

**COMMITTEE OF ADJUSTMENT
AGENDA
NORTH YORK PANEL**

Hearing Date: Thursday February 9, 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	Property	Community (Ward)
1. B0071/15NY	52 NORTON AVE	Willowdale (23)
1a. B0014/16NY	56 NORTON AVE	Willowdale (23)
1b. A1129/15NY	52 NORTON AVE (PART 1)	Willowdale (23)
1c. A1130/15NY	52A NORTON AVE (PARTS 2 and 3)	Willowdale (23)
1e. A0260/16NY	56 NORTON AVE (PART 4)	Willowdale (23)
2. B0033/16NY	118 HOLLYWOOD AVE	Willowdale (23)

2a.	A0467/16NY	118 HOLLYWOOD AVE (PART 1)	Willowdale (23)
2b.	A0468/16NY	118 HOLLYWOOD AVE (PART 2)	Willowdale (23)
3.	A1014/16NY	102 PLATEAU CRES	Don Valley East (34)
4.	A1026/16NY	94 STUART AVE	Willowdale (23)
5.	A1027/16NY	312 HILLHURST BLVD	Eglinton-Lawrence (15)
6.	A1028/16NY	15 HI MOUNT DR	Willowdale (24)
7.	A1029/16NY	119 STIBBARD AVE	Don Valley West (25)
8.	A1030/16NY	128 HOUNSLOW AVE	Willowdale (23)
9.	A1031/16NY	189 HOUNSLOW AVE	Willowdale (23)
10.	A1032/16NY	361 HOLLYWOOD AVE	Willowdale (23)
11.	A1033/16NY	569 CONACHER DR	Willowdale (24)
12.	A1036/16NY	9 ROMNEY RD	York Centre (10)
13.	A1037/16NY	93 ROSLIN AVE	Don Valley West (25)
14.	A1038/16NY	91 ROANOKE RD	Don Valley East (34)

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

	File Number	Property	Community (Ward)
15.	A1039/16NY	204 EPSOM DOWNS DR	York Centre (09)
16.	A1040/16NY	232 CARMICHAEL AVE	Eglinton-Lawrence (16)
17.	A1041/16NY	118 BEECHWOOD AVE	Don Valley West (25)
18.	A1042/16NY	396 ELM RD	Eglinton-Lawrence (16)
19.	A1043/16NY	55 CORWIN CRES	York Centre (10)

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|-----|------------|------------------------|----------------------|
| 20. | A1044/16NY | 37 BARCLAY RD | York Centre (10) |
| 21. | A1045/16NY | 91 BOCASTLE AVE | Don Valley West (25) |
| 22. | A1046/16NY | 53 SOUTHWELL DR | Don Valley West (25) |
| 23. | A1047/16NY | 405 GORDON BAKER
RD | Willowdale (24) |

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

- | | File Number | Property | Community (Ward) |
|-----|--------------------|------------------------|-------------------------|
| 24. | A0987/16NY | 32 HADDON ST | Eglinton-Lawrence (16) |
| 25. | A1049/16NY | 143 RONAN AVE | Don Valley West (25) |
| 26. | A1051/16NY | 271 ST LEONARDS
AVE | Don Valley West (25) |
| 27. | A1052/16NY | 41 ATHABASKA AVE | Willowdale (24) |
| 28. | A1053/16NY | 236 BOWOOD AVE | Don Valley West (25) |
| 29. | A1054/16NY | 25 IRVINGTON CRES | Willowdale (23) |
| 30. | A1055/16NY | 181 DELL PARK AVE | Eglinton-Lawrence (15) |
| 31. | A1056/16NY | 71 BRIAN DR | Don Valley East (33) |
| 32. | A1057/16NY | 56 GWENDOLEN AVE | Willowdale (23) |
| 33. | A1058/16NY | 6 REVCOE DR | Willowdale (24) |

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

- | | File Number | Property | Community (Ward) |
|-----|--------------------|------------------|-------------------------|
| 34. | A1059/16NY | 127 GOULDING AVE | Willowdale (23) |
| 35. | A1060/16NY | 193 JOHNSTON AVE | Willowdale (23) |
| 36. | A1061/16NY | 67 BURBANK DR | Willowdale (24) |

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|-----|------------|-----------------------|------------------------|
| 37. | A1062/16NY | 16 ARDROSSAN PL | Don Valley West (25) |
| 38. | A1063/16NY | 1 FORDHAM PL | Don Valley West (25) |
| 39. | A1064/16NY | 301 ELLERSLIE AVE | Willowdale (23) |
| 40. | A1065/16NY | 208 DUNFOREST AVE | Willowdale (23) |
| 41. | A1066/16NY | 68 GLENGOWAN RD | Don Valley West (25) |
| 42. | A1067/16NY | 172 MAPLEHURST
AVE | Willowdale (23) |
| 43. | A1068/16NY | 27 UNSWORTH AVE | Eglinton-Lawrence (16) |
| 44. | A1070/16NY | 52 ROE AVE | Eglinton-Lawrence (16) |
| 45. | A1071/16NY | 83 BELGRAVIA AVE | Eglinton-Lawrence (15) |
| 46. | A0831/16NY | 9 MACNAUGHTON
RD | Don Valley West (26) |

3. OTHER BUSINESS

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

1. 52 NORTON AVE

File Number:	B0071/15NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	52 NORTON AVE	Community:	North York
Legal Description:	PLAN 2400 LOT 285		

THE CONSENT REQUESTED:

To obtain consent to sever a portion of the 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 9.76m and a lot area of 412.02m². The lot will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A1129/15NY.

CONVEYED - Part 2

Address to be assigned

Part 2 has a lot frontage of 5.48m and a lot area of 231.38m². Part 2 will be added to the Part 3 (severed from B0014/16NY) to create a new building lot with a frontage of 10.35m and a lot area of 437.3m². Parts 2 and 3 will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A1130/15NY.

Applications B0071/15NY, B0014/16NY, A1129/15NY, A1130/15NY, A0260/16NY will be considered jointly.

1a. 56 NORTON AVE

File Number:	B0014/16NY	Zoning	R4/RD(f15.0;a550)(x5)(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	56 NORTON AVE	Community:	North York
Legal Description:	PLAN 2400 LOTS 287 & 288		

THE CONSENT REQUESTED:

To obtain consent to sever a portion of the 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 10.36m and a lot area of 438.04m². The lot will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A1130/15NY.

CONVEYED - Part 3

Address to be assigned

Part 3 has a lot frontage of 4.97m and a lot area of 205.92m². Part 3 will be added to Part 2 (severed from B0071/15NY) to create a new building lot with a frontage of 10.35m and a lot area of 437.3m². Parts 2 and 3 will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A0260/16NY.

Applications B0071/15NY, B0014/16NY, A1129/15NY, A1130/15NY, A0260/16NY will be considered jointly.

**1b. 52 NORTON AVE
(PART 1)**

File Number:	A1129/15NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	52 NORTON AVE (PART 1)	Community:	North York
Legal Description:	PLAN 2400 LOT 285		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. Applications B0071/15NY, B0014/16NY, A1129/15NY, A1130/15NY, A0260/16NY will be considered jointly.

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

- 1. Chapter 10.20.30.40, Zoning By-law 569-2013**
Maximum permitted lot coverage is 30%.
Proposed lot coverage of 32%.
- 2. Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m.
Proposed west side yard of 1.2m.
- 3. Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m
Proposed east side yard of 1.2m.
- 4. Chapter 10.5.40.10 (5), Zoning By-law 569-2013**
A minimum of 10m² of the 1st floor must be within 4m of the main front wall.
The proposed first floor within 4m of the main front wall is 6.6m² .
- 5. Chapter 10.5.40.60 (1), Zoning By-law 569-2013**
The minimum required for this zone is 1.8m to the east side property line.
Proposed front porch is 1.2m to the east side property line.
- 6. Chapter 10.20.30.20, Zoning By-law 569-2013**
A minimum lot frontage of 15m is required.
Proposed lot frontage of 9.76m.
- 7. Chapter 10.20.30.10, Zoning By-law 569-2013**
A minimum lot area of 550m² is required.
Proposed lot area of 412.02m².

8. **Chapter 10.20.40.20, Zoning By-law 569-2013**
Maximum permitted building length is 17m.
Proposed building length is 17.98m.
9. **Section 13.2.1 & 6(8), Zoning By-law 7625**
The minimum required lot frontage & width is 15m
Proposed lot frontage & width of 9.76m.
10. **Section 13.2.2, Zoning By-law 7625**
Minimum required lot area is 550m².
Proposed lot area of 412.02m².
11. **Section 13.2.4, Zoning By-law 7625**
Maximum coverage permitted is 30%.
Proposed coverage of 32%.
12. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed west side yard of 1.2m.
13. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed east side yard of 1.2m
14. **Section 13.2.6, Zoning By-law 7625**
Maximum permitted building height is 8.8m
Proposed building height of 8.95m
15. **Section 13.2.5A, Zoning By-law 7625**
Maximum permitted dwelling length is 16.8m
Proposed length of dwelling of 17.98m.

**1c. 52A NORTON AVE
(PARTS 2 and 3)**

File Number:	A1130/15NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	52A NORTON AVE (PARTS 2 and 3)	Community:	North York
Legal Description:	PLAN 2400 LOT 285		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. Applications B0071/15NY, B0014/16NY, A1129/15NY, A1130/15NY, A0260/16NY will be considered jointly.

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

- 1. Chapter 10.20.30.40, Zoning By-law 569-2013**
Maximum permitted lot coverage is 30%.
Proposed lot coverage of 32%.
- 2. Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m.
Proposed west side yard of 1.2m.
- 3. Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m
Proposed east side yard of 1.2m.
- 4. Chapter 10.5.40.60 (1), Zoning By-law 569-2013**
The minimum required for this zone is 1.8m to the west side property line.
Proposed front porch is 1.2m to the west side property line.
- 5. Chapter 10.20.30.20, Zoning By-law 569-2013**
A minimum lot frontage of 15m is required.
Proposed lot frontage of 10.35m.
- 6. Chapter 10.20.30.10, Zoning By-law 569-2013**
A minimum lot area of 550m² is required.
Proposed lot area of 437.3m².
- 7. Chapter 10.20.40.20, Zoning By-law 569-2013**
Maximum permitted building length is 17m.
Proposed building length is 17.65m.

- 8. Section 13.2.1 & 6(8), Zoning By-law 7625**
The minimum required lot frontage & width is 15m
Proposed lot frontage & width of 10.35m.
- 9. Section 13.2.2, Zoning By-law 7625**
Minimum required lot area is 550m².
Proposed lot area of 437.3m².
- 10. Section 13.2.4, Zoning By-law 7625**
Maximum coverage permitted is 30%.
Proposed coverage of 32%.
- 11. Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed west side yard of 1.2m.
- 12. Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed east side yard of 1.2m
- 13. Section 13.2.5A, Zoning By-law 7625**
Maximum permitted dwelling length is 16.8m
Proposed length of dwelling of 17.65m.

**1d. 56 NORTON AVE
(PART 4)**

File Number:	A0260/16NY	Zoning	R4/RD(f15.0;a550)(x5)(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	56 NORTON AVE (PART 4)	Community:	North York
Legal Description:	PLAN 2400 LOTS 287 & 288		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. Applications B0071/15NY, B0014/16NY, A1129/15NY, A1130/15NY, A0260/16NY will be considered jointly.

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

- 1. Chapter 10.20.30.40, Zoning By-law 569-2013**
Maximum permitted lot coverage is 30%.
Proposed lot coverage of 32%.
- 2. Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m.
Proposed west side yard of 1.2m.
- 3. Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m
Proposed east side yard of 1.2m.
- 4. Chapter 10.5.40.60 (1), Zoning By-law 569-2013**
The minimum required for this zone is 1.8m to the west side property line.
Proposed front porch is 1.2m to the west side property line.
- 5. Chapter 10.20.30.20, Zoning By-law 569-2013**
A minimum lot frontage of 15m is required.
Proposed lot frontage of 10.36m.
- 6. Chapter 10.20.30.10, Zoning By-law 569-2013**
A minimum lot area of 550m² is required.
Proposed lot area of 438.04m².
- 7. Chapter 10.20.40.20, Zoning By-law 569-2013**
Maximum permitted building length is 17m.
Proposed building length is 17.65m.

- 8. Section 13.2.1 & 6(8), Zoning By-law 7625**
The minimum required lot frontage & width is 15m
Proposed lot frontage & width of 10.36m.
- 9. Section 13.2.2, Zoning By-law 7625**
Minimum required lot area is 550m².
Proposed lot area of 438.04m².
- 10. Section 13.2.4, Zoning By-law 7625**
Maximum coverage permitted is 30%.
Proposed coverage of 32%.
- 11. Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed west side yard of 1.2m.
- 12. Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed East side yard of 1.2m
- 13. Section 13.2.5A, Zoning By-law 7625**
Maximum permitted dwelling length is 16.8m
Proposed length of dwelling of 17.65m.

2. 118 HOLLYWOOD AVE

File Number:	B0033/16NY	Zoning	R4/RD(f15.0; a550) (x5)(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	118 HOLLYWOOD AVE	Community:	North York
Legal Description:	PLAN 1801 LOT 264 TO 265		

THE CONSENT REQUESTED:

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

Conveyed - Part 1

Address to be assigned

The frontage is 9.14m and the lot area is 366.4m². The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in Committee of Adjustment file number A0468/16NY.

Retained - Part 2

Address to be assigned

The frontage is 9.14m and the lot area is 366.4m². The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in Committee of Adjustment file number A0467/16NY.

File Numbers B0033/16NY, A0467/16NY and A0468/16NY will be considered jointly.

2a. 118 HOLLYWOOD AVE (PART 1)

File Number:	A0467/16NY	Zoning	R4/RD(f15.0; a550) (x5)(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	118 HOLLYWOOD AVE (PART 1)	Community:	North York
Legal Description:	PLAN 1801 LOT 264 TO 265		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. File Numbers B0033/16NY, A0467/16NY and A0468/16NY will be considered jointly.

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

- 1. Chapter 10.20.30.40, By-law 569-2013**
The maximum permitted coverage is 30%.
Proposed coverage of 32%.
- 2. Chapter 10.20.40.70 & Exception RD5, By-law 569-2013**
The minimum required east side yard setback is 1.8m.
Proposed east side yard setback of 0.6m.
- 3. Chapter 10.20.40.70 & Exception RD5, By-law 569-2013**
The minimum required west side yard setback is 1.8m.
Proposed west side yard setback of 1.2m.
- 4. Chapter 10.5.40.10 (5), By-law 569-2013**
A minimum of 10m² of the 1st floor must be within 4m of the main front wall.
The proposed first floor within 4m of the main front wall is 2.7m².
- 5. Chapter 10.5.40.60 (1), By-law 569-2013**
The minimum required east side lot line for the front porch for this zone is 1.8m.
Proposed front porch is 0.6m from the east side lot line.
- 6. Chapter 10.20.30.20 , By-law 569-2013**
A minimum lot frontage of 15m is required
Proposed lot frontage of 9.14m.
- 7. Chapter 10.20.30.10, By-law 569-2013**
The minimum lot area of 550m² is required.
Proposed lot area of 366.4m².
- 8. Chapter 10.20.40.10, By-law 569-2013**

The maximum permitted height for a pair of side walls is 7.5m.
Proposed wall height of 7.8m for pair of side walls.

- 9. Section 13.2.1 & 6(8), By- law 7625**
The minimum permitted lot frontage and width is 15m.
Proposed lot frontage and width of 9.14m.
- 10 Section 13.2.2, By- law 7625**
The minimum required lot area is 550m².
The proposed lot area is 366.4m².
- 11. Section 13.2.4, By- law 7625**
The maximum permitted lot coverage is 30%
Proposed coverage of 32%.
- 12. Section 13.2.3 & 13.2.3A, By- law 7625**
The minimum permitted side yard setback is 1.5m.
Proposed east side yard setback of 0.6m.
- 13. Section 13.2.3 & 13.2.3A, By- law 7625**
The minimum required west side yard setback is 1.5m
Proposed west side yard setback of 1.2m.
- 14. Section 13.2.6, By- law 7625**
he maximum permitted building height is 8.8m.
Proposed building height of 9.1m.

**2b. 118 HOLLYWOOD AVE
(PART 2)**

File Number:	A0468/16NY	Zoning	R4/RD(f15.0; a550) (x5)(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	118 HOLLYWOOD AVE (PART 2)	Community:	North York
Legal Description:	PLAN 1801 LOT 264 TO 265		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. File Numbers B0033/16NY, A0467/16NY and A0468/16NY will be considered jointly.

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

- 1. Chapter 10.20.30.40, By-law 569-2013**
The maximum permitted coverage is 30%.
Proposed coverage of 32%.
- 2. Chapter 10.20.40.70 & Exception RD5, By-law 569-2013**
The required west side yard setback is 1.8m.
Proposed west side yard setback of 0.6m.
- 3. Chapter 10.20.40.70 & Exception RD5, By-law 569-2013**
The minimum required east side yard setback is 1.8m
Proposed east side yard setback of 1.2m.
- 4. Chapter 10.5.40.10 (5), By-law 569-2013**
A minimum of 10m² of the 1st floor must be within 4m of the main front wall.
The proposed first floor within 4m of the main front wall is 2.7m².
- 5. Chapter 10.5.40.60 (1), By-law 569-2013**
The minimum required west side lot line for the front porch for this zone is 1.8m.
Proposed front porch is 0.6m from the west side lot line.
- 6. Chapter 10.20.30.20 , By-law 569-2013**
A minimum lot frontage of 15m is required
Proposed lot frontage of 9.14m.
- 7. Chapter 10.20.30.10, By-law 569-2013**
The minimum lot area of 550m² is required.
Proposed lot area of 366.4m².
- 8. Chapter 10.20.40.10, By-law 569-2013**
The maximum permitted height for a pair of side walls is 7.5m.

Proposed wall height of 7.8m for pair of side walls.

- 9. Section 13.2.1 & 6(8), By- law 7625**
The minimum permitted lot frontage and width is 15m.
Proposed lot frontage and width of 9.14m.
- 10 Section 13.2.2, By- law 7625**
The minimum required lot area is 550m².
The proposed lot area is 366.4m².
- 11. Section 13.2.4, By- law 7625**
The maximum permitted lot coverage is 30%
Proposed coverage of 32%.
- 12. Section 13.2.3 & 13.2.3A, By- law 7625**
The minimum permitted side yard setback is 1.5m.
Proposed west side yard setback of 0.6m.
- 13. Section 13.2.3 & 13.2.3A, By- law 7625**
The minimum permitted side yard setback is 1.5m.
Proposed east side yard setback of 1.2m.
- 14. Section 13.2.6, By- law 7625**
The maximum permitted building height is 8.8m.
Proposed building height of 9.1m.

3. 102 PLATEAU CRES

File Number:	A1014/16NY	Zoning	RD (f15.0; a550) (x5) / R5 [WAIVER]
Owner(s):		Ward:	Don Valley East (34)
Agent:		Heritage:	Not Applicable
Property Address:	102 PLATEAU CRES	Community:	North York
Legal Description:	PLAN 4566 LOT 567		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please be advised the subject property went before the Committee of Adjustment on September 8th, 2016, REFUSED the application.

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

- 1. Chapter 10.5.40.70.(1)(A), By-law No. 569-2013**
The minimum required front yard setback is 8.97m.
The proposed front yard setback is 8.0m.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 25.0% of the lot area.
The proposed lot coverage is 28.92% of the lot area.
- 3. Section 14.2.4, By-law No. 7625**
The maximum permitted lot coverage is 25.0% of the lot area.
The proposed lot coverage is 28.92% of the lot area.

4. 94 STUART AVE

File Number:	A1026/16NY	Zoning	RD/R6 [BLD]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	94 STUART AVE	Community:	North York
Legal Description:	PLAN M442 PT LOTS 78 & 79		

PURPOSE OF THE APPLICATION:

To construct a new one-storey addition in conjunction 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 19.82m.
- 2. Chapter 10.20.40.20.(2), By-law No. 569-2013**
The maximum permitted building length is 19.00m provided the extension to the building is located 3.00m from each side lot line.
The proposed west side yard setback is 1.83m.
- 3. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.00m.
The proposed building depth is 19.82m.
- 4. Section 14-A(9), By-law No. 7625**
The length of a dwelling may be increased from 15.30m to 18.90m by a 2.10m one-storey extension to the rear of the dwelling if the extension is no wider than half the width of the dwelling and does not exceed 5.00m in height.
The proposed building length is 18.76m (including the rear one-storey extension of 3.52m).

5. 312 HILLHURST BLVD

File Number:	A1027/16NY	Zoning	RD/R4[WAIVER]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	312 HILLHURST BLVD	Community:	North York
Legal Description:	PLAN 1462 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 10.20.40.70, By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.2m.
- 2. 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 main front wall.
The proposed first floor is 8.5m² within 9.1m of the main front wall.
- 3. Section 13.2.3A, By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.2m.
- 4. Section 6A(7), By-law No. 7625**
Elevation of the lowest point of the garage must be higher than the elevation of the centre line of the street across the driveway.
The proposed garage entrance is lower than the centre line of the road across the driveway.

6. 15 HI MOUNT DR

File Number:	A1028/16NY	Zoning	RD/R2 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	15 HI MOUNT DR	Community:	North York
Legal Description:	PLAN M677 L 212		

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing one-storey dwelling, in conjunction with other interior and exterior alterations.

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

- 1. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 2.40m.
The existing and proposed east side yard setback is 1.97m.
- 2. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 2.40m.
The existing and proposed west side yard setback is 2.11m.
- 3. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height for a flat or shallow roof is 7.20m.
The proposed building height is 7.44m.
- 4. Section 11.2.4(b), By-law No. 7625**
The minimum required side yard setback is 2.40m.
The existing and proposed east side yard setback is 1.97m.
- 5. Section 11.2.4(b), By-law No. 7625**
The minimum required side yard setback is 2.40m.
The existing and proposed west side yard setback is 2.11m.
- 6. Section 11.2.6, By-law No. 7625**
The maximum permitted building height for a flat roof is 8.00m.
The proposed building height is 8.21m.

7. 119 STIBBARD AVE

File Number:	A1029/16NY	Zoning	R1Z0.35/RD(f10.5; d0.35) (x1429)(waiver)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	119 STIBBARD AVE	Community:	Toronto
Legal Description:	PLAN 691 BLK C PT LOT 16 PT LOT 17		

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:

- 1. Section 6(3) Part II, Zoning By-law 438-86**
The maximum permitted GFA is 0.35 times the lot area,
The proposed GFA is 0.58 times the lot area.
- 2. Section 6(3) Part II 8, Zoning By-law 438-86**
The maximum permitted height of rear platform is 1.2m above adjacent grade.
The proposed rear platform is 2.43m above grade.
- 3. Section 6(3) Part II 3, Zoning By-law 438-86**
The by-law requires a detached house to have a minimum side lot line setback of 7.5m from the side lot line for that portion of the building exceeding 17.0m in depth.
The proposed side lot line setback is 0.9m on the east side for the portion of the house beyond the 17m depth.
- 4. Section 6(3) Part II 3, Zoning By-law 438-86**
The by-law requires a detached house to have a minimum side lot line setback of 7.5m from the side lot line for that portion of the building exceeding 17.0m in depth.
The proposed side lot line setback is 1.1m on the west side for the portion of the house beyond the 17m depth.
- 5. Section 6(3) Part IV 3, Zoning By-law 438-86**
The by-law does not permit an integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line.
The proposed integral garage is below grade.
- 6. Chapter 10.20.40.40, Zoning By-law 569-2013**
The maximum permitted floor space index (FSI) is 0.35 times the lot area,
The proposed floor space index (FSI) is 0.58 times the lot area.
- 7. Chapter 10.5.40.10 (5), Zoning By-law 569-2013**
A minimum of 10.0m² of the first floor must be within 4.0m of the front main wall.
The proposed first floor within 4m of the front mail wall is 2.75m².

- 8. Chapter 10.20.40.10, Zoning By-law 569-2013**
The maximum permitted wall height is 7m.
The proposed wall height for the pair of side walls is 7.58m
- 9. Chapter 10.20.40.10, Zoning By-law 569-2013**
The maximum permitted building height is 9m.
The proposed building height is 9.5m.

8. 128 HOUNSLOW AVE

File Number:	A1030/16NY	Zoning	R4/RD[WAIVER]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	128 HOUNSLOW AVE	Community:	North York
Legal Description:	PLAN 2057 PT LOT 31 PT LOT 38		

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, By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot coverage.
The proposed lot coverage is 32% of the lot coverage.
- 2. Chapter 10.20.40.20, By-law No. 569-2013**
The maximum permitted building length is 17m.
The proposed building length is 17.29m.
- 3. 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.
- 4. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.1m.
- 5. Section 13.2.5(a), By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 17.29m.

9. 189 HOUNSLOW AVE

File Number:	A1031/16NY	Zoning	RD/R4 [WAV]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	189 HOUNSLOW AVE	Community:	North York
Legal Description:	PLAN 2057 PT LOT 53		

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 32.00% of the lot area.
- 2. 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.
- 3. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.10m.

10. 361 HOLLYWOOD AVE

File Number:	A1032/16NY	Zoning	R4/RD (f15.0; a550)(x5)[WAIIVER]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	361 HOLLYWOOD AVE	Community:	North York
Legal Description:	PLAN 1801 LOT 132 PT LOT 131		

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, By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The existing lot coverage is 32% of the lot area.
- 2. Chapter 10.20.40.70, By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.2m.
- 3. Chapter 10.20.40.70, By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.2m.
- 4. Chapter 10.20.40.10, By-law No. 569-2013**
The maximum permitted wall height is 7.5m.
The proposed main side wall height is 7.8m.
- 5. Section 13.2.1 & 6(8), By-law No. 7625**
The minimum required lot frontage and width is 15m.
The proposed lot frontage and width is 13.72m.
- 6. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550m².
The existing lot area is 528.6m².
- 7. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The existing lot coverage is 32% of the lot area.
- 8. Section 13.2.3(a), By-law No. 7625**
The minimum required side yard setback is 1.67m.
The proposed west side yard setback is 1.2m.

- 9. Section 13.2.3(a), By-law No. 7625**
The minimum required side yard setback is 1.67m.
The proposed east side yard setback is 1.2m.
- 10. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 9.1m.
The proposed building height is 8.8m.

11. 569 CONACHER DR

File Number:	A1033/16NY	Zoning	RD/R3 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	569 CONACHER DR	Community:	North York
Legal Description:	PLAN 3465 N PT LOT 24		

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 32.00% of the lot area.
- 2. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 6.00m.
The proposed front yard setback is 3.58m.
- 3. Chapter 10.5.100.1.(1), By-law No. 569-2013**
The maximum permitted driveway width is 6.00m.
The proposed driveway width is 8.73m.
- 4. Chapter 10.5.80.40.(1), By-law No. 569-2013**
The maximum combined width of all vehicle entrances through the front main wall of the residential building is 6.00m.
The proposed combined width of all vehicle entrances through the front main wall is 7.30m.
- 5. 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 1.59m.
- 6. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.58m.
- 7. Section 12.4(a)(iii), By-law No. 7625**
The minimum required front yard setback is 5.25m.
The proposed front yard setback is 3.58m.
- 8. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.59m.

- 9. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.58m.
- 10. Section 12.6, By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.00% of the lot area.
- 11. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 8.90m.
- 12. Section 6A(5)a, By-law No. 7625**
The maximum permitted access to parking width is 6.00m.
The proposed access to parking is 8.73m wide.

12. 9 ROMNEY RD

File Number:	A1036/16NY	Zoning	R3/RD(f15.0; a600)(x5)(ZR)
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	9 ROMNEY RD	Community:	North York
Legal Description:	PLAN 2456 PT LOTS 51 & 52		

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:

- 1. 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: 198.4m².
The proposed lot coverage is 34.2 percent of the lot area: 226.3m².
- 2. 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 17.99m.
- 3. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013**
The required minimum front yard setback is 6.66m.
The proposed front yard setback is 6.07m.
- 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 east side yard setback is 1.22m.
- 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 west side yard setback is 1.68m.
- 6. Section 12.4(a), Zoning By-law No. 7625**
The minimum required front yard setback is 7.5m.
The proposed front yard setback is 6.07m.
- 7. Section 12.4(b), Zoning By-law No. 7625**
The minimum required east side yard setback is 1.8m.
The proposed east side yard setback is 1.22m.
- 8. Section 12.4(b), Zoning By-law No. 7625**
The minimum required west side yard setback is 1.8m.
The proposed west side yard setback is 1.68m.
- 9. Section 12.5A, Zoning By-law No. 7625**

The maximum permitted building length is 16.8m.
The proposed building length is 17.56m.

10. Section 12.6, Zoning By-law No. 7625

The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 34.3% of the lot area.

13. 93 ROSLIN AVE

File Number:	A1037/16NY	Zoning	R2 Z0.6/R (f7.5; d0.6)[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	93 ROSLIN AVE	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 182		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 200.5.10.1.(1), By-law No. 569-2013**
The required minimum number of parking space for the detached house is 1 spaces.
The proposal will have 0 spaces on the lot.
- 2. Section 4(4)(b), By-law No. 438-86**
The required minimum number of parking space for the detached house is 1 spaces.
The proposal will have 0 spaces on the lot.

14. 91 ROANOKE RD

File Number:	A1038/16NY	Zoning	RD/R5 [ZZC]
Owner(s):		Ward:	Don Valley East (34)
Agent:		Heritage:	Not Applicable
Property Address:	91 ROANOKE RD	Community:	North York
Legal Description:	PLAN M766 LOT 1254		

PURPOSE OF THE APPLICATION:

To construct a new two-storey addition to the rear of the existing 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 17.60m.
- 2. Chapter 10.20.40.70.(2), By-law No. 569-2013**
The minimum required rear yard setback is 7.60m.
The proposed rear yard setback is 5.05m.
- 3. Section 14.2.3(c), By-law No. 7625**
The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is 5.05m.
- 4. Section 14.2.4(c), By-law No. 7625**
The maximum permitted lot coverage is 27.00% of the lot area.
The proposed lot coverage is 29.30% 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 17.60m.

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

15. 204 EPSOM DOWNS DR

File Number:	A1039/16NY	Zoning	R5/RD (f15.0; a550) (x5)[ZONING]
Owner(s):		Ward:	York Centre (09)
Agent:		Heritage:	Not Applicable
Property Address:	204 EPSOM DOWNS DR	Community:	North York
Legal Description:	PLAN 3732 LOT 11		

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition to the existing one-storey dwelling including a proposed driveway and garage on Chappel Hill Rd.

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
First floor area must be a minimum of 10m² within 4m measured from the front main wall.
The proposed first floor area is 2.43m² located 7.40m from the front main wall.
- 2. 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 4.0m².
The proposed area of the front platform at or above the second storey is 5.58m².
- 3. 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 4.0m².
The proposed area of the rear platform at or above the second storey is 18.36m².
- 4. Chapter 10.5.50.10.(2), By-law No. 569-2013**
A corner lot with a detached house must have a minimum of 75% side yard soft landscaping.
The proposed side yard soft landscaping area is 72.4%.
- 5. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.0m.
The proposed building depth is 19.76m.
- 6. Section 6(9)(a), By-law No. 7625**
The minimum requirement for permitted projection of eaves is 0.50m.
The proposed projection of eaves is 0.57m.

16. 232 CARMICHAEL AVE

File Number:	A1040/16NY	Zoning	RD/R4(94) [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	232 CARMICHAEL AVE	Community:	North York
Legal Description:	PLAN 1831 PT LOT 84		

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)(B), By-law No. 569-2013**
The minimum required front yard setback is 7.94m.
The proposed front yard setback is 7.28m.
- 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 35.40% of the lot area.
- 3. Chapter 10.5.100.1.(1), By-law No. 569-2013**
The maximum permitted driveway width is 5.49m.
The proposed driveway width is 5.64m.
- 4. 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 front yard or rear yard 2.50m, if it is no closer to a side lot line than the minimum required side yard setback; 1.80m.
The proposed canopy over the garage is 1.37m from the west side lot line.
- 5. 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 1.52m.
- 6. 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.
- 7. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550.00m².
The existing lot area is 534.16m².
- 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 35.40% of the lot area.
- 9. 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 1.52m.

10. 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.

11. 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 a side lot line than the minimum side yard setback for the main building; 1.80m.
The proposed canopy over the garage is 1.37m from the west side lot line.

17. 118 BEECHWOOD AVE

File Number:	A1041/16NY	Zoning	R3/RD (f18.0; a690) (x885)(ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	118 BEECHWOOD AVE	Community:	North York
Legal Description:	PLAN 1839 PT LOT 2 PT LOT 3		

PURPOSE OF THE APPLICATION:

To construct a two-storey and one-storey addition, including a wood deck, covered porch and terrace at the rear of the existing dwelling, along with a partial second floor addition, and a new two-storey front addition.

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

- 1. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 35.4% percent of the lot area including the covered/excavated rear porch.
- 2. Chapter 10.20.40.20, Zoning By-law No. 569-2013**
The maximum permitted building length is 17m.
The proposed building length is 23.08m including the rear excavated and covered porch.
- 3. 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 23.26m.
- 4. Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**
The minimum required east side yard setback is 1.8m.
The existing and proposed east side yard setback is 1.2m.
- 5. Section 12.4(a), Zoning By-law No. 7625**
The minimum required front yard setback is 6.5m.
The proposed front yard setback is 5.91m.
- 6. Section 12.6, Zoning By-law No. 7625**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 35.4% of the lot area including the rear excavated and covered porch.
- 7. Section 12.4(b), Zoning By-law No. 7625**
The minimum required east side yard setback is 1.8m.
The existing and proposed east side yard setback is 1.2m.
- 8. Section 12.5A, Zoning By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 23.08m including the excavated covered rear porch.

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

Canopies 2.3m² or less in area shall be permitted to project into one minimum side yard setback not more than 1.6m, but no closer than 0.6m from any side lot line.

The proposed side canopy exceeds 2.3m² in area and is located 0.3m from the west lot line.

18. 396 ELM RD

File Number:	A1042/16NY	Zoning	R7(16)/RD (f 9 ; a 275) [ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	396 ELM RD	Community:	North York
Legal Description:	PLAN 2529 PT LOT 117 AND 118		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the front yard soft landscaping area.

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 40.6%.
- 2. Section 7.4B, By-law No. 7625**
The minimum required front yard soft landscaping area is 75%.
The proposed front yard soft landscaping area is 40.6%.

19. 55 CORWIN CRES

File Number:	A1043/16NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	55 CORWIN CRES	Community:	North York
Legal Description:	PLAN 3804 LOT 165		

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 10.5.60.20.(9), By-law No. 569-2013**
The minimum required side yard setback for a swimming pool or other ancillary structure used to hold water is 1.80m.
The proposed side yard setback for the structure holding water is 1.20m.
- 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 33.80% 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 north 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 south 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 north 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 south 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 33.80% of the lot area.
- 8. Section 6(9)(n), By-law No. 7625**
The maximum permitted cumulative width of bay windows is 50.00% of the width of the wall.
The proposed cumulative width is 52.00% for the rear first storey and second storey bay windows.

20. 37 BARCLAY RD

File Number:	A1044/16NY	Zoning	R6/RD (x1463)[ZONING]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	37 BARCLAY RD	Community:	North York
Legal Description:	PLAN 3639 LOT 68		

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 6.39m.
The proposed front yard setback is 6.38m.
- 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 34.33% of the lot area.
- 3. Chapter 10.5.100.1.(1), By-law No. 569-2013**
The maximum permitted driveway is 3.20m wide.
The proposed driveway is 4.99m wide.
- 4. 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 front yard or rear yard 2.5m, if it is no closer to a side lot line than the minimum required side yard setback of 1.2m.
The proposed front canopy is 0.92m from the north and south side lot line.
- 5. Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 34.33% of the lot area.
- 6. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.3m.
The proposed building length is 17.91m.
- 7. Section 6(9)(f), By-law No. 7625**
Porches shall be permitted to project into the minimum front yard setback not more than 2.1m.
The proposed front porch projects 2.75m.
- 8. Section 6(9)(f), By-law No. 7625**
Canopies shall be permitted to project into the minimum front yard setback not more than 2.1m but no closer to a side lot line than the minimum side yard setback for the main building of 1.2m.
The proposed front canopy projects 2.75m and is 0.92m from the north and south side lot line.
- 9. Section 6(9)(j), By-law No. 7625**

Canopies are permitted to project into 1 side yard only.
The proposed canopies project into 2 side yards.

10. Section 14-a(9)(c)(v), By-law No. 7625

Any canopies projecting 2.1m or less beyond the front wall of the building shall be excluded in determining the length of the dwelling.

The proposed canopy projects 2.75m from the front wall of the building.

21. 91 BOCASTLE AVE

File Number:	A1045/16NY	Zoning	RD/R1 Z0.35 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	91 BOCASTLE AVE	Community:	Toronto
Legal Description:	PT LOT 7 PLAN 1605Y RD 180 PT 5		

PURPOSE OF THE APPLICATION:

To construct a two-storey addition to the front of the existing two-storey dwelling, in conjunction with a second storey addition above the existing attached garage.

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

- 1. Chapter 10.20.40.70.(3)(B), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.006m.
- 2. Chapter 10.20.40.70.(3)(B), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 0.966m.
- 3. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted gross floor area is 0.35 times the lot area.
The existing gross floor area is 0.348 times the lot area.
The proposed gross floor area is 0.50 times the lot area.
- 4. 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 existing gross floor area is 0.348 times the lot area.
The proposed gross floor area is 0.50 times the lot area.

22. 53 SOUTHWELL DR

File Number:	A1046/16NY	Zoning	R4/RD[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	53 SOUTHWELL DR	Community:	North York
Legal Description:	PLAN 4768 LOT 696		

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 8.61m.
The proposed front yard setback is 7.50m.
- 2. 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 28% of the lot area.
- 3. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 25% of the lot area.
The proposed lot coverage is 28% of the lot area.
- 4. Section 6(24), By-law No. 7625**
The maximum projection of an unexcavated deck in the rear is 2.1m from the wall if it is greater than 1m above all points of the adjacent ground.
The proposed deck projects 3.38m from the wall and is 1.19m above the adjacent ground.

23. 405 GORDON BAKER RD

File Number:	A1047/16NY	Zoning	MO [PPR]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	405 GORDON BAKER RD	Community:	North York
Legal Description:	PLAN 8724 PT BLK M RP 64R2401 PART 1		

PURPOSE OF THE APPLICATION:

To permit the expansion of the existing Place of Worship, within the existing building.

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

1. Section 6(26)(h), By-law No. 7625

In all Industrial zones the size of a place of worship shall not exceed 2,787.00m² of gross floor area.

The existing gross floor area is 4,710.00² (OMB File No. PL090168)

The proposed place of worship gross floor area is 5,292.27m².

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

24. 32 HADDON ST

File Number:	A0987/16NY	Zoning	R/R2 Z0.6 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	32 HADDON ST	Community:	Toronto
Legal Description:	PLAN 508 E PT LOTS 65 & 66		

PURPOSE OF THE APPLICATION:

To construct a new third storey addition over the existing two-storey dwelling in conjunction with a new covered front porch.

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 is 75.00%.
The proposed front yard soft landscaping is 53.60%.
- 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 0.81 times the lot area.
- 3. 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 0.81 times the lot area.
- 4. Section 6(3) Part III 3(d)i(D), By-law No. 438-86**
The minimum required front yard soft landscaping is 75.00%.
The proposed front yard soft landscaping is 53.60%.

25. 143 RONAN AVE

File Number:	A1049/16NY	Zoning	R2 Z0.6[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	143 RONAN AVE	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 327		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition to the south east portion of the existing two-storey dwelling.

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

- 1. Section 6(3) Part II 7(II) A, By-law No. 438-86**
The by-law requires an accessory structure to have a minimum set back of 4.5m to an adjacent residential building.
The proposed setback to the adjacent building at the rear is 1.835m.

26. 271 ST LEONARDS AVE

File Number:	A1051/16NY	Zoning	R3/RD (f18.0; a690)[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	271 ST LEONARDS AVE	Community:	North York
Legal Description:	PLAN 1534 LOT 452		

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 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 19.0m.
The proposed building length is 19.35m.
- 2. Chapter 10.20.40.70(1), By-law No. 569-2013**
The minimum required front yard setback is 9.58m.
The proposed front yard setback is 8.5m.
- 3. 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 1.22m.
- 4. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.24m.
- 5. Section 12.2 and 6(8), By-law No. 7625**
The minimum required lot frontage and lot width is 18m.
The proposed lot frontage and lot width is 15.28m.
- 6. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.22m.
- 7. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.24m.
- 8. Section 12.5A, By-law No. 7625**
The maximum permitted building length is 18.9m.
The proposed building length is 20.35m.

27. 41 ATHABASKA AVE

File Number:	A1052/16NY	Zoning	RD/R6 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	41 ATHABASKA AVE	Community:	North York
Legal Description:	PLAN 2385 E 232 TO 233		

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 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 7.20m for a flat or shallow roof.
The proposed building height is 9.29m.
- 3. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 7.78m.
The proposed front yard setback is 6.40m.
- 4. Chapter 200.5.1.10.(2), By-law No. 569-2013**
The minimum required parking space must have minimum length of 5.60m.
The proposed parking space will have a length of 5.46m.
- 5. 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 32.30% of the lot area.
- 6. Section 6A(3), By-law No. 7625**
The minimum required parking space must have minimum length of 5.60m.
The proposed parking space will have a length of 5.46m.
- 7. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.00m.
The proposed building height is 9.49m.
- 8. Section 14-B(9), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 15.85m.
- 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 2.59m from the rear wall and is 51.60% of the width of the dwelling.

28. 236 BOWOOD AVE

File Number:	A1053/16NY	Zoning	R2/R (f7.5; d0.6) (x933)[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	236 BOWOOD AVE	Community:	Toronto
Legal Description:	PLAN M260 PT LOTS 198 & 199		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition to the existing two-storey dwelling, including a front covered porch.

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

- 1. Chapter 10.10.40.10.(2), By-law No. 569-2013**
The maximum permitted exterior main wall height is 7.5m for no less than for 100% of all side main walls.
The proposed main wall height is 8.234m.
- 2. Chapter 10.10.40.40.(2), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.69 times the area of the lot.
The proposed Floor Space Index is 0.91238 times the area of the lot.
- 3. 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 project 0.3m and is 0.01m from the west lot line.
- 4. Section 6(3) Part IV 3(I), By-law No. 438-86**
The by-law does not permit an integral garage in a building on a lot having a frontage of less than 7.62m where access to the garage is located in a wall facing the front lot line.
The proposed integral garage is in a wall that faces the front lot line.
- 5. 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 not exceeding 17.0m in depth that contains openings is 0.9m.
The proposed east side lot line setback is 0.31m.
- 6. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted Gross Floor Area is 0.6 times the area of the lot.
The proposed Gross Floor Area is 0.91 times the area of the lot.

29. 25 IRVINGTON CRES

File Number:	A1054/16NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	25 IRVINGTON CRES	Community:	North York
Legal Description:	PLAN 3896 LOT 98		

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 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.53m.
- 2. 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.
- 3. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 7.76m.
The proposed front yard setback is 6.62m.
- 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 18.96m.
- 5. 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 front stairs are 2.50m wide.
- 6. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 18.96m.
- 7. 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 1.53m.
- 8. 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.

30. 181 DELL PARK AVE

File Number:	A1055/16NY	Zoning	R5/RD(f15.0;a550)(x5)[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	181 DELL PARK AVE	Community:	North York
Legal Description:	PLAN 2049 LOT 406 E PT LOT 407		

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 35% of the lot area.
The proposed lot coverage is 43.9% of the lot area.
- 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 1.2m.
- Section 14.2.3(a), By-law No. 7625**
The minimum required front yard setback is 6.5m.
The proposed front yard setback is 6m.
- Section 14.2.4, By-law No. 7625**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 38.6% of the lot area.
- Section 6(24)(c), By-law No. 7625**
A deck in the rear yard shall not exceed 1m in height, project more than 2.1m from the rear wall, and shall not be more than 0.5 times the width of the dwelling.
The proposed deck in the rear is 1.35m in height, projects 3.66m from the rear main wall, and is 0.8 times the width of the dwelling.
- Section 6(24), By-law No. 7625**
All unexcavated porches and 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 unexcavated deck in the rear yard occupies 7.8% of the lot area.

31. 71 BRIAN DR

File Number:	A1056/16NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Don Valley East (33)
Agent:		Heritage:	Not Applicable
Property Address:	71 BRIAN DR	Community:	North York
Legal Description:	PLAN M1042 LOT 210 NRS TO		

PURPOSE OF THE APPLICATION:

To construct a second storey addition to the south portion of the existing dwelling.

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

- 1. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The existing and proposed south side yard setback is 1.38m.
- 2. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The existing and proposed south side yard setback is 1.38m.

32. 56 GWENDOLEN AVE

File Number:	A1057/16NY	Zoning	RD/R6[WAIVER]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	56 GWENDOLEN AVE	Community:	North York
Legal Description:	PLAN M442 W PT LOT 103		

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 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all side wall exterior main walls facing a side lot line is 7.5m.
The proposed height of all side exterior main walls facing a side lot line is 8.2m.
- 2. 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 1.82m.
- 3. Section 14-(a)(8), By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.62m.
- 4. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 16.23m.
- 5. Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.9% of the lot area.

33. 6 REVCOE DR

File Number:	A1058/16NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	6 REVCOE DR	Community:	North York
Legal Description:	PLAN 5345 L 14		

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 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.50m.
- 2. 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.
- 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 east side exterior main wall facing a side lot line is 8.23m for 13.50% of the width of the wall.
- 4. 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.
- 5. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 6.00m.
The proposed front yard setback is 5.25m.
- 6. 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 10.00m from that shoreline hazard limit or stable top-of-bank.
The proposed building is set back 8.23m from that shoreline hazard limit or stable top-of-bank.
- 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 32.00% of the lot area.
- 8. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.10m.
- 9. Section 6(30), By-law No. 7625**

The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.68m.

10. 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.

11. 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.

12. Section 6A(2)a, By-law No. 7625

The minimum required number of parking spaces is two (2).
The proposed number of parking spaces is one (1).

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

34. 127 GOULDING AVE

File Number:	A1059/16NY	Zoning	R4/RD (f15.0; a610) (x5)(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	127 GOULDING AVE	Community:	North York
Legal Description:	PLAN 2366 L 225		

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:

- 1. Chapter 10.5.40.70 (1)(B), Zoning By-law No. 569-2013**
The permitted minimum front yard setback is 8.51m.
The proposed front yard setback is 8.39m.
- 2. Chapter 10.20.40.70 (3)(A), (5) Exception RD 5, Zoning By-law No. 569-2013**
The minimum side yard setback is 1.8m.
The proposed west side yard setback is 1.55m.
- 3. Chapter 10.20.40.70 (3)(A), (5) Exception RD 5, Zoning By-law No. 569-2013**
The minimum side yard setback is 1.8m.
The proposed east side yard setback is 1.55m.
- 4. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 30 % of the lot area: 183.66m².
The proposed lot coverage is 32.23 % of the lot area: 197.29m².
- 5. Chapter 10.5.50.10.(1), Zoning By-law No. 569-2013**
(C) On a lot with a detached house, semi-detached house, duplex, triplex, fourplex or townhouse, with a lot frontage of 15.0m or greater, a minimum of 60 % of the front yard must be landscaping: 74.65m².
The proposed front yard landscaping area is 57.68 %: 70.66m².
- 6. Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required west side yard setback is 1.8m.
The proposed west side yard setback is 1.55m.
- 7. Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required east side yard setback is 1.8m.
The proposed east side yard setback is 1.55m.

- 8. 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 32.55% of the lot area.
- 9. Section 6A(5)a, Zoning By-law No. 7625**
The minimum access required for parking areas is 2.6m.
The proposed access to parking is 2.0m at the edge of the tree protection zone.

35. 193 JOHNSTON AVE

File Number:	A1060/16NY	Zoning	R6/RD[ZONING]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	193 JOHNSTON AVE	Community:	North York
Legal Description:	PLAN 1743 LOTS 250 & 251		

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 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted main wall height is 7.5m.
The proposed side main wall height is 7.74m and 9.43m for a portion.
- 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 32.2% of the lot area.
- 3. Section 14-A(5)c, By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.2m.
- 4. Section 14-A(5)c, By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.2m.
- 5. Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32.2% of the lot area.
- 6. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.1m.
- 7. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.3m.
The proposed building length is 17.19m.

36. 67 BURBANK DR

File Number:	A1061/16NY	Zoning	RD/R3 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	67 BURBANK DR	Community:	North York
Legal Description:	PLAN 4847 LOT 79 PT BLK C		

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.(1), By-law No. 569-2013**
The maximum permitted driveway width is 9.00m.
The proposed driveway width is 9.86m.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10.00m.
The proposed building height is 11.61m.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all exterior main walls is 7.50m.
The proposed height of the front exterior main wall is 10.80m.
- 4. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all exterior main walls is 7.50m.
The proposed height of the rear exterior main wall is 9.60m.
- 5. 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 wall facing a side lot line is 8.30m.
- 6. 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 wall facing a side lot line is 7.80m.
- 7. 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 1.49m.
- 8. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.80m.
- 9. Section 6A(5)a, By-law No. 7625**
The maximum permitted driveway width is 9.00m.
The proposed driveway width is 9.86m.

37. 16 ARDROSSAN PL

File Number:	A1062/16NY	Zoning	R2 Z0.6/R (f7.5; d0.6)(x933)[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	16 ARDROSSAN PL	Community:	Toronto
Legal Description:	PLAN 1707 PT LOTS 131 & 132		

PURPOSE OF THE APPLICATION:

To construct a third floor addition above the existing two-storey dwelling.

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

- 1. Chapter 10.10.40.40.(1)(A), 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 0.612 times the area of the lot.
- 2. Chapter 10.10.40.10.(2)(B)(ii), 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 9.7m.
- 3. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted Gross Floor Area is 0.6 times the area of the lot.
The proposed Gross Floor Area is 0.612 times the area of the lot.

38. 1 FORDHAM PL

File Number:	A1063/16NY	Zoning	RD/R5 [BLD]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	1 FORDHAM PL	Community:	North York
Legal Description:	PLAN 4332 LOT 429		

PURPOSE OF THE APPLICATION:

To construct a new one-storey addition (sunroom) to the rear of the existing dwelling.

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 27.79% of the lot area.
- 2. 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 27.79% of the lot area.
- 3. Section 14.2.3c, By-law No. 7625**
The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is 9.20m.

39. 301 ELLERSLIE AVE

File Number:	A1064/16NY	Zoning	RD/R4[ZONING]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	301 ELLERSLIE AVE	Community:	North York
Legal Description:	PLAN 2334 PT LOT 32 WPT		

PURPOSE OF THE APPLICATION:

To construct a second floor addition above the existing one-storey dwelling. The applicant is also proposing to construct a two-storey addition on the west portion of the dwelling.

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

- 1. 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 1.2m.
- 2. Chapter 10.5.60.30.(1), By-law No. 569-2013**
An ancillary building or structure must be 1.8m from the residential building.
The ancillary structure is 1.69m from the residential building.
- 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 18.80m.
- 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 20.35m.
- 5. Section 13.2.3(b), By-law No. 7625**
The minimum required west side yard setback is 1.8m.
The proposed west side yard setback is 1.2m.
- 6. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 30.33m (including garage).

40. 208 DUNFOREST AVE

File Number:	A1065/16NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	208 DUNFOREST AVE	Community:	North York
Legal Description:	PLAN 3691 PT LOT 44		

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 10.5.40.50.(2), By-law No. 569-2013**
A platform attached to or within 0.30m of a building must comply with the required minimum building setbacks for the zone; 1.80m.
The proposed front porch and rear deck have an east side yard setback of 1.50m.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10.00m.
The proposed building height is 10.32m.
- 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 8.49m.
- 4. 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.
- 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 1.50m.
- 6. 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 front stairs are 2.44m wide.
- 7. 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 31.40% 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 east side yard setback is 1.50m.

- 9. 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.
- 10. 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 32.70% of the lot area.
- 11. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 19.47m (which includes the rear balcony that projects more than 1.60m).
- 12. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.05m.
- 13. Section 13.2.6, By-law No. 7625**
The maximum number of storeys permitted is two (2).
The proposed number of storeys is three (3).
- 14. Section 13.2.6A, By-law No. 7625**
Section 13.2.6A, By-law No. 7625
The maximum permitted balcony area is 3.80m².
The proposed front balcony area is 8.89m².
- 15. Section 13.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.80m².
The proposed rear balcony area is 10.20m².

41. 68 GLENGOWAN RD

File Number:	A1066/16NY	Zoning	R (f7.5; d0.6)(x933)/R2 Z0.6[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	68 GLENGOWAN RD	Community:	Toronto
Legal Description:	PLAN 511E LOT 28		

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition to the existing two-storey dwelling, including a one-storey extension to the garage.

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 0.39 times the area of the lot.
- 2. 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 0.77m.
- 3. 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 0.39 times the area of the lot.
- 4. Section Part II 3.B(II), By-law No. 438-86**
The minimum required side lot line setback for that portion of the building not exceeding 17.0m in depth is 0.9m.
The proposed east side lot line setback is 0.77m.

42. 172 MAPLEHURST AVE

File Number:	A1067/16NY	Zoning	RD/R4 [WAV]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	172 MAPLEHURST AVE	Community:	North York
Legal Description:	PLAN M372 LOT 88		

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 32.00% of the lot area.
- 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 7.50m.
The proposed height of the east side exterior main walls facing a side lot line is 8.30m for 14.00% of the width of the wall.
- 3. 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.
- 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. 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.
- 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 1.50m.
- 7. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.10m.
- 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 32.00% of the lot area.

- 9. Section 6(30), By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.65m.
- 10. Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 6.50m.
The proposed front yard setback is 5.93m.

43. 27 UNSWORTH AVE

File Number:	A1068/16NY	Zoning	R Z0.6/R (f7.5; d0.6) x604[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	27 UNSWORTH AVE	Community:	Toronto
Legal Description:	PLAN E 601 PT LOT 7 PT LOT 8		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition to 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. 10.40.40.(2), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.69 times the area of the lot.
The proposed Floor Space Index is 0.81 times the area of the lot.
- 2. Section 6(3) Part VI 1(I), By-law No. 438-86**
The maximum permitted Gross Floor Area is 0.69 times the area of the lot.
The proposed Gross Floor Area is 0.81 times the area of the lot.

44. 52 ROE AVE

File Number:	A1070/16NY	Zoning	R2 Z0.6/R (f7.5; d0.6) (x604)[BLD]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	52 ROE AVE	Community:	Toronto
Legal Description:	PLAN 496E PT LOT 49		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.50, By-law No. 569-2013**
The minimum required side yard setback for a platform is 0.9m.
The proposed deck is 0.76m to the east side yard setback.
- 2. Section 6(3) Part II 8D, By-law No. 438-86**
The maximum permitted platform projection from the front or rear wall is 2.5m.
The proposed platform projection from the rear wall is 3.05m.
- 3. Section 6(3) Part II 8D(I), By-law No. 438-86**
The maximum permitted height of the platform above average grade is 1.2m.
The proposed height of the platform above average grade is 2.18m.

45. 83 BELGRAVIA AVE

File Number:	A1071/16NY	Zoning	RM/R2 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	83 BELGRAVIA AVE	Community:	York
Legal Description:	PLAN 1499 W PT LOT 68		

PURPOSE OF THE APPLICATION:

To construct a second storey addition over 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 0.50m.
The proposed east side yard setback is 0.36m.
- 2. Section 3, By-law No. 1-83**
The maximum permitted canopy projection into the front yard is 2.40m.
The proposed canopy projects 2.70m.

46. 9 MACNAUGHTON RD

File Number:	A0831/16NY	Zoning	RD/R1B [ZZC]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	9 MACNAUGHTON RD	Community:	East York
Legal Description:	PLAN 2121 PT LOT 200 PT LOT 201		

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 10, 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.(1), By-law No. 569-2013**
The maximum permitted building height is 8.50m.
The proposed building height is 8.80m.
- 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 17.98m.
- 3. 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 0.634 times the lot area.
- 4. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed north side yard setback is 0.90m.
- 5. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed south side yard setback is 0.90m.
- 6. Section 6.3.3, By-law No. 1916**
The maximum permitted building height is 8.50m.
The proposed building height is 8.80m.
- 7. Section 6.3.3, By-law No. 1916**
The maximum permitted building length is 16.75m.
The proposed building length is 17.98m.
- 8. 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 0.634 times the lot area.

3. OTHER BUSINESS