE APPLICATION:

To construct a second floor addition at the south east corner above the existing one-storey portion of the dwelling and garage.

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

- Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The existing and proposed building length is 18.58m.
- Chapter 10.20.40.70.(2), By-law No. 569-2013**
The minimum required rear yard setback is 8.96m.
The existing and proposed rear yard setback is 8.53m.
- Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.2m.
The existing and proposed east side yard setback is 0.95m.
- Chapter 200.5.1.10(2), By-law No. 569-2013**
The minimum required parking space must have a minimum length of 5.6m.
The existing parking space has a length of 4.7m.
- Section 14-A(5)(b), By-law No. 7625**
The minimum required rear yard setback is 8.96m.
The existing and proposed rear yard setback is 8.53m.
- Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 16.8m.
The existing and proposed building length is 19.06m.
- Section 6A(3), By-law No. 7625**
The minimum required parking space size is 5.6m x 3.2m.
The existing parking space size is 4.7m x 3.22m

34. 3 GEORGIAN CRT

File Number:	A0973/16NY	Zoning	RD/R1 Z0.35 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	3 GEORGIAN CRT	Community:	Toronto
Legal Description:	PLAN 1622 PT LOT 8 RP 63R226 PART 13		

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing attached garage, in conjunction with a new two-storey addition to the south east portion of the existing two-storey dwelling.

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

- 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 0.52 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 0.52 times the lot area.

35. 385 PRINCESS AVE

File Number:	A0974/16NY	Zoning	R4/RD[WAIVER]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	385 PRINCESS AVE	Community:	North York
Legal Description:	PLAN 1609 LOT 127		

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 permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum 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 8.14m.
- Chapter 900.3.10.(5), By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m.
The proposed west side yard setback is 1.5m.
- Chapter 900.3.10.(5), By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m.
The proposed east side yard setback is 1.5m.
- Section 13.2.4, By-law No. 7625**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- Section 13.2.3(b), By-law No. 7625**
The required minimum side yard setbacks are 1.8m.
The proposed west side yard setback is 1.5m.
- Section 13.2.3(b), By-law No. 7625**
The required minimum side yard setbacks are 1.8m.
The proposed east side yard setback is 1.5m.
- Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height 9.12m.

- 9. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 19.15m.

The following applications will be heard at 3:30 p.m. or shortly thereafter:

36. 354 RANEE AVE

File Number:	A0975/16NY	Zoning	RD/R6 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	354 RANEE AVE	Community:	North York
Legal Description:	PLAN 3240 LOT 9		

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 10.00m² of the first floor area must be within 4.00m of the main front wall.
The proposed first floor area is 5.88m² within 4.00m of the main front wall.
- 2. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 18.73m.

37. 28 MOORE PARK AVE

File Number:	A0976/16NY	Zoning	R4/RD(f15;a550)(x5)[ZONING]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	28 MOORE PARK AVE	Community:	North York
Legal Description:	PLAN 3788 LOT 4		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the existing three-storey dwelling.

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

- Chapter 10.20.40.10.(3), By-law No. 569-2013**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
- Section 13.2.6, By-law No. 7625**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.

38. 179 PRINCESS AVE

File Number:	A0979/16NY	Zoning	RD/R4 [WAV]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	179 PRINCESS AVE	Community:	North York
Legal Description:	PLAN 1609 LOT 188		

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 32.00% 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 8.19m.
- 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 1.50m.
- 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 1.50m.
- 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.
- 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 1.50m.
- 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.
- Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.24m.
- Section 6(30), By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.99m.

39. 9 DORCHESTER DR

File Number:	A0980/16NY	Zoning	RD/R4[ZONING]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	9 DORCHESTER DR	Community:	North York
Legal Description:	PLAN 2713 LOT 65 PT LOT 66		

PURPOSE OF THE APPLICATION:

To construct a second floor addition on the south portion of the existing two-storey dwelling.

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

- 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 0.3m of a building, must comply with the required minimum building setbacks of 1.8m.
The proposed south side yard setback for the rear yard deck is 1.21m.
- Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum south side yard setback is 1.8m.
The proposed side yard setback is 1.21m.
- Section 6(24), By-law No. 7625**
Decks greater than 1m in height may not project more than 2.1m from the wall and must be less than half the width of the dwelling.
The proposed deck is 1.54m in height and projects 3.87m from the wall and is less than half the width of the dwelling.
- Section 13.2.3(b), By-law 7625**
The required minimum south side yard setback is 1.8m.
The proposed side yard setback is 1.21m.
- Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 17.13m
- Section 6(24), By-law No. 7625**
The minimum side yard setback for the unexcavated deck in the rear yard is 1.8m.
The proposed south side yard setback for the unexcavated deck in the rear yard is 1.21m.

40. 27 ALMINGTON ST

File Number:	A0981/16NY	Zoning	RM/RM4 [WAV]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	27 ALMINGTON ST	Community:	North York
Legal Description:	PLAN 4376 LOT 19		

PURPOSE OF THE APPLICATION:

To construct a two-storey addition to the rear of the existing dwelling, in conjunction with a second storey addition over the existing one-storey dwelling.

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

- 1. Chapter 10.80.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 9.58m.
The proposed front yard setback is 7.92m.
- 2. Chapter 10.80.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed north side yard setback is 1.12m.
- 3. 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 1.12m.
- 4. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 17.22m.

41. 285 SUTHERLAND DR

File Number:	A0982/16NY	Zoning	R2A/RM (d0.6)(x236)[ZONING]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	285 SUTHERLAND DR	Community:	East York
Legal Description:	PLAN 2120 LOT 381		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition to the existing two-storey dwelling. The applicant is also proposing a basement walkout and detached garage at the rear of the property. The existing garage would be converted to living space.

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

- 1. Chapter 10.80.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 37.7% of the lot area.
- 2. Chapter 10.80.30.40.(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 0.63 times the area of the lot.
- 3. Section 6.4.3, By-law No. 1916**
The maximum permitted Floor Space Index is 0.6 times the area of the lot.
The proposed Floor Space Index is 0.63 times the area of the lot.
- 4. Section 6.4.3, By-law No. 1916**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 37.7% of the lot area.

42. 47 MARCIA AVE

File Number:	A0984/16NY	Zoning	RD (x5)/R5[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	47 MARCIA AVE	Community:	North York
Legal Description:	PLAN 3184 LOT 61		

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 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 7.58m.
The proposed front yard setback is 6.78m.
- 2. Chapter 10.5.100.1.(1), By-law No. 569-2013**
For a detached house, semi-detached house, or duplex, and for an individual townhouse dwelling unit if an individual private driveway leads directly to the dwelling unit, a driveway that is located in or passes through the front yard may be a maximum of 2.6m wide.
The proposed driveway located in the front yard is 3.06m wide.
- 3. Chapter 10.5.100.1.(2), By-law No. 569-2013**
For a detached house, semi-detached house, or duplex, and for an individual townhouse dwelling unit if an individual private driveway leads directly to the dwelling unit, a driveway that is not located in or does not pass through the front yard may be a maximum of 5.89m wide.
The proposed driveway located in the rear yard is 7.29m wide.
- 4. Section 14.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 17.02m.
- 5. Section 6A(5)a, By-law No. 7625**
The maximum permitted driveway width is 6.0m.
The proposed driveway width is 7.29m.

43. 34 ALLVIEW CRES

File Number:	A0997/16NY	Zoning	R4/RD[WAIVER]
Owner(s):		Ward:	Don Valley East (33)
Agent:		Heritage:	Not Applicable
Property Address:	34 ALLVIEW CRES	Community:	North York
Legal Description:	PLAN M789 LOT 42		

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 10.20.30.40, 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. 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% of the lot area.

44. 1750 FINCH AVE E

File Number:	A1105/16NY	Zoning	O3(BLD)
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	1750 FINCH AVE E	Community:	North York
Legal Description:	CON 3 EYS PT LOT 21 RP 66R18439 PARTS 1 TO 34 AND RP 66R23314 PART 1		

PURPOSE OF THE APPLICATION:

To permit the construction of a new five-storey building, with a roof-top mechanical penthouse, at the Seneca College Newnham Campus. The new academic building (Centre for Innovation, Technology and Entrepreneurship) will front onto Finch Avenue East and will house Seneca's entrepreneurial activities, mechanical engineering technology program, as well as other administrative space. Related City Planning file includes a site plan approval submission (Application No.: 16 228363 NNY 24 SA).

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

1. Section 6A(2), Zoning By-law No. 7625

The minimum required number of parking spaces on site is 2,907 parking spaces.

The proposed number of parking spaces on site is 2,409.

45. 7 BERKINSHAW CRES

File Number:	A0609/16NY	Zoning	RD (f15.0; a550) (x5) / R4 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	7 BERKINSHAW CRES	Community:	North York
Legal Description:	PLAN 4332 LOT 327		

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, August 25, 2016 in order to allow the applicant an opportunity to revise their application.

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

- 1. Chapter 10.20.40.10.(3), By-law No. 569-2013**
The maximum permitted lot coverage is 25.00% of the lot area.
The proposed lot coverage is 28.00% of the lot area.
- 2. Section 14.2.6, By-law No. 7625**
The maximum permitted lot coverage is 25.00% of the lot area.
The proposed lot coverage is 28.00% of the lot area.
- 3. Section 14.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.00m.
- 4. Section 6(9)(a), By-law No. 7625**
The maximum permitted eave projection is 0.50m.
The proposed eaves project 0.61m.

46. 18 IVOR RD

File Number:	A0513/15NY	Zoning	RD (f18.0; a690) / R3 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	18 IVOR RD	Community:	North York
Legal Description:	PLAN 2343 LOT 10 PT LOT 5		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage on the vacant lot. Please be advised this application was previously before the Committee of Adjustment on July 7, 2016. It was the decision of the Committee to defer the application sine die in order to allow the applicant an opportunity to meet with neighbours and Urban Forestry staff.

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 10.0m.
The proposed building height is 11.24m.
- Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted main wall height is 7.5m.
The proposed main wall height is 8.76m.
- Chapter 10.20.40.10.(3), By-law No. 569-2013**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
- Chapter 10.20.40.10.(6), By-law No. 569-2013**
The maximum permitted height of the first floor above established grade is 1.2m.
The proposed height of the first floor above established grade is 2.74m.
- Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 22.23m.
- Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.0m.
The proposed building depth is 22.97m.
- Chapter 10.5.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 8.05m.
The proposed front yard setback is 6.5m.
- 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 1.2m to the dwelling.

9. **Chapter 10.20.30.20.(1), By-law No. 569-2013**
The minimum required lot frontage is 18.0m.
The existing lot frontage is 15.24m.
10. **Chapter 10.20.40.50.(1), By-law No. 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached dwelling is 4.0m².
The proposed area of the front platform (porch) is 9.35m².
11. **Chapter 10.20.40.50.(1), By-law No. 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached dwelling is 4.0m².
The proposed area of the rear platform (terrace) is 10.15m².
12. **Section 12.2, By-law No. 7625**
The minimum required lot frontage and lot width is 18.0m.
The existing lot frontage and lot width is 15.24m.
13. **Section 12.4(b), By-law No. 7625**
The minimum required east side yard setback is 1.8m.
The proposed east side yard setback is 1.2 to the dwelling.
14. **Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 22.97m.
15. **Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 10.28m.
16. **Section 12.7, By-law No. 7625**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
17. **Section 12.7A, By-law No. 7625**
The maximum permitted balcony area is 3.8m².
The proposed front balcony area (front porch) is 9.35m².
18. **Section 12.7A, By-law No. 7625**
The maximum permitted balcony area is 3.8m².
The proposed rear balcony area (rear terrace) is 10.15m².
3. **OTHER BUSINESS**