

COMMITTEE OF ADJUSTMENT AGENDA NORTH YORK PANEL

Hearing Date: Thursday, January 26, 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.	B0065/16NY		20 DE BOERS DR	York West (08)
2.	A0988/16NY		30 PARKHURST BLVD	Don Valley West (26)
3.	A0989/16NY		385 MELROSE AVE	Eglinton-Lawrence (16)
4.	A0990/16NY		126 ANNDALE DR	Willowdale (23)
5.	A0991/16NY		253 POYNTZ AVE	Willowdale (23)
6.	A0992/16NY		496 BROOKDALE AVE	Eglinton-Lawrence (16)
7.	A0993/16NY		110 MCALLISTER RD	York Centre (10)
8.	A0995/16NY		144 BURBANK DR	Willowdale (24)

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| 9. | A0996/16NY | 60 SUMNER HEIGHTS DR | Willowdale (24) |
| 10. | A0998/16NY | 88 DUNCAIRN RD | Don Valley West (25) |

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

	File Number	Owner	Property	Community (Ward)
11.	A0999/16NY		12 DEQUINCY BLVD	York Centre (10)
12.	A1000/16NY		465 WESTMOUNT AVE	Eglinton-Lawrence (15)
13.	A1001/16NY		64 ROBERTA DR	Eglinton-Lawrence (15)
14.	A1002/16NY		92 GLENVIEW AVE	Eglinton-Lawrence (16)
15.	A1003/16NY		94 SEARLE AVE	York Centre (10)
16.	A1006/16NY		17 STRATHGOWAN CRES	Don Valley West (25)
17.	A1007/16NY		70 NORDEN CRES	Don Valley West (25)
18.	A1009/16NY		6 GEDDES CRT	York Centre (10)
19.	A1010/16NY		152 RANDOLPH RD	Don Valley West (26)

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

	File Number	Owner	Property	Community (Ward)
20.	A1011/16NY		15 STORMONT AVE	Eglinton-Lawrence (16)
21.	A1012/16NY		433 HEATH ST E	Don Valley West (26)
22.	A1013/16NY		138 SHELBORNE AVE	Eglinton-Lawrence (15)
23.	A1014/16NY		102 PLATEAU CRES	Don Valley East (34)
24.	A1015/16NY		55 CHERRYSTONE DR	Willowdale (24)
25.	A1018/16NY		1 CLOEBURY CRT	Willowdale (23)
26.	A1019/16NY		21 DENEWOOD CRES	Don Valley West (25)

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| 27. | A1020/16NY | 39 LEACROFT CRES | Don Valley West (25) |
| 28. | A1021/16NY | 106 BRIAR HILL AVE | Eglinton-Lawrence (16) |
| 29. | A1022/16NY | 127 OVERLAND DR | Don Valley West (25) |
| 30. | A1023/16NY | 73 ELMHURST AVE | Willowdale (23) |

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

	File Number	Owner	Property	Community (Ward)
31.	A1019/16NY		21 DENEWOOD CRES	Don Valley West (25)
32.	A1025/16NY		220 GLENGROVE AVE W	Eglinton-Lawrence (16)
33.	A0714/16NY		551 DELORAINE AVE	Eglinton-Lawrence (16)
34.	A0847/16NY		6 PARK LANE CRCL	Don Valley West (25)
35.	A0473/16NY		569 CUMMER AVE	Willowdale (24)
36.	A0610/15NY		80 CARL HALL RD, BLOCK B2	York Centre (09)
37.	A0611/15NY		80 CARL HALL RD - BUILDING B(40)	York Centre (09)
38.	A0612/15NY		80 CARL HALL RD - BLOCK B2 BUILDING C (41)	York Centre (09)
39.	A0403/16NY		556 CASTLEFIELD AVE	Eglinton-Lawrence (16)
40.	A0896/16NY		223 BELGRAVIA AVE	Eglinton-Lawrence (15)
41.	A0861/16NY		49 MCALLISTER RD	York Centre (10)

3. OTHER BUSINESS

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

1. 20 DE BOERS DR

File Number:	B0065/16NY	Zoning	site-specific by-law 1185-2010
Owner(s):		Ward:	York West (08)
Agent:		Heritage:	Not Applicable
Property Address:	20 DE BOERS DR	Community:	North York
Legal Description:			

THE CONSENT REQUESTED:

To obtain consent to sever the property into two lots and to create/grant easements. The creation and conveyance of the additional lot will facilitate the future development of a new mid-rise residential apartment building as allowed in the underlying site-specific zoning (By-law 1185-2010) fronting onto William R. Allen Road. There are no variances required for the retained lands.

Conveyed - PART 5

Address to be assigned

Part 5 is irregular in shape and has a frontage of 58.12m and a lot area of 2,184.1m². The lands are subject to site specific By-law 1185-2010 (OMB). The conveyance of the lands will facilitate the future development of a new mid-rise residential apartment building as allowed in the underlying site-specific zoning.

Retained - PARTS 1, 2, 3 and 4

Address to be assigned

Parts 1, 2, 3, and 4 have a frontage of 82.08m and a lot area of 17,995.3m². The existing office complex will remain.

Easement - PART 3

PART 3 measures 845.2m². PART 3 will be subject to an easement in favour of PART 5 (the conveyed lands) for the purpose of reciprocal vehicular and pedestrian access between the retained and conveyed lands, and will facilitate access to and from De Boers Drive.

Easement - PART 4

PART 4 measures 657.5m². PART 4 will be subject to an easement in favour of PART 5 (the conveyed lands) for the purpose of constructing and maintaining a sanitary connection through the retained lands.

2. 30 PARKHURST BLVD

File Number:	A0988/16NY	Zoning	RD/R1B [ZZC]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	30 PARKHURST BLVD	Community:	East York
Legal Description:	PLAN 1908 PT LOT 765 PT LOT 766		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 36.10% of the lot area.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 8.50m.
The proposed building height is 8.90m.
- 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 7.00m.
The proposed height of the side exterior main walls facing a side lot line is 8.90m.
- 4. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of the front exterior main wall is 7.00m.
The proposed height of the front exterior main wall is 8.90m.
- 5. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of the rear exterior main wall is 7.00m.
The proposed height of the rear exterior main wall is 7.20m.
- 6. 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 0.67 times the lot area.
- 7. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 0.90m.
- 8. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed west side yard setback is 0.90m.

- 9. Section 6.3.3, By-law No. 1916**
The maximum permitted building height is 8.50m.
The proposed building height is 8.90m.
- 10. 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 0.67 times the lot area.
- 11. Section 6.3.3, By-law No. 1916**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 36.10% of the lot area.

3. 385 MELROSE AVE

File Number:	A0989/16NY	Zoning	RD(x5)/R4 (94)[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	385 MELROSE AVE	Community:	North York
Legal Description:	PLAN 1706 PT LOT 108		

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 10.5.40.10, By-law No. 569-2013**
A minimum of 10.0m² of the first floor must be within 4.0m of the front main wall.
The proposed is 0.00m² of the first floor is within 4.0m of the front main wall.
- 2. Chapter 10.5.40.50, By-law No. 569-2013**
A platform without main walls, such as a deck, porch, balcony or similar structure, which is not encroaching as permitted, and attached to or within 0.3m of a building, the required minimum building setback is 1.8m.
Proposed rear yard platform is 0.61m from the west side lot line.
- 3. Chapter 10.5.40.50, By-law No. 569-2013**
A platform without main walls, such as a deck, porch, balcony or similar structure, which is not encroaching as permitted, and attached to or within 0.3m of a building, the required minimum building setback is 1.8m.
Proposed front yard platform is 0.62m from the west side lot line.
- 4. Chapter 10.20.40.10.(4), By-law No. 569-2013**
The maximum permitted building height is 7.2m.
The proposed building height is 9.84m.
- 5. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 20.24m.
- 6. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The maximum permitted building depth is 17.0m.
The proposed building depth is 20.24m.
- 7. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 5.62m.
The proposed front yard setback is 4.94m.
- 8. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 33.05% of the lot area.

- 9. 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, if it is no closer to a side lot line than the minimum required side yard setback is 1.8m.
The proposed front canopy is 0.42m from the west side lot line.
- 10. 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 5.94m².
- 11. Chapter 10.20.40.10.(4), By-law No. 569-2013**
The maximum permitted number of storey is 2.
The proposed number of storeys is 3.
- 12. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The permitted maximum number of platforms at or above the second storey located on the (front/rear) wall of a detached house is 1.
The proposed number of platforms located on the rear wall is 2.
- 13. Chapter 900.3.10, By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 0.42m.
- 14. Chapter 900.3.10, By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.19m.
- 15. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550 m².
The proposed lot area is 348.39 m²
- 16. Section 13.2.1 and 6(8), By-law No. 7625**
The minimum required lot frontage and width is 15.0m.
The proposed lot frontage and width is 7.62m.
- 17. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 33.05% of the lot area.
- 18. Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 6.5m.
The proposed front yard setback is 4.94m.
- 19. Section 13.2.3(b), By-law No. 7625**
The minimum required west yard setback is 1.5m.
The proposed west side yard setback is 0.42m.
- 20. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 20.24m.

- 21. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.0m.
The proposed building height is 10.14m.
- 22. Section 13.2.6, By-law No. 7625**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
- 23. Section 13.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.8 m².
The proposed rear balcony area is 5.94 m²
- 24. Section 13.2.3(b), By-law No. 7625**
The minimum required east side yard setback is 1.5 m.
The proposed east side yard setback is 1.19 m.
- 25. 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 1.5m.
The proposed front yard canopy is 0.42m from the west side lot line.

4. 126 ANNDALE DR

File Number:	A0990/16NY	Zoning	R4/RD(f15;a550)(x5)(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	126 ANNDALE DR	Community:	North York
Legal Description:	PLAN 3596 LOT 113		

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 900.3.10(5) Exception RD5, Zoning By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.52m.
- 2. Chapter 900.3.10(5) Exception RD5, Zoning By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The east side yard setback is 1.69m.
- 3. 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 east side exterior main wall facing a side lot line is 7.81m.
- 4. Section 13.2.3(a), Zoning By-law No. 7625**
The minimum required front yard setback is 6.5m.
The proposed front yard setback is 6m.
- 5. Section 13.2.5A, Zoning By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 17.65m.
- 6. 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 1.52m,
- 7. 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 1.69m.
- 8. Section 6(30)a, Zoning By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.73m.

9. **Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.09m.

5. 253 POYNTZ AVE

File Number:	A0991/16NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	253 POYNTZ AVE	Community:	North York
Legal Description:	PLAN 1743 LOT 718 TO 719		

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 31.94% of the lot area.
- 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 10.59m.
- 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 main walls is 7.83m.
- 4. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.50m to the dwelling and 1.30m to the portion of the garage.
- 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 1.50m.
- 6. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550.00m².
The existing lot area is 510.99m².
- 7. Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 6.50m.
The proposed front yard setback is 6.00m.
- 8. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.94% 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 west side yard setback is 1.50m to the dwelling and 1.30m to the portion of the garage.

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 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.
The proposed building height is 9.57m.

12. 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 2.54m from the rear wall and exceeds 1.00m in height.

6. 496 BROOKDALE AVE

File Number:	A0992/16NY	Zoning	R6(20)/RD (x1463)[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	496 BROOKDALE AVE	Community:	North York
Legal Description:	PLAN 2371 LOT 11 E PT LOT 10		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition on the north west portion of the existing two-storey dwelling.

