

**COMMITTEE OF ADJUSTMENT
AGENDA
SCARBOROUGH PANEL**

Hearing Date: July 13, 2017

Time: 9:30 a.m.

Location: Council Chamber - Scarborough Civic Centre - 150 Borough Drive

1. OPENING REMARKS

- **Declarations of Interest**
- **Confirmation of Minutes from Previous Hearing**

2. DEPUTATION ITEMS

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

File Number	Owner	Property	Community (Ward)
<u>COMBINED APPLICATIONS</u>			
1. B033/16SC, A0183/16SC & A0184/16SC	ABDUL GHAFAR HAKIMY	232 BELLAMY RD N	Scarborough Centre (38)
2. B0019/17SC, A0130/17SC, A0131/17SC	MARGARET WALTER- LABARBERA JMZ DEVELOPMENTS INC	19 LINTON AVE	Scarborough Southwest (36)
3. B0021/17SC, A0150/17SC & A0151/17SC	SWAPON KHANOM TAHERA ISLAM	16 BUTTERWORTH AVE	Scarborough Southwest (35)
4. B0023/17SC, B0024/17SC, A0155/17SC, A0156/17SC, A0157/17SC, A0158/17SC	EDILOU HOLDINGS INC.	163 & 165 AUGUST AVE	Scarborough Southwest (35)

5.	B0026/17SC, A0163/17SC, A0164/17SC	RAMANDEEP K VIRK	4609 KINGSTON RD	Scarborough East (44)
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MINOR VARIANCE APPLICATIONS

6.	A229/15SC	SUNRISE GATE (KINGSTON) LTD	1316, 1318 & 1320 KINGSTON RD	Scarborough Southwest (36)
7.	A0342/16SC	CEDAR CITY PARADISE (MILLIKEN) INC	240 ALTON TOWERS CRCL	Scarborough-Rouge River (41)
8.	A0104/17SC	SHAWN LEVY DACOSTA NICOLE LYDIA DESOUZA	1 ALRITA CRES	Scarborough-Agincourt (40)
9.	A0116/17SC	THAYANITI MULHUKUMARASWA MY	25 HEARTH PL	Scarborough East (44)
10.	A0129/17SC	NOORZADEH MEHRDAD MAHDAVOODI	61 PRESLEY AVE	Scarborough Southwest (35)
11.	A0132/17SC	KOMATHY YASOTHARAN SHANJITH YASOTHARAN	93 EUCLID AVE	Scarborough East (44)
12.	A0140/17SC	MOHAMMAD MOKADDES HOSSAIN MOHAMMAD HOSSAIN	28 WATSON ST	Scarborough East (44)
13.	A0145/17SC	123 CROCKFORD HOLDINGS INC	123 CROCKFORD BLVD	Scarborough Centre (37)
14.	A0162/17SC	JENNIFER INKPEN BRUCE INKPEN	18 NEILSON AVE	Scarborough Southwest (36)
15.	A0165/17SC	AKELUIS CANADA LTD	1420 KINGSTON RD	Scarborough Southwest (36)
16.	A0166/17SC	MARKO ANTHONY MAVEC	293 PENDERMERE PKWY	Scarborough East (44)
17.	A0167/17SC	JORDAN ANDREWS- WHITE SCOTT FLEMING	45 EASTWOOD AVE	Scarborough Southwest (36)

18.	A0169/17SC	CATRIONA MCCONVILLE MARIO RUMENGAN	100 NEWPORT AVE	Scarborough Southwest (35)
19.	A0170/17SC	BETTY MARY PAJIC DINISIJA PAJIC	25 BENLIGHT CRES	Scarborough Centre (38)
20.	A0172/17SC	EMILY NACCARATO MARIO BAGGIERI	44 CLYDE RD	Scarborough East (44)
21.	A0173/17SC	CAROL ANN CHRISTIE	84 KELSONIA AVE	Scarborough Southwest (36)
22.	A0174/17SC	1606279 ONTARIO LIMITED	2600 BIRCHMOUNT RD	Scarborough-Agincourt (40)
23.	A0175/17SC	HARPREET GHUMAN	12 FENWOOD HTS	Scarborough Southwest (36)
24.	A0176/17SC	SAMMY ANDREW THEMIS KAPSIMALIS BOBBY HARALAMPOPOULOS	76 NORTH WOODROW BLVD	Scarborough Southwest (35)
25.	A0177/17SC	HALIME CENGIZ HAYDAR CENGIZ	71 MORAINES HILL DR	Scarborough-Agincourt (40)
26.	A0178/17SC	ALANNA SCHIFFER MICHAEL HILLS	1 HUNT CLUB DR	Scarborough Southwest (36)
27.	A0179/17SC	CHENG XIAO XIU MIN CUI	23 MANORWOOD RD	Scarborough Centre (38)
28.	A0180/17SC	CHERYL CONGER CHRISTOPHER CONGER	85 ADANAC DR	Scarborough Southwest (36)
29.	A0190/17SC	JONATHAN SEELAN VISVA	49 INNISDALE DR	Scarborough Centre (37)

3. OTHER BUSINESS

None.