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

- 1. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building or structure is 10m.
The existing height of the (building/structure) is 10.25m.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0m.
The existing and proposed building length is 18.16m.
- 3. 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 38.67% of the lot area.
- 4. Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 38.67% of the lot area.
- 5. Section 14-A(9), By-law No. 7625**
The permitted maximum building length for a detached house is 15.3m.
The existing and proposed building length is 18.16m.
- 6. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.8m.
The existing building height is 9.04m.

7. 110 MCALLISTER RD

File Number:	A0993/16NY	Zoning	RD/R6 [WAV]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	110 MCALLISTER RD	Community:	North York
Legal Description:	PLAN 1938 PT LOT 82		

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)(B), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls is 7.50m.
The proposed height of all side exterior main wall is 7.80m.
- 2. Chapter 10.20.40.20(2)(A), By-law No. 569-2013**
A one-storey extension to a detached house may extend beyond the permitted maximum building length by a maximum of 2.00m, if the extended part has a maximum height of 5.00m and is one-storey.
The proposed height of the one-storey extension is 5.80m.
- 3. Section 14-A(9)(a), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 17.00m.
- 4. Chapter 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.30m.
- 5. Section 6(30)a, By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.70m.
- 6. Section 14-A(9)(b), By-law No. 7625**
A detached house may have a one-storey extension beyond the permitted maximum building length by a maximum of 2.10m, if the extension has a maximum height of 5.00m.
The proposed one-storey extension beyond the permitted maximum building length is 3.70m and has a height of 6.30m.

8. 144 BURBANK DR

File Number:	A0995/16NY	Zoning	R3/RD(f18.0;a690)[ZONIN G]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	144 BURBANK DR	Community:	North York
Legal Description:	PLAN M677 LOT 112		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 33.3% of the lot area.
- 2. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The maximum permitted building height is 10m.
The proposed building height is 11.39m.
- 3. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 8.28m.
The proposed front yard setback is 6.84m.
- 4. Section 12.6, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 33.3% of the lot area.
- 5. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 10.59m.

9. 60 SUMNER HEIGHTS DR

File Number:	A0996/16NY	Zoning	R3/RD(f18;a690)(ZR)
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	60 SUMNER HEIGHTS DR	Community:	North York
Legal Description:	PLAN 5099 LOT 144		

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**
If a lot is between two abutting lots in the Residential Zone category, each with a building fronting on the same street and those buildings are both, in whole or in part, 15.0m or less from the subject lot, the required minimum front yard setback is the average of the front yard setbacks of those buildings on the abutting lots (10.53m).
The proposed front yard setback is 6.5m.
- 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 17.15m.
- 3. Section 12.7, Zoning By-law No. 7625**
The maximum permitted building height is 8m.
The proposed building height is 10.47m.
- 4. Section 12.5A, Zoning By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 17.54m.

10. 88 DUNCAIRN RD

File Number:	A0998/16NY	Zoning	R5/RD (f15.0; a550) (x5)[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	88 DUNCAIRN RD	Community:	North York
Legal Description:	PLAN 4332 LOT 412		

PURPOSE OF THE APPLICATION:

To construct a two-storey front and rear addition on the north, east and west portion of the existing dwelling. The applicant is also proposing a second floor addition above the existing one-storey 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% of the lot area.
The proposed lot coverage is 30% of the lot area.
- 2. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 12.25m
The proposed front yard setback is 8.7m.
- 3. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed north side yard setback is 1.09m.
- 4. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback is 1.39m.
- 5. Section 14.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed north side yard setback is 1.09m.
- 6. Section 14.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback is 1.39m.
- 7. Section 14.2.3c, By-law No. 7625**
The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 8.58m.
- 8. Section 14.2.6, By-law No. 7625**
The maximum permitted lot coverage is 25% of the lot area.
The proposed lot coverage is 30% of the lot area.

9. **Section 14.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.09m.

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

11. 12 DEQUINCY BLVD

File Number:	A0999/16NY	Zoning	R6/RD (f12.0; a370) (x1463)(ZR)
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	12 DEQUINCY BLVD	Community:	North York
Legal Description:	PLAN 3639 LOT 21		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling, with a one-storey rear extension, and 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% of the lot area: 144.41m².
The proposed lot coverage is 33.78% of the lot area: 162.59m².
- 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 18.13m.
- 3. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013**
The required minimum front yard setback is 9.58m.
The proposed front yard setback is 9.57m.
- 4. Chapter 10.5.40.60.(3), Zoning By-law No. 569-2013**
(A)(iii) Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6m.
The proposed stairs are 0.0m from the east lot line.
- 5. Section 14-A(6), Zoning By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 34.03% of the lot area.
- 6. Section 14-A(9), Zoning By-law No. 7625**
The maximum permitted building length is 15.3 m.
The proposed building length is 18.75 m.
- 7. Section 14-A (9), Zoning By-law No. 7625**
(b) The length of the dwelling may be increased from 15.3m. to 18.9 m by:
(i) a 1.5 m. 1 storey extension to the front of the dwelling; or
(ii) a 2.1 m. 1 storey extension to the rear of the dwelling,

Or both, if the extensions are no wider than $\frac{1}{2}$ the width of the dwelling's widest point and the maximum building height of the extensions does not exceed 5m.

The length of the dwelling, including the rear one-storey extension is 20.73 m.

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

Exterior stairs may project into one minimum side yard setback not more than 1.6m, if the stairs are no closer to a side lot line than 0.6m.

The proposed stairs are 0.0m from the east side lot line.

12. 465 WESTMOUNT AVE

File Number:	A1000/16NY	Zoning	R2[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	465 WESTMOUNT AVE	Community:	York
Legal Description:	PLAN 1398 LOT 89		

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 proposed south side yard setback is 0.2m.
- 2. Section 3(a), By-law No. 1-83**
The minimum required side yard setback is 1.2m.
The existing and proposed north side yard setback is 1.02m.

13. 64 ROBERTA DR

File Number:	A1001/16NY	Zoning	RD/R6 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	64 ROBERTA DR	Community:	North York
Legal Description:	PLAN 3864 LOT 365		

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.(1), By-law No. 569-2013**
The maximum permitted building height is 7.20m.
The proposed building height is 10.00m.
- 2. 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 37.80% of the lot area.
- 3. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 7.95m.
The proposed front yard setback is 6.39m.
- 4. 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 7.00m from the main front wall.
- 5. Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 37.80% of the lot area.
- 6. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.04m.

14. 92 GLENVIEW AVE

File Number:	A1002/16NY	Zoning	RD/R 1 Z0.35[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	92 GLENVIEW AVE	Community:	Toronto
Legal Description:	PLAN M401 PT LOT 88		

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 10.10.40.40.(1), By-law No. 569-2013**
The maximum permitted Gross Floor Area is 0.35 times the area of the lot.
The proposed Gross Floor Area is 0.43 times the area of the lot.
- 2. Chapter 10.10.40.30.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 20.28m.
- 3. Chapter 10.20.40.10, By-law No. 569-2013**
The maximum permitted building height is 10m.
The proposed building height is 11m.
- 4. 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 4.0m².
The proposed area of each platform at or above the second storey is 7.42m².
- 5. Section 6(3) Part II, By-law No. 438-86**
The maximum permitted Gross Floor Area is 0.35 times the area of the lot.
The proposed Gross Floor Area is 0.43 times the area of the lot.
- 6. Section 6(3) Part II 5(I), By-law No. 438-86**
The maximum permitted building depth is 17.0m.
The proposed building depth is 18.96m.
- 7. Section 4(2), By-law No. 438-86**
The maximum permitted building height is 10.0m.
The proposed building height is 12.3m.

15. 94 SEARLE AVE

File Number:	A1003/16NY	Zoning	R6/RD (f15.0; a550)(x5)(ZR)
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	94 SEARLE AVE	Community:	North York
Legal Description:	PLAN 1899 PT LOTS 304 & 305		

PURPOSE OF THE APPLICATION:

To construct a new one-storey rear addition, and one-storey additions on the west side and front portion of the existing one-storey dwelling.

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.
The proposed lot coverage is 35.6 percent of the lot area.
- 2. Section 14-A(5)(b), Zoning By-law No. 7625**
The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 8.87m.
- 3. Section 14-A(6), Zoning By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 35.6% of the lot area.
- 4. Section 14-A(9), Zoning By-law No. 7625**
The maximum permitted building length is 15.3m.
The proposed building length is 17.78m.

16. 17 STRATHGOWAN CRES

File Number:	A1006/16NY	Zoning	RD/R1 Z0.35 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	17 STRATHGOWAN CRES	Community:	Toronto
Legal Description:	PLAN 511E PT LOT 59		

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 10.20.40.40.(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 0.571 times the lot area.
- 2. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 11.05m.
The proposed front yard setback is 10.268m.
- 3. 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 0.91m.
- 4. 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 1.04m.
- 5. 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 0.571 times the lot area.
- 6. Section 6(3) Part II, 2 (II), By-law No. 438-86**
The minimum required front yard setback is 11.05m.
The proposed front yard setback is 10.268m.

17. 70 NORDEN CRES

File Number:	A1007/16NY	Zoning	R5/RD(x5)[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	70 NORDEN CRES	Community:	North York
Legal Description:	PLAN 4332 LOT 142		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.70, By-law No. 569-2013**
The minimum required front yard setback is 8.9m.
The proposed front yard setback is 6.5m.
- 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 30.26% of the lot area.
- 3. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10m.
The proposed building height is 10.07m.
- 4. Chapter 10.5.100.1.(1), By-law No. 569-2013**
The maximum permitted driveway is 6.0m wide.
The proposed driveway is 7.18m wide.
- 5. Section 6A(5)a, By-law No. 7625**
The maximum permitted driveway access is 6.0m wide.
The proposed driveway access is 7.18m wide.
- 6. Section 14.2.4, By-law No. 7625**
The maximum permitted lot coverage is 25% of the lot area.
The proposed lot coverage is 30.26% of the lot area.
- 7. Section 14.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 8.9m.

18. 6 GEDDES CRT

File Number:	A1009/16NY	Zoning	RD/R4 [WAV]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	6 GEDDES CRT	Community:	North York
Legal Description:	PLAN 5026 L 41		

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 10.20.30.20(1)(A), By-law No. 569-2013**
The minimum required lot frontage is 15.00m.
The existing lot frontage is 12.91m.
- 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 37.50% of the lot area.
- 3. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 9.03m.
The proposed front yard setback is 6.50m.
- 4. Chapter 10.20.40.70.(2)(B), By-law No. 569-2013**
The minimum required rear yard setback is 8.34m.
The proposed rear yard setback is 6.35m.
- 5. 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 1.50m.
- 6. Section 13.2.1, By-law No. 7625**
The minimum required lot frontage is 15.00m.
The existing lot frontage is 12.91m.
- 7. Section 6(8), By-law No. 7625**
The minimum lot width is not to be less than the minimum required lot frontage of 15.00m.
The existing lot width is 12.91m.
- 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 37.50% of the lot area.
- 9. Section 13.2.3.(c), By-law No. 7625**
The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is 6.35m.

- 10. 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 1.50m.

19. 152 RANDOLPH RD

File Number:	A1010/16NY	Zoning	R2A/RM(d0.60)(x263)[ZONING]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	152 RANDOLPH RD	Community:	East York
Legal Description:	PLAN 2120 PT LOT 514 PT LOT 515		

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 must be within 4m of the front wall.
The proposed first floor [Foyer/Entrance] within 4m of the front wall is 3.64m².
- 2. 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 35.9% of the lot area.
- 3. Chapter 10.80.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 8.5m.
The proposed building height is 8.82m.
- 4. Chapter 10.80.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.0m.
The proposed height of the side exterior main walls facing a side lot line is 7.61m.
- 5. Chapter 10.80.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.60 times the area of the lot.
The proposed floor space index is 0.70 times the area of the lot.
- 6. Section 6.4.3, By-law No. 1916**
The maximum permitted building height is 8.5m.
The proposed building height is 8.82m.
- 7. Section 6.4.3, By-law No. 1916**
The permitted maximum floor space index is 0.60 times the area of the lot.
The proposed floor space index is 0.999 times (including basement) the area of the lot.
- 8. Section 6.4.3, By-law No. 1916**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 36.5% of the lot area.

9. Section 5.7(c), 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 2.33m above established grade and projects 3.05m from the rear wall.

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

20. 15 STORMONT AVE

File Number:	A1011/16NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	15 STORMONT AVE	Community:	North York
Legal Description:	PLAN 1786 LOT 180		

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 10.5.40.60.(1), By-law No. 569-2013**
A platform without main walls, attached to or less than 0.30m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.50m.
The proposed platform encroaches 3.05m into the required rear yard setback.
- 2. Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.60m.
The proposed stairs are 0.00m from the west side lot line.
- 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 8.80m.
- 4. Chapter 10.20.40.10.(3), By-law No. 569-2013**
The maximum number of storeys permitted is two (2).
The proposed number of storeys is three (3).
- 5. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 23.22m.
- 6. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.00m.
The proposed building depth is 23.22m.
- 7. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 7.64m.
The proposed front yard setback is 5.28m.

8. **Chapter 10.20.40.70.(2), By-law No. 569-2013**
The minimum required rear yard setback is 8.15m.
The proposed rear yard setback is 7.16m.
9. **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 47.20% of the lot area.
10. **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 1.45m.
11. **Section 13.2.3a, By-law No. 7625**
The minimum required front yard setback is 7.50m.
The proposed front yard setback is 5.28m.
12. **Section 13.2.3b, By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.45m.
13. **Section 13.2.3c, By-law No. 7625**
The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is 7.16m.
14. **Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 47.20% of the lot area.
15. **Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 21.00m.
16. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.49m.
17. **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).
18. **Section 6A(5)a, By-law No. 7625**
The maximum permitted driveway width is 6.00m.
The proposed driveway width is 8.80m.
19. **Section 6(9)c, By-law No. 7625**
Exterior stairways, wheelchair ramps, 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 stairs are 0.00m from the side lot line.

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

1.00m and is not to be more than half the width of the dwelling.
The proposed deck projects 3.05m from the rear wall.

21. 433 HEATH ST E

File Number:	A1012/16NY	Zoning	R1B/RD (f12.0; a370; d0.6)[WAIVER]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	433 HEATH ST E	Community:	East York
Legal Description:	PLAN M363 LOT 77 PT LOT 78		

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.(1), By-law No. 569-2013**
The maximum permitted building height is 8.5m.
The proposed building height is 9.06m.
- 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 35.8% of the lot area.
- 3. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.6 times the area of the lot.
The proposed Floor Space Index is 0.64 times the area of the lot.
- 4. Section 7.3.3, By-law No. 6752**
The maximum permitted building height is 8.5m.
The proposed building height is 9.06m.
- 5. Section 7.3.3, By-law No. 6752**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 35.8% of the lot area.
- 6. Section 7.3.3, By-law No. 6752**
The maximum permitted Floor Space Index is 0.6 times the area of the lot.
The proposed Floor Space Index is 0.66 times the area of the lot.

22. 138 SHELBORNE AVE

File Number:	A1013/16NY	Zoning	RD/R4 [WAV]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	138 SHELBORNE AVE	Community:	North York
Legal Description:	PLAN 4746 LOT 32		

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. Section 14-A(5)c, By-law No. 7625

An addition to a dwelling having a side yard setback less than the minimum required may be built with a reduced side yard setback provided that the side walls of the addition are a continuation of the side walls of the dwelling on the lot, the addition has a minimum side yard setback is 0.60m and the aggregate side yard setbacks for the addition shall be a minimum of 2.40.

The proposed addition is 1.188m from the west side lot line and 1.163m from the east side lot line for an aggregate of 2.351m.

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

The maximum permitted building height is 8.80m.

The proposed building height is 8.856m.

23. 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.

24. 55 CHERRYSTONE DR

File Number:	A1015/16NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	55 CHERRYSTONE DR	Community:	North York
Legal Description:	PLAN M1396 LOT 288		

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 6.00m.
The proposed driveway width is 8.15m.
- 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 10.5.80.40.(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 from the fronting street.
- 4. Chapter 10.5.50.10(1), By-law No. 569-2013**
The minimum required front yard landscaping is 50.00%.
The proposed front yard landscaping is 43.80%.
- 5. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.00m.
The proposed building depth is 20.03m.
- 6. Chapter 10.5.100.1.(1), By-law No. 569-2013**
The maximum permitted combined width of all vehicle entrances through the front main wall of a residential building is 6.00m.
The proposed combined width of all vehicle entrances through the front main wall is 7.67m.
- 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 35.40% of the lot area.
- 8. Section 6A(5)A, By-law No. 7625**
The maximum permitted driveway width is 6.00m.
The proposed driveway width is 8.15m.

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

The maximum permitted building length is 16.80m.

The proposed building length is 19.28m.

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

The minimum lot width is not be less than the lot frontage for the zone in which the building is to be constructed; 15.00m.

The existing lot width is 14.24m.

11. Section 7.4, By-law No. 7625

The minimum required front yard landscaping is 60.00%.

The proposed front yard landscaping is 43.80%.

25. 1 CLOEBURY CRT

File Number:	A1018/16NY	Zoning	R4/RD (f 15 a550)(x5)[ZONING]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	1 CLOEBURY CRT	Community:	North York
Legal Description:	PLAN 5095 LOT 16		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.8% of the lot area.
- 2. 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 south side exterior main walls facing a side lot line is 9.79m.
- 3. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0m.
The proposed building length is 19.74m.
- 4. 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 each platform at or above the second storey is 7.7m².
- 5. Section 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 7.65m.
The proposed front yard setback is 6.62m.
- 6. Chapter 1.20.3(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback is 1.52m.
- 7. Chapter 10.5.50.10.(2), By-law No. 569-2013**
A minimum of 75% of the required side yard landscaping must be soft landscaping:
The proposed side yard soft landscaping area is 65%.
- 8. Chapter 200.5.10.(3), By-law No. 569-2013**
The maximum permitted width of a parking space is 3.2m.
The proposed width of a parking space is 3.5m.

- 9. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback is 0.92m (from bay windows).
- 10. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.8% of the lot area.
- 11. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 18.34m.
- 12. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.038m.
- 13. Section 13.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.8m².
The proposed balcony area is 7.72m².

26. 21 DENEWOOD CRES

File Number:	A1019/16NY	Zoning	R2/RD [WAV]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	21 DENEWOOD CRES	Community:	North York
Legal Description:	PLAN 4758 LOT 431		

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 11.2.4, 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.
- 2. Section 11.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.80m.
- 3. 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.
- 4. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10.00m.
The proposed building height is 10.60m.

27. 39 LEACROFT CRES

File Number:	A1020/16NY	Zoning	R3/RD(f18;a690)[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	39 LEACROFT CRES	Community:	North York
Legal Description:	PLAN 4758 LOT 118		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 8.32m.
The proposed front yard setback is 7.18m.
- 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 31.17% of the lot area.
- 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 1.27m.
- 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 1.25m.
- 5. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.27m.
- 6. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.25m.
- 7. Section 12.6, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.17% of the lot area.

28. 106 BRIAR HILL AVE

File Number:	A1021/16NY	Zoning	RD/R1S Z0.60 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	106 BRIAR HILL AVE	Community:	Toronto
Legal Description:	PLAN M25 PT LOT 27		

PURPOSE OF THE APPLICATION:

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

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

1. Section 12(2)(112), By-law No. 438-86

No person shall erect a building part of which extends further back than 14.00m from the main front wall of the building.

The proposed building is 16.57m.

29. 127 OVERLAND DR

File Number:	A1022/16NY	Zoning	RD/R4 [BLD]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	127 OVERLAND DR	Community:	North York
Legal Description:	PLAN 5543 LOT 22		

PURPOSE OF THE APPLICATION:

To legalize and maintain the technical three-storey dwelling, as constructed.

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 lot coverage is 27.70% of the lot area.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 7.20m.
The building height is 8.71m.
- 3. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 7.80m.
The front yard setback is 7.74m.
- 4. Chapter 10.20.40.10.(6), By-law No. 569-2013**
The maximum permitted finished first floor height is 1.20m.
The finished first floor height is 1.69m.
- 5. Chapter 10.20.40.10.(3), By-law No. 569-2013**
The maximum number of storeys permitted is two (2).
The number of storeys is three (3).
- 6. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 25.00% of the lot area.
The lot coverage is 27.70% of the lot area.
- 7. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.00m.
The building height is 8.90m.
- 8. Section 6(30), By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The finished first floor height is 1.88m.

30. 73 ELMHURST AVE

File Number:	A1023/16NY	Zoning	R4/RD[ZONING]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	73 ELMHURST AVE	Community:	North York
Legal Description:	PLAN M389 LOT 213		

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 1.8m.
The proposed east side yard setback is 1.22m.
- 2. Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.52m.
- 3. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10m.
The proposed building height is 10.24m.
- 4. 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 32.67% of the lot area.
- 5. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 546.58m².
- 6. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32.67% of the lot area.
- 7. Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 7.5m (+/-) 1.0m.
The proposed front yard setback is 6.45m.
- 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 1.22m.
- 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 1.52m.

- 10. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 8.95m.

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

31. 21 DENEWOOD CRES

File Number:	A1019/16NY	Zoning	R2/RD [WAV]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	21 DENEWOOD CRES	Community:	North York
Legal Description:	PLAN 4758 LOT 431		

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 11.2.4, 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.
- 2. Section 11.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.80m.
- 3. 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.
- 4. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10.00m.
The proposed building height is 10.60m.

32. 220 GLENGROVE AVE W

File Number:	A1025/16NY	Zoning	RD (f9.0; d0.35) (x961)/R1 Z0.35[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	220 GLENGROVE AVE W	Community:	Toronto
Legal Description:	PLAN M299 LOT 7		

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 10.20.40.10.(3), By-law No. 569-2013**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
- 2. Chapter 10.20.40.10.(4), By-law No. 569-2013**
The maximum permitted building height is 7.2m.
The proposed building height is 10m.
- 3. Chapter 10.20.40.10.(4), 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 0.42 times the area of the lot.
- 4. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side ayrd setback is 0.9m.
The proposed west side yard setback is 0.14m.
- 5. Section 6(3)Part II, By-law No. 438-86**
The maximum permitted Gross Floor Area is 0.35 times the area of the lot.
The proposed Gross Floor Area is 042 times the area of the lot.
- 6. 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 is 0.9m.
The proposed west side lot line setback is 0.14m

33. 551 DELORAINE AVE

File Number:	A0714/16NY	Zoning	RD/R6 [WAV]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	551 DELORAINE AVE	Community:	North York
Legal Description:	PLAN 2370 PT LOT 75		

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, September 22, 2016 in order to allow the applicant an opportunity to revise their application.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 36.65% of the lot area.
- 2. 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 5.50m² within 4.00m of the main front wall.
- 3. Chapter 10.20.40.70, By-law No. 569-2013**
The minimum required front yard setback is 4.48m.
The proposed front yard setback is 4.25m.
- 4. Chapter 10.20.40.70 , By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 0.74m.
- 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 36.65% of the lot area.
- 6. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.10m.
- 7. Section 14-A(5), By-law No. 7625**
The minimum required front yard setback is 5.00m.
The proposed front yard setback is 4.25m.
- 8. Section 14-A(4) & 6(8), By-law No. 7625**
The minimum required lot frontage and width is 12.00m.
The existing lot frontage and width is 11.90m.

- 9. Section 14-A(3), By-law No. 7625**
The minimum required lot area is 371.00m².
The existing lot area is 341.00m².
- 10. Section 14-A(5)c, By-law No. 7625**
The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 0.74m.
- 11. Section 14-B(9), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 15.60m.

34. 6 PARK LANE CRCL

File Number:	A0847/16NY	Zoning	RD (f60.0; a8000) (x893) / R-A [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	6 PARK LANE CRCL	Community:	North York
Legal Description:	PLAN 2578 PT BLK B		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage. The existing dwelling would be demolished. This application was deferred from the Committee of Adjustment hearing of November 10, 2016.

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

- 1. Chapter Exception 900.3.10.(893), By-law No. 569-2013**
The minimum required building setback from a side lot line is 1.8m from one side lot line and 4.2m from the other side lot line.
The proposed south side yard setback is 2.28m.
- 2. Chapter 10.5.80.10.(3), By-law No. 569-2013**
A parking space may not be located in a front yard or side yard abutting a street.
There are 4 proposed parking spots located in a front yard.
- 3. Chapter 10.5.80.40.(2), By-law No. 569-2013**
For a detached house or semi-detached house, and for an individual townhouse dwelling unit where an individual private driveway leads directly to the dwelling unit, the elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street: 154.76.
The proposed elevation of the lowest point of a vehicle entrance in a main wall of the building is 151.45.
- 4. 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 for lots with a lot frontage greater than 23.0m, a maximum of 9.0m wide.
The proposed driveway is 13.25m wide at its widest point.
- 5. Section 9(3), By-law No. 7625**
The minimum required lot area is 8000m².
The existing lot area is 7945m².
- 6. Section 6(8), By-law No. 7625**
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed: 60m.
The existing lot width is 39.62m.

- 7. Section 9(4), By-law No. 7625**
The minimum required lot frontage is 60.0m.
The existing lot frontage is 39.62m.
- 8. Section 9(6)b, By-law No. 7625**
The minimum required south side yard setback is 4.2m.
The proposed south side yard setback is 2.28m.
- 9. Section 6A(7)(d), By-law No. 7625**
For a one family detached dwelling, semi-detached dwelling, duplex dwelling, double duplex dwelling, triplex dwelling, multiple attached dwelling, boarding or lodging house, and converted dwelling, the elevation of the lowest point of an opening to an area may be used for parking or storage of a vehicle located inside or abutting the dwelling shall be higher than the elevation of the street, arterial road or minor arterial road, the lot abuts measured at its centreline directly across from the driveway leading to the parking space.
The proposed elevation of the vehicle entrance is 151.45 and the elevation of the driveway, where its centreline intersects the front lot line is 154.76.
- 10. Section 6A(5)a, By-law No. 7625**
The maximum permitted access for parking areas is 9.0m.
The proposed access to parking is 13.25m wide at its widest point.
- 11. Section 6(24), By-law No. 7625**
Decks which are greater than 1.0m in height above all points of the adjacent ground are limited to projecting 2.1m from the wall and are not to be greater than 50% of the width of the building at the building's widest point.
The proposed deck projects 7.31m and is greater than 50% the width of the building.
- 12. Section 6(24)(a), By-law No. 7625**
All unexcavated porches or decks, attached to or detached from the main building, and located in the side and rear yard, shall not occupy more than 5% of the lot area or 56.0m², whichever is the lesser.
The proposed deck occupies 89.33m².

35. 569 CUMMER AVE

File Number:	A0473/16NY	Zoning	RD (f15.0; a550) (x5) / R4 (waiver)
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	569 CUMMER AVE	Community:	North York
Legal Description:	PLAN M981 LOT 104		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage. The existing dwelling would be demolished. This application was deferred from the Committee of Adjustment hearing of August 25, 2016.

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 30.0% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 2. Chapter 10.20.40.20(1), Zoning By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 19.45m.
- 3. Chapter 10.5.40.70.(1), Zoning By-law No. 569-2013**
The required minimum front yard setback is 9.23m.
The proposed front yard setback is 7.86m.
- 4. Chapter 10.20.40.10.(3), Zoning By-law No. 569-2013**
The maximum permitted maximum number of storeys is 2.
The proposed number of storeys is 3.
- 5. Section 13.2.4, Zoning By-law No. 7625**
The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 6. Section 13.2.5A, Zoning By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 19.45m.
- 7. Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.2m.
- 8. Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.

36. 80 CARL HALL RD, BLOCK B2

File Number:	A0610/15NY	Zoning	RM1(94) (WAV)
Owner(s):		Ward:	York Centre (09)
Agent:		Heritage:	Not Applicable
Property Address:	80 CARL HALL RD, BLOCK B2	Community:	North York
Legal Description:	CON 3 PT LOTS 12 TO 17 CON 2 PT LOTS 12 TO 17 PT RD AL LOW RP 66R20945 PARTS 5 TO 7 12 15 16 23 TO 25 SEE NTE		

PURPOSE OF THE APPLICATION:

To permit three bicycle storage enclosures within the landscaped area, with respect to Block B2.

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

- 1. Chapter 64.20(25)(v), By-law No. 1632-2013**
The rear yard of Parcel B shall be comprised of a minimum of 30.00% landscaping including a minimum of a 2.50m setback comprising fencing and landscaping along the east property line. The proposed includes three (3) enclosures for bicycle storage within the landscaped area.

37. 80 CARL HALL RD - BUILDING B(40)

File Number:	A0611/15NY	Zoning	RM1(94) (WAV)
Owner(s):		Ward:	York Centre (09)
Agent:		Heritage:	Not Applicable
Property Address:	80 CARL HALL RD - BUILDING B(40)	Community:	North York
Legal Description:	CON 3 PT LOTS 12 TO 17 CON 2 PT LOTS 12 TO 17 PT RD AL LOW RP 66R20945 PARTS 5 TO 7 12 15 16 23 TO 25 SEE NTE		

PURPOSE OF THE APPLICATION:

To permit a multiple attached dwelling unit, which exceeds the standards of the Site-Specific Zoning By-law, with respect to the minimum required building setbacks.

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

1. Schedule 4, By-law No. 1632-2013

The minimum required building setback between Building B(40) and the north property line is 23.50m.
The proposed setback is 22.00m.

38. 80 CARL HALL RD - BLOCK B2 BUILDING C (41)

File Number:	A0612/15NY	Zoning	RM1(94) (WAV)
Owner(s):		Ward:	York Centre (09)
Agent:		Heritage:	Not Applicable
Property Address:	80 CARL HALL RD - BLOCK B2 BUILDING C (41)	Community:	North York
Legal Description:	CON 3 PT LOTS 12 TO 17 CON 2 PT LOTS 12 TO 17 PT RD AL LOW RP 66R20945 PARTS 5 TO 7 12 15 16 23 TO 25 SEE NTE		

PURPOSE OF THE APPLICATION:

To permit a multiple attached dwelling unit, which exceeds the standards of the Site-Specific Zoning By-law, with respect to the minimum required building setbacks.

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

- 1. Schedule 4, By-law No. 1632-2013**
The minimum required building setback between Building C(41) and the north property line is 29.50m.
The proposed setback is 25.00m.
- 2. Schedule 4, By-law No. 1632-2013**
Schedule 4 requires a separation of 9.00m between the building envelopes for Building C(41) and Building D(42).
The proposed separation distance is 7.00m.

39. 556 CASTLEFIELD AVE

File Number:	A0403/16NY	Zoning	RD/R1 Z0.6 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	556 CASTLEFIELD AVE	Community:	Toronto
Legal Description:	PLAN M25 PT LOT 227		

PURPOSE OF THE APPLICATION:

To construct a basement addition, which would include a new deck above, to the rear of the existing dwelling. Please note this application was previously deferred Wednesday, June 22, 2016 in order to allow the applicant an opportunity to revise their application.

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

- 1. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 20.49m.
- 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 20.49m.
- 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 0.93 times the lot area.
- 4. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The maximum number of platforms at or above the second storey on the rear wall of a dwelling is one (1).
The proposed number of platforms on the rear wall is two (2).
- 5. 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 area of both platform at or above the second storey is 25.10m².
- 6. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.
The proposed west side yard setback is 1.15m for the portion of the dwelling exceeding 17.00m in depth.
- 7. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.
The proposed east side yard setback is 1.07m for the portion of the dwelling exceeding 17.00m in depth.

- 8. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted gross floor area is 0.69 times the lot area.
The proposed gross floor area is 0.96 times the lot area.
- 9. Section 6(3) Part VI 1(V), By-law No. 438-86**
The maximum permitted building depth is 17.00m.
The proposed building depth is 20.49m.

40. 223 BELGRAVIA AVE

File Number:	A0896/16NY	Zoning	RM/R2 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	223 BELGRAVIA AVE	Community:	York
Legal Description:	PLAN 1663 W PT LOT 154		

PURPOSE OF THE APPLICATION:

To construct a new three-storey dwelling. Please note that more than 50% of the exterior walls of the existing dwelling are to be removed. As such, this proposal is deemed to be a new dwelling. Please note this application was previously deferred Thursday, December 8th, 2016 in order to allow the applicant an opportunity to revise their application.

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

- 1. Chapter 10.80.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.00m.
The proposed building depth is 20.64m.
- 2. Chapter 10.10.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.80 times the lot area.
The existing floor space index is 0.43 times the lot area.
The proposed floor space index is 0.97 times the lot area.
- 3. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The maximum permitted area of each platform at or above the second storey is 4.00m².
The proposed platform at or above the second storey is 12.73m².
- 4. Chapter 10.5.80.40.(2), By-law No. 569-2013**
For a detached house or semi-detached house, and for an individual townhouse dwelling unit where an individual private driveway leads directly to the dwelling unit, the elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street: (1.14).
The proposed elevation of the lowest point of a vehicle entrance in a main wall of the building is (1.34).
- 5. Chapter 10.5.50.10(1), By-law No. 569-2013**
The minimum required front yard landscaping is 50.00%.
The proposed front yard landscaping is 45.65%.
- 6. Chapter 10.80.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback 1.20m.
The proposed west side yard setback is 0.32m.
- 7. By-law No. 102-2009**
The entrance to the garage must be at or above the street.
The proposed garage is below the level of the street .

- 8. Section 3.(a), By-law No. 1-83**
The maximum permitted floor space index is 0.80 times the lot area.
The existing floor space index is 0.43 times the lot area.
The proposed floor space index is 0.97 times the lot area.
- 9. Section 3.(a), By-law No. 1-83**
The minimum required side yard setback 0.50m.
The proposed west side yard setback is 0.32m.
- 10. Section 3.(d), By-law No. 1-83**
The minimum required front yard landscaping is 50.00%.
The proposed front yard landscaping is 45.65%.

41. 49 MCALLISTER RD

File Number:	A0861/16NY	Zoning	R6/RD[WAIVER]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	49 MCALLISTER RD	Community:	North York
Legal Description:	PLAN 1938 E PT LOT 107		

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 November 24, 2016, DEFERRED SINE DIE, in order to revise the variances.

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

- 1. Chapter 10.20.40.20, By-law No. 569-2013**
The maximum permitted building length is 17m.
The proposed building length is 17.98m.
- 2. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.08m.
- 3. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.3m.
The proposed building length is 17.98m.

3. OTHER BUSINESS