4. TORONTO LOCAL APPEAL BODY (TLAB)

Appeals:

Appeals arising from June 1, 2017 Hearing:

a. 149 Westbourne Ave
(Committee Refused – Applicant appealed to TLAB)

File Number:	B0010/17SC, A0093/17SC & A0094/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	PIONEER CONSTRUCTION CONSULTANT	Ward:	Scarborough Southwest (35)
Agent:	PIONEER CONSTRUCTION CONSULTANT	Heritage:	Not Applicable
Property Address:	149 WESTBOURNE AVE	Community:	Clairlea Community
Legal Description:	PLAN M463 LOT 114		

b. 69 BOBMAR RD
(Committee Refused – Applicant appealed to TLAB)

File Number:	B0017/17SC, A0122/17SC, A0123/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	ABBAS POUYA	Ward:	Scarborough East (44)
Agent:	DEEPAK BHATT	Heritage:	Not Applicable
Property Address:	69 BOBMAR RD	Community:	Highland Creek Community
Legal Description:	PLAN M562 PT BLK F RP R1223 PART 7		

c. 40 BROOKLAWN AVE- Consent only
(Committee Approved – Appealed by Opposition)

File Number:	B014/15SC	Zoning	Residential Detached (RD) and Single Family (S) [ZR]
Owner(s):	FAIRGLEN HOMES INC	Ward:	Scarborough Southwest (36)
Agent:	FAIRGLEN HOMES LIMITED	Heritage:	Not Applicable
Property Address:	40 BROOKLAWN AVE	Community:	Cliffcrest Community
Legal Description:	PLAN 2432 PT LOT 8		

5. DATE OF NEXT MEETING: August 10, 2017

6. ADJOURNMENT

* **Website for City of Toronto, Committee of Adjustment Agendas and Decisions:**
<http://www1.toronto.ca/wps/portal/contentonly?vnextoid=ed2552cc66061410VgnVCM10000071d60f89RCRD>

Please Note: Looking for information regarding Case Manager on a file and/or hearing date prior to the agenda? Please use the following link:

* **Website for City Planning "Application Information Centre" (AIC);**
<http://app.toronto.ca/DevelopmentApplications/mapSearchSetup.do?action=init>

For Committee of Adjustment, please "select" "Committee of Adjustment" prior to entering your search information.

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

1. 232 BELLAMY RD N

File Number:	B033/16SC, A0183/16SC & A0184/16SC	Zoning	Single Family (S) and Residential Detached (RD) [ZR]
Owner:	ABDUL GHAFAR HAKIMY	Ward:	Scarborough Centre (38)
Agent:	ARCTEK DESIGN	Heritage:	Not Applicable
Property Address:	232 BELLAMY RD N	Community:	Eglinton Community
Legal Description:	PLAN 3619 LOT 4		

THE CONSENT REQUESTED:

Proposal to sever the land at 232 Bellamy Road N. into two lots for single family houses.

The proposed lots are shown as Parts 1 and 2 on the attached Lot Division Plan. Each lot would have a frontage of 15.24 m on Bellamy Road N. and a lot area of approximately 890 m².

REQUESTED VARIANCES TO THE ZONING BY-LAW:

Part 1 (File A183/16SC) & Part 2 (File A184/16SC)

By-law No. 569-2013:

1. The proposed lot frontage is 15.24 m
Whereas the minimum required lot frontage is that which existed on the day of enactment of the By-law (30.48 m)
2. The proposed lot area is 890 m²
Whereas the minimum required lot area is that which existed on the day of enactment of the By-law (1,799 m²)

By-law No. 10048:

1. This proposal would create two lots on Lot 4 Registered Plan 3619, each having a frontage of 15.24 m and a lot area of 890 m²
Whereas the by-law permits one single-family dwelling per lot as shown on a Registered Plan

2. 19 LINTON AVE

File Number:	B0019/17SC, A0130/17SC, A0131/17SC	Zoning	RD - Residential Detached/ S- Single Family Residential [ZZC]
Owner(s):	MARGARET WALTER- LABARBERA JMZ DEVELOPMENTS INC	Ward:	Scarborough Southwest (36)
Agent:	JMZ DEVELOPMENTS INC	Heritage:	Not Applicable
Property Address:	19 LINTON AVE	Community:	Birchcliff Community
Legal Description:	PLAN 3472 LOT 9		

THE CONSENT REQUESTED:

This application is for consent to sever the land into two lots, as shown on the attached Site Plan. Lot to be created Part 1 and Part 2 would have a frontage of 6.49 metres and a lot area of 227.4 square metres. In order to facilitate the proposed development, relief from the provision of the Zoning By-law was requested, as outlined in A0130/17SC and A0131/17SC.

Part 1 - A0130/17SC

By-law No. 569-2013

1. To permit the proposed 6.5 square metres of the first floor to be within 4 metres of the front main wall, whereas the Zoning By-law requires a minimum 10 square metres of the first floor to be within 4 metres of the front main wall.
2. To permit the proposed 176.9 square metres floor area or 0.78 times the lot area, whereas the Zoning By-law permits maximum 136.4 square metres floor area or 0.6 times the lot area.
3. To permit the proposed 7.77 metres height of the front and rear exterior main walls, whereas the Zoning By-law permits maximum 7 metres height of the front and rear exterior main walls.
4. To permit the proposed 41% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.

By-law No. 8786

5. To permit the proposed 4.8 metres front yard setback, whereas the Zoning By-law requires a minimum 6 metres front yard setback.
6. To permit the proposed 176.9 square metres floor area, whereas the Zoning By-law permits maximum 136.4 square metres floor area.
7. To permit the proposed 41% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.

8. To permit the proposed 5.6 metres by 3.2 metres parking space, whereas the Zoning By-law requires a minimum 5.6 metres by 3.3 metres parking space.

Part 2 - A0131/17SC

By-law No. 569-2013

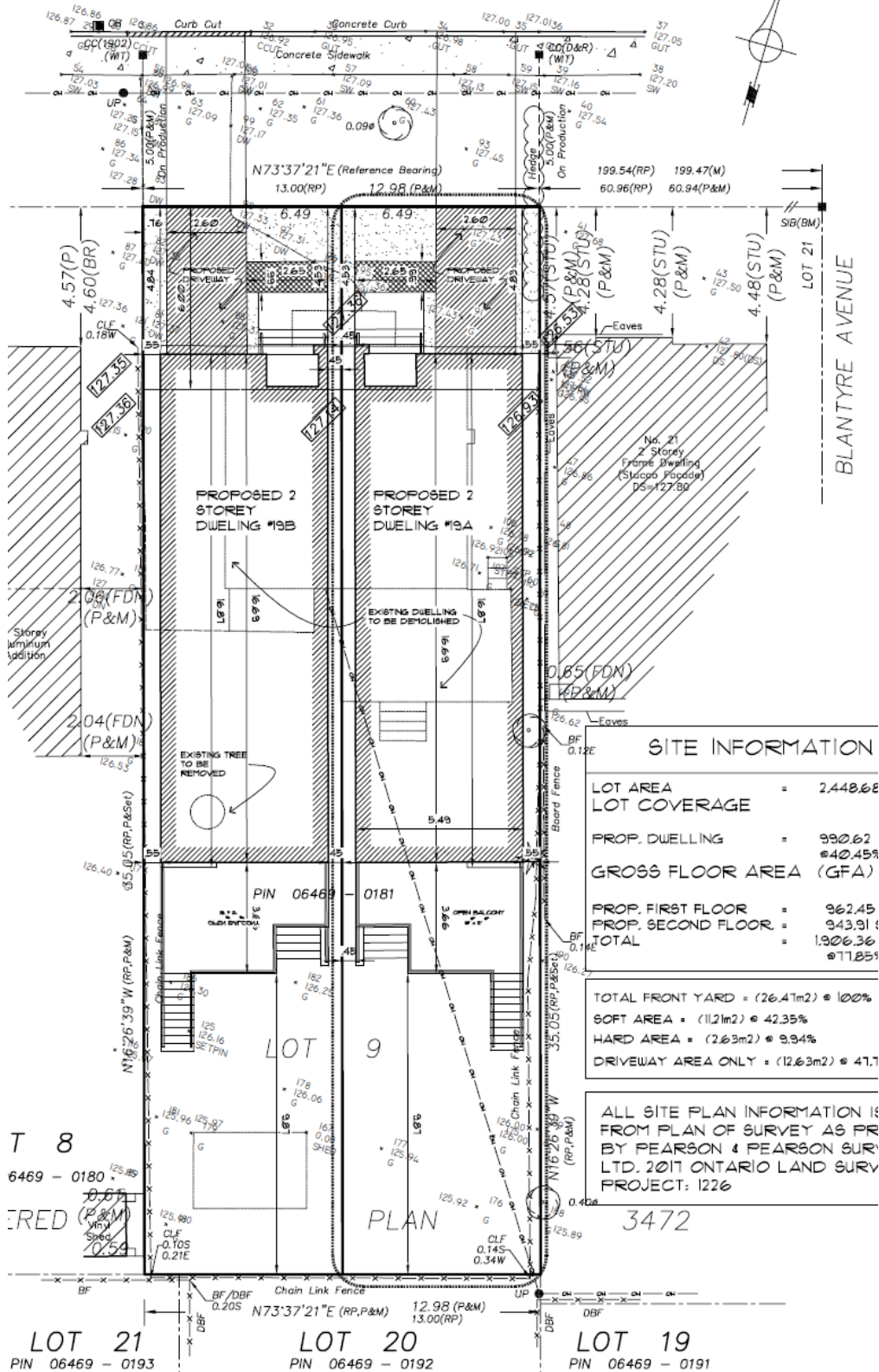
1. To permit the proposed 6.5 square metres of the first floor to be within 4 metres of the front main wall, whereas the Zoning By-law requires a minimum 10 square metres of the first floor to be within 4 metres of the front main wall.
2. To permit the proposed 176.9 square metres floor area or 0.78 times the lot area, whereas the Zoning By-law permits maximum 136.4 square metres floor area or 0.6 times the lot area.
3. To permit the proposed 7.77 metres height of the front and rear exterior main walls, whereas the Zoning By-law permits maximum 7 metres height of the front and rear exterior main walls.
4. To permit the proposed 41% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.

By-law No. 8786

5. To permit the proposed 4.8 metres front yard setback, whereas the Zoning By-law requires a minimum 6 metres front yard setback.
6. To permit the proposed 176.9 square metres floor area, whereas the Zoning By-law permits maximum 136.4 square metres floor area.
7. To permit the proposed 41% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
8. To permit the proposed 5.6 metres by 3.2 metres parking space, whereas the Zoning By-law requires a minimum 5.6 metres by 3.3 metres parking space.

LINTON AVENUE
(Dedicated by Registered Plan 2397)

PIN 06469 - 0228



3. 16 BUTTERWORTH AVE

File Number:	B0021/17SC, A0150/17SC & A0151/17SC	Zoning	Residential Semi-Detached (RS) & Single Family (S) or Two Family (S) [ZR]
Owner(s):	SWAPON KHANOM TAHERA ISLAM	Ward:	Scarborough Southwest (35)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	16 BUTTERWORTH AVE	Community:	Oakridge Community
Legal Description:	PLAN 1867 LOT 22		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two (2) residential lots.

Conveyed - Part 1

The proposed lot frontage is 7.62 m and the proposed lot area is 232.01 m². The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0151/17SC.

Retained - Part 2

The proposed lot frontage is 7.62 m and the proposed lot area is 232.3 m². The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0150/17SC.

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

Part 1 – Conveyed (A0151/17SC) & Part 2– Retained (A0150/17SC)

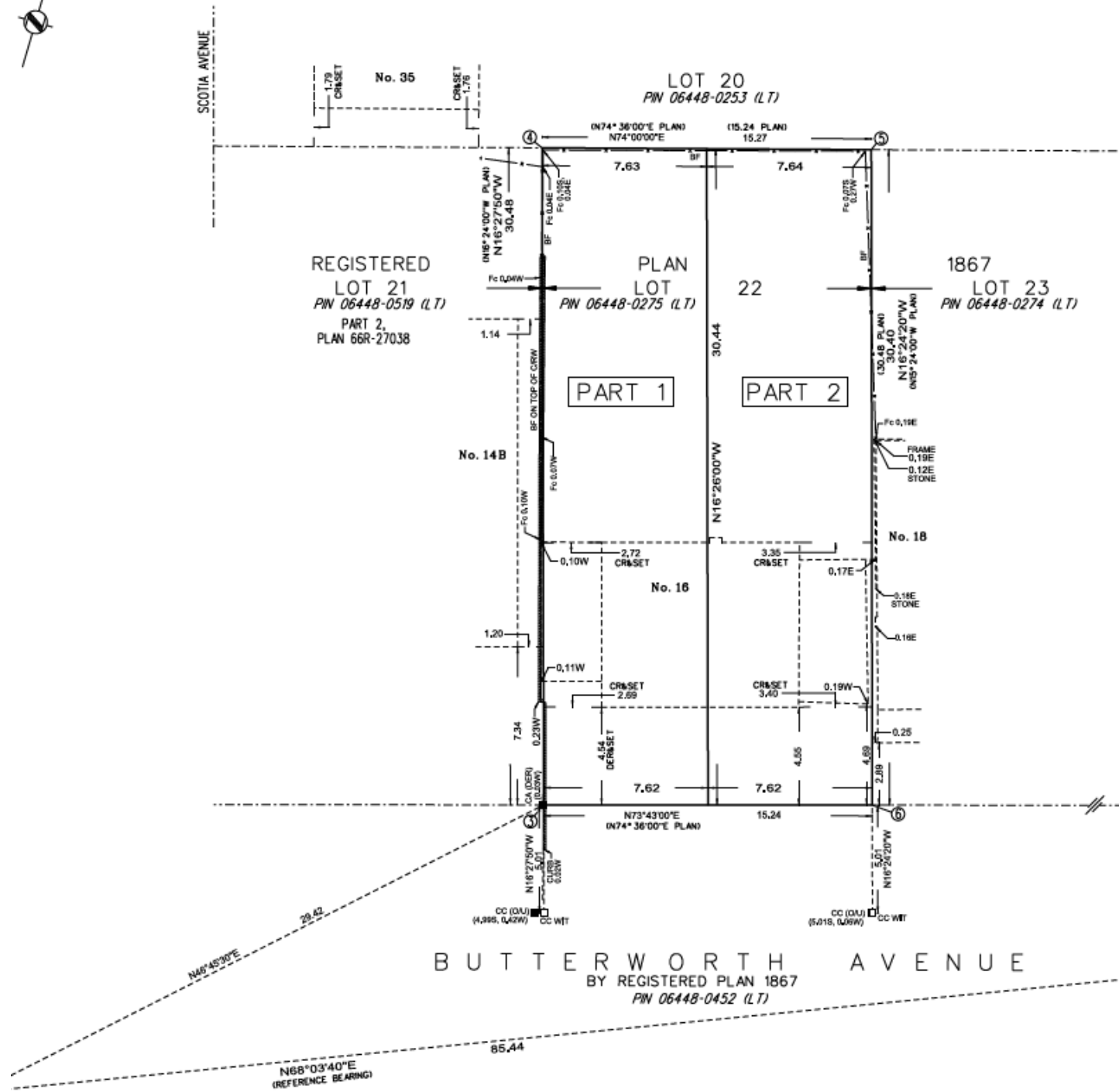
By-law No. 569-2013:

1. The proposed dwelling will be located 7.37 m from the rear lot line on **Part 1**;
The proposed dwelling will be located 7.35 m from the rear lot line on **Part 2**;
Whereas the minimum required rear yard setback is 7.62 m.

By-law No. 9812:

2. The proposed dwelling will be located 7.37 m from the rear lot line on **Part 1**;
The proposed dwelling will be located 7.35 m from the rear lot line on **Part 2**;
Whereas the minimum required rear yard setback is 7.5 m.
3. The proposed rear deck will project 1.8 m from the rear main wall;
Whereas the maximum permitted deck projection is 1.55 m.

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY



4. 163 & 165 AUGUST AVE

File Number:	B0023/17SC, B0024/17SC, A0155/17SC, A0156/17SC, A0157/17SC, A0158/17SC	Zoning	RS - Residential Semi- Detached/T - Two Family Residential [WAIVER]
Owner(s):	EDILOU HOLDINGS INC.	Ward:	Scarborough Southwest (35)
Agent:	CUNHA DESIGN CONSULTANTS LTD	Heritage:	Not Applicable
Property Address:	163 & 165 AUGUST AVE	Community:	Oakridge Community
Legal Description:	PLAN 755 LOT 61 PT LOT 60 CLOSED LANE PART RP 64R7491 PART 3		

THE CONSENT REQUESTED:

This application is for consent to sever the land into four lots, as shown on the attached Site Plan. Lot to be created Part 1 and Part 5 would have a frontage of 6.86 metres and a lot area of 283 square metres. Lot to be created Part 2 and Part 6 would have a frontage of 6.86 metres and a lot area of 283 square metres. Lot to be created Part 3, 7, 9 and 10 would have a frontage of 6.86 metres and a lot area of 281 square metres. Lot to be created Part 4 and Part 8 would have a frontage of 6.86 metres and a lot area of 283 square metres. The owner is proposing to demolish the existing dwelling and build four new detached houses. In order to facilitate the proposed development, relief from the provision of the Zoning By-law was requested, as outlined in A0155/17SC, A0156/17SC, A0157/17SC and A0158/17SC.

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

A0155/17SC – Part 3, 7, 9 & 10

By-law No. 569-2013

1. To permit the proposed 9.23 metres side wall height, whereas the Zoning By-law permits maximum 7 metres side wall height.
2. To permit the proposed building length of 18 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
3. To permit the proposed 0.46 metres south side yard setback, whereas the Zoning By-law requires a minimum 0.9 metres side yard setback.
4. To permit the proposed 5.4 square metres of the first floor to be within 4 metres of the front main wall, whereas the Zoning By-law requires a minimum of 10 square metres of the first floor to be within 4 metres of the front main wall.
5. To permit the proposed roof overhang and eavestrough of the porch roof to be located 0.23 metres close to the south lot line, whereas the Zoning By-law permits eaves of a roof to encroach if they are no closer to a lot line than 0.3 metres.

A0156/17SC – Part 4 & 8

By-law No. 569-2013

1. To permit the proposed 9.31 metres side wall height, whereas the Zoning By-law permits maximum 7 metres side wall height.
2. To permit the proposed building length of 18 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
3. To permit the proposed 0.46 metres north side yard setback, whereas the Zoning By-law requires a minimum 0.9 metres side yard setback.
4. To permit the proposed 5.4 square metres of the first floor to be within 4 metres of the front main wall, whereas the Zoning By-law requires a minimum of 10 square metres of the first floor to be within 4 metres of the front main wall.
5. To permit the proposed roof overhang and eavestrough of the porch roof to be located 0.04 metres close to the south lot line, whereas the Zoning By-law permits eaves of a roof to encroach if they are no closer to a lot line than 0.3 metres.

A0157/17SC – Part 1 & 5

By-law No. 569-2013

1. To permit the proposed 9.32 metres side wall height, whereas the Zoning By-law permits maximum 7 metres side wall height.
2. To permit the proposed building length of 18 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
3. To permit the proposed 0.46 metres south side yard setback, whereas the Zoning By-law requires a minimum 0.9 metres side yard setback.
4. To permit the proposed 5.4 square metres of the first floor to be within 4 metres of the front main wall, whereas the Zoning By-law requires a minimum of 10 square metres of the first floor to be within 4 metres of the front main wall.
5. To permit the proposed roof overhang and eavestrough of the porch roof to be located 0.23 metres close to the south lot line, whereas the Zoning By-law permits eaves of a roof to encroach if they are no closer to a lot line than 0.3 metres.

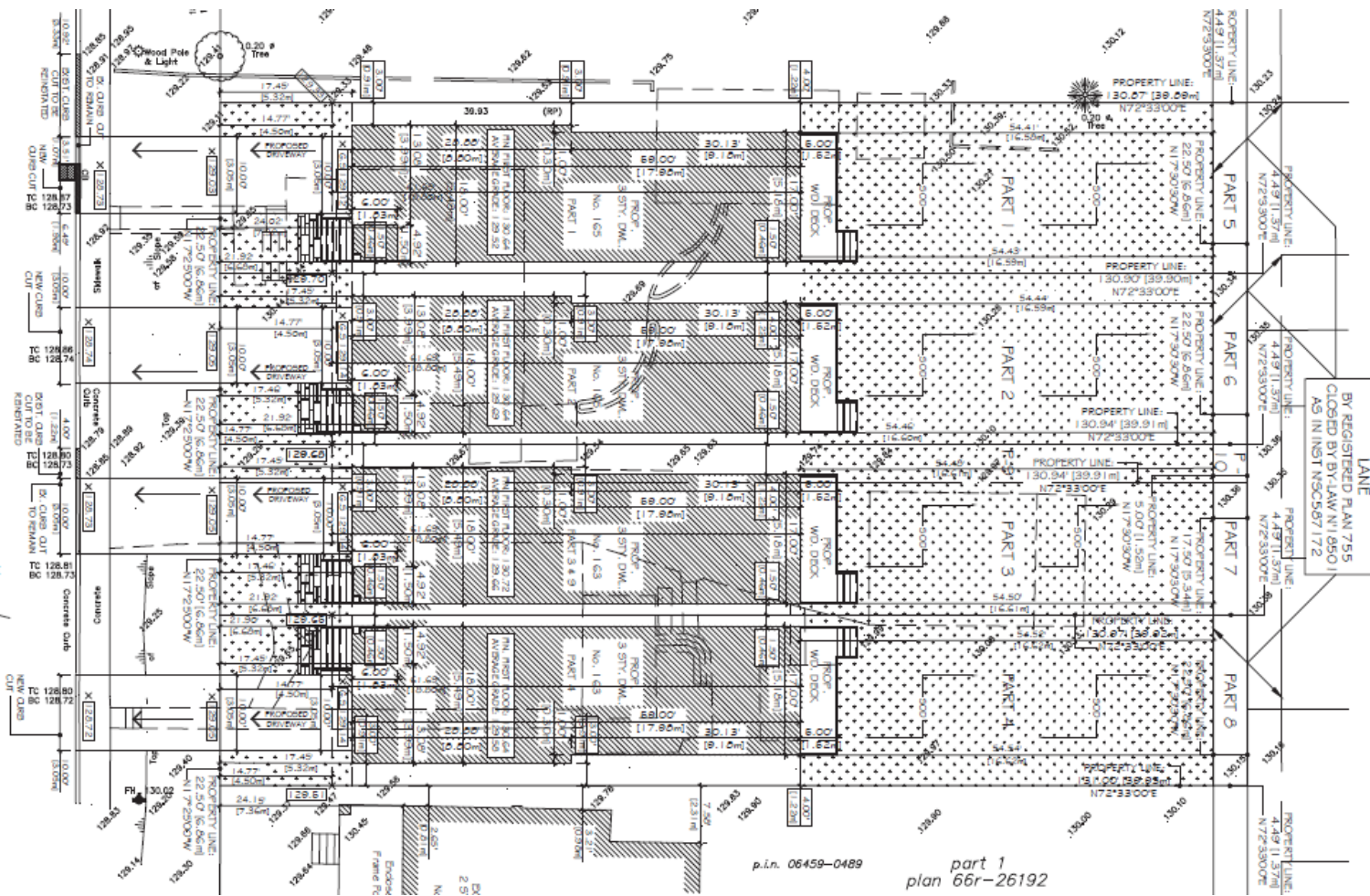
A0158/17SC – Part 2 & 6

By-law No. 569-2013

1. To permit the proposed 9.14 metres side wall height, whereas the Zoning By-law permits maximum 7 metres side wall height.

2. To permit the proposed building length of 18 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
3. To permit the proposed 0.46 metres south side yard setback, whereas the Zoning By-law requires a minimum 0.9 metres side yard setback.
4. To permit the proposed 5.4 square metres of the first floor to be within 4 metres of the front main wall, whereas the Zoning By-law requires a minimum of 10 square metres of the first floor to be within 4 metres of the front main wall.
5. To permit the proposed roof overhang and eavestrough of the porch roof to be located 0.23 metres close to the south lot line, whereas the Zoning By-law permits eaves of a roof to encroach if they are no closer to a lot line than 0.3 metres.

AUGUST AVENUE



5. 4609 KINGSTON RD

File Number:	B0026/17SC, A0163/17SC, A0164/17SC	Zoning	RD - Residential Detached/ S - Single Family Residential [ZZC]
Owner(s):	RAMANDEEP K VIRK	Ward:	Scarborough East (44)
Agent:	DAN CHEN	Heritage:	Not Applicable
Property Address:	4609 KINGSTON RD	Community:	West Hill Community
Legal Description:	PLAN 3355 PT LOT 18 PT LOT 17		

THE CONSENT REQUESTED:

This application is for consent to sever the land into two lots, as shown on the attached Site Plan. Lot to be created Part 1 would have a frontage of 16.84 metres and a lot area of 554.72 square metres. Lot to be created Part 2 would have a frontage of 16.6 metres and a lot area of 531.59 square metres. The owner is proposing to demolish the existing house and build two new detached houses. In order to facilitate the proposed development, relief from the provision of the Zoning By-law was requested, as outlined in A0163/17SC and A0164/17SC.

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

Part 1 - A0163/17SC

By-law No. 569-2013

1. To permit the proposed 7.73 metres rear yard setback, whereas the Zoning By-law requires a minimum 8.49 metres rear yard setback.
2. To permit the proposed 16.84 metres lot frontage, whereas the Zoning By-law requires a minimum 31.4 metres lot frontage.
3. To permit the proposed 554.72 square metres lot area, whereas the Zoning By-law requires a minimum 1086.32 square metres lot area.

By-law No. 10327

4. To permit the proposed 554.72 square metres lot area, whereas the Zoning By-law requires a minimum 696 square metres lot area.

Part 2- A0164/17SC

By-law No. 569-2013

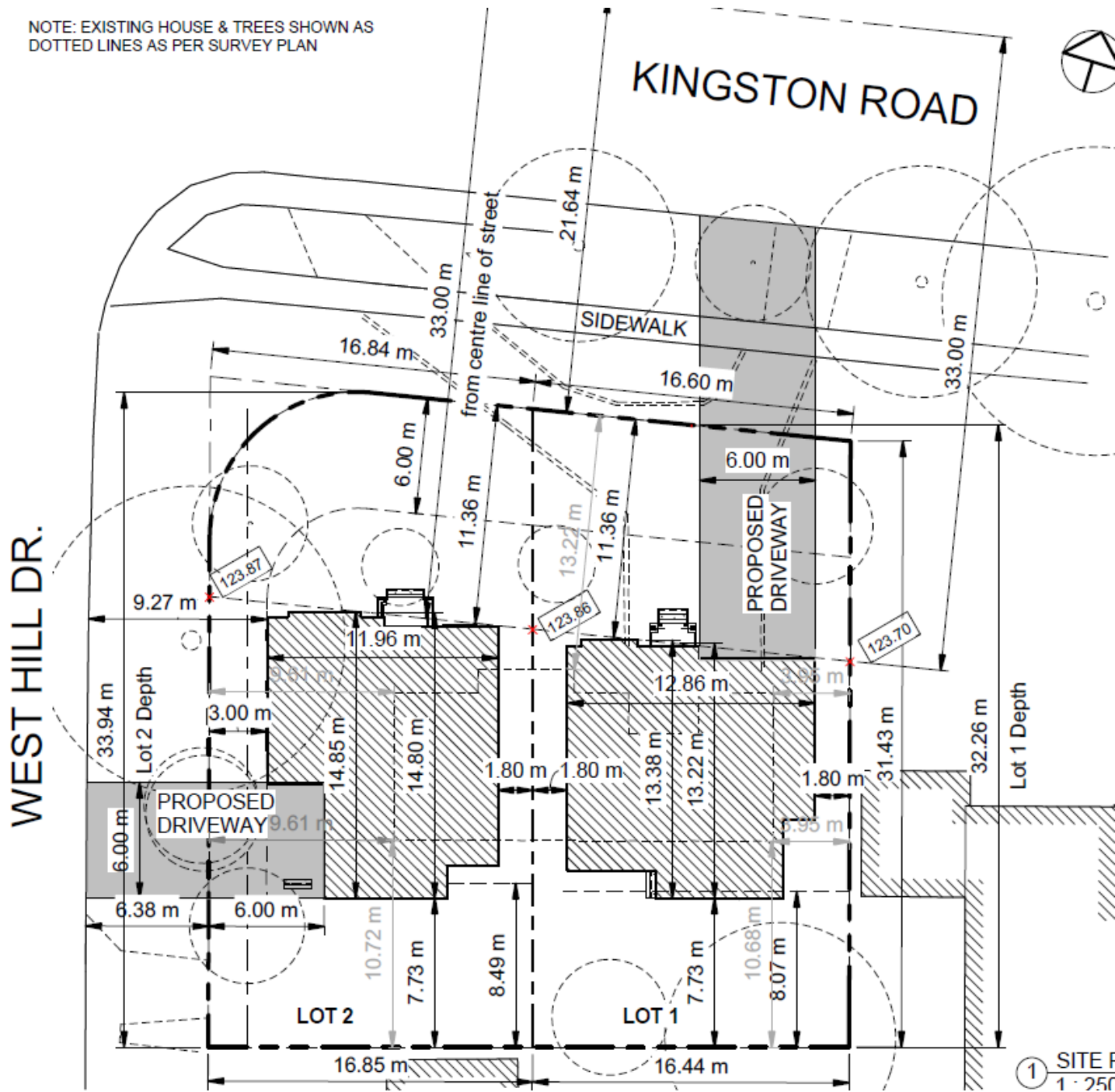
1. To permit the proposed 7.73 metres rear yard setback, whereas the Zoning By-law requires a minimum 8.07 metres rear yard setback.
2. To permit the proposed 16.6 metres lot frontage, whereas the Zoning By-law requires a minimum 31.4 metres lot frontage.

3. To permit the proposed 531.59 square metres lot area, whereas the Zoning By-law requires a minimum 1086.32 square metres lot area.
4. To permit the proposed 269.4 square metres floor space index or 0.51 times the lot area, whereas the Zoning By-law permits a maximum 265.8 square metres floor space index or 0.5 times the lot area.

By-law No. 10327

5. To permit the proposed 531.59 square metres lot area, whereas the Zoning By-law requires a minimum 696 square metres lot area.

NOTE: EXISTING HOUSE & TREES SHOWN AS
DOTTED LINES AS PER SURVEY PLAN



6. 1316, 1318 & 1320 KINGSTON RD

File Number:	A229/15SC	Zoning	CR - Commercial Residential
Owner(s):	SUNRISE GATE (KINGSTON) LTD	Ward:	Scarborough Southwest (36)
Agent:	DALES CONSULTING	Heritage:	Not Applicable
Property Address:	1316, 1318 & 1320 KINGSTON RD	Community:	Birchcliff Community
Legal Description:	PLAN 3145 LOT 3		

PURPOSE OF THE APPLICATION:

This proposal is for an eight storey mixed-use condominium building containing 30 residential units with a rooftop terrace and at-grade retail.

Please Note:

This application, originally scheduled for June 22, 2017, will be deferred and rescheduled for the July 13, 2017 public hearing to correct an error on Variance No. 7.

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

By-law No. 8786:

1. The proposed building will be 8 storeys tall with an overall height of 26.13 m;
Whereas the maximum permitted number of storeys is 6 and maximum permitted height is 20 m.
2. The proposed building will be located 0 m from Woodland Park Road (west side lot line);
Whereas the minimum required setback from a lot line abutting a public street other than Kingston Road is 1.5 m.
3. The proposed Level 5 (at 13.68 m) and Level 6 (at 16.63 m) will be located 0 m from Woodland Park Road (west side lot line);
Whereas for that portion of building between Levels 5 and 6 that are above 14 m in height, the building shall be stepped back an additional 1.5 m from the main wall abutting a public street.
4. The proposed building exceeds the 45 degree angular plane on the north side abutting a Single-Family Residential (S) Zone;
Whereas buildings shall not exceed a 45 degree angular plane from a lot line abutting Single-Family Residential (S), Two-Family Residential (T), Multiple-Family (M) and Park (P) Zones.
5. The proposed mechanical penthouse will cover 41% of the roof area;
Whereas the mechanical penthouse shall not cover more than 30% of the roof area.
6. The proposed amenity room is located in the basement level;
Whereas in a CR zone, the basement shall be used only for storage purposes for the occupants of the building.

7. **A total of 31 parking spaces will be provided on the site;**
Whereas a minimum of 34 parking spaces are required.
8. The proposed parking stackers will have dimensions of 2.7 m wide by 5.065 m long;
Whereas the minimum required dimensions of a parking space are 3.2 m wide by 5.6 m long.
9. The proposed accessible parking spaces are located immediately adjacent to the north side lot line (0 m);
Whereas the by-law requires a minimum 1.5 m strip of land immediately abutting Single-Family Residential (S), Two-Family Residential (T) and Multiple-Family (M) Zones shall be used for soft landscape use only.

7. 240 ALTON TOWERS CRCL

File Number:	A0342/16SC	Zoning	Commercial Residential (CR) & Community Commercial (CC) Zone [ZR]
Owners:	CEDAR CITY PARADISE (MILLIKEN) INC	Ward:	Scarborough-Rouge River (41)
Agent:	R G RICHARDS & ASSOCIATES	Heritage:	Not Applicable
Property Address:	240 ALTON TOWERS CRCL	Community:	Milliken Community
Legal Description:	PART 1 BLK 228 PLAN M2135		

PURPOSE OF THE APPLICATION:

To permit a free-standing, drive-through restaurant at the northeast corner of the Milliken Wells Shopping Centre.

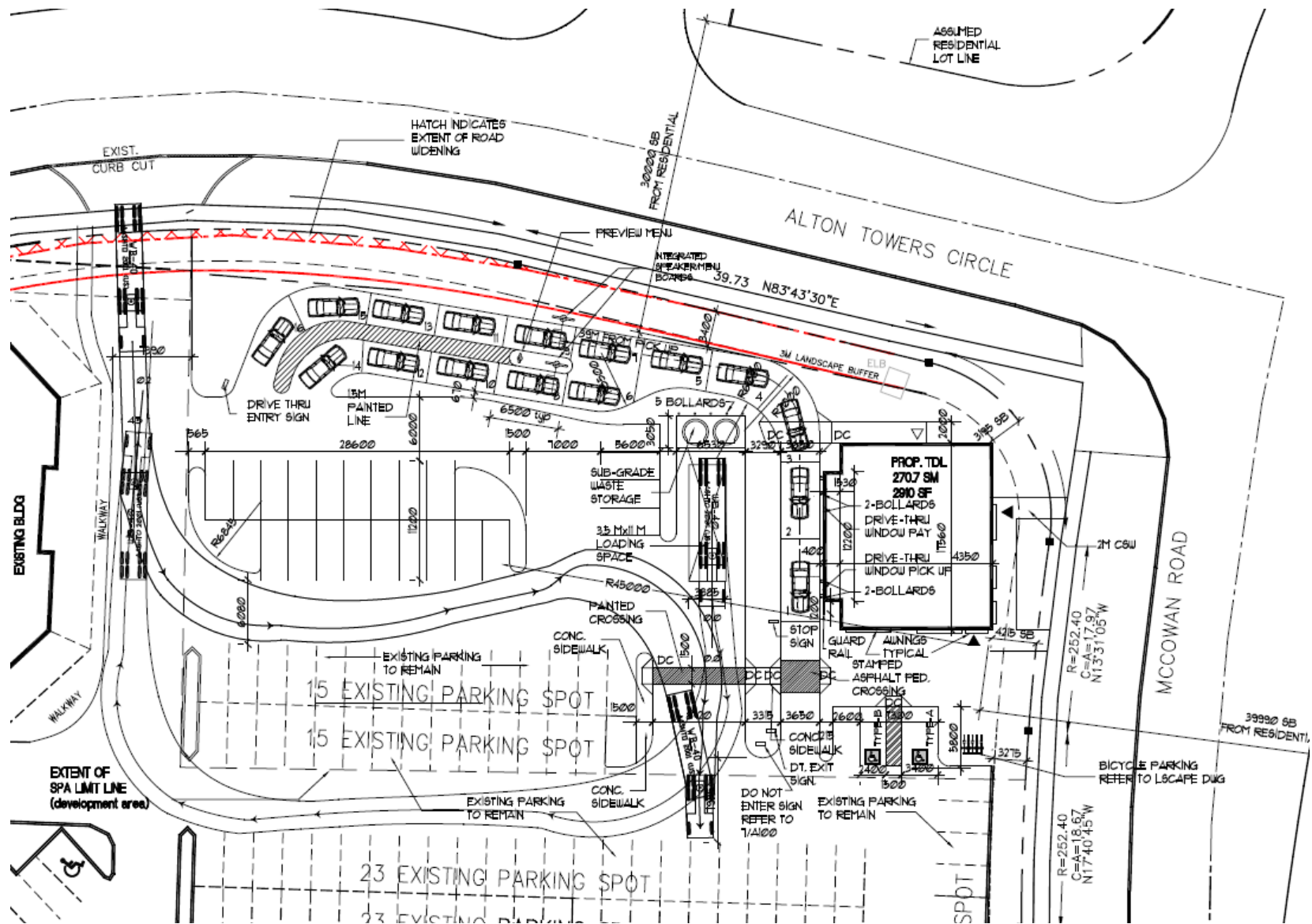
REQUESTED VARIANCES TO THE ZONING BY-LAW:

By-law No. 569-2013:

1. The proposed number of parking spaces is 485
Whereas the minimum required number of parking spaces is 529
2. The proposed drive-through facility would be located in a street yard
Whereas no portion of a drive-through facility stacking aisle may be located in a front yard or side yard that abuts a street
3. The proposed floor space index is 0.35 (total proposed Gross Floor Area is 12,792 m²)
Whereas the maximum permitted floor space index for non-residential uses on a lot is 0.25
4. The proposed waste storage would not be located in an enclosed building
Whereas all waste and recyclable material must be stored in a wholly enclosed building

By-law No. 17677:

5. The proposed total Gross Floor Area, excluding offices, is 10,004 m²
Whereas the Gross Floor Area of all permitted uses, other than offices, must not exceed 0.25 times the site area, which is a maximum of 9,178 m²
6. The proposed number of parking spaces is 485
Whereas the minimum required number of parking spaces is 530
7. The proposed sub-grade waste storage area would not be covered by a building
Whereas the land area not covered by buildings may be used for off-street vehicle parking and landscaping purposes only.



8. 1 ALRITA CRES

File Number:	A0104/17SC	Zoning	RD - Residential Detached/ S - Single Family Residential [ZZC]
Owner(s):	SHAWN LEVY DACOSTA NICOLE LYDIA DESOUZA	Ward:	Scarborough-Agincourt (40)
Agent:	LIRO STUDIO	Heritage:	Not Applicable
Property Address:	1 ALRITA CRES	Community:	Maryvale Community
Legal Description:	PLAN 4440 LOT 124		

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a second storey addition to the existing one storey dwelling, with a one storey rear addition.

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

By-law No. 569-2013

1. To permit the proposed 2.9 metres flankage side yard setback, whereas the Zoning By-law requires a minimum 3.6 metres flankage side yard setback.
2. To permit the proposed 36.5% lot coverage, whereas the Zoning By-law permits a maximum 33% lot coverage.
3. To permit the proposed building depth of 22.7 metres measured from the front yard setback requirement on a lot to the rear wall, whereas the Zoning By-law permits maximum building depth of 19 metres.
4. To permit the proposed rear yard setback of 9.14 metres, whereas the Zoning By-law requires a minimum rear yard setback of 9.5 metres.
5. To permit the proposed 40.2% rear yard soft landscaping, whereas the Zoning By-law requires minimum 50% of the rear yard to be soft landscaping.

By-law No. 9366

6. To permit the proposed 2.9 metres flankage side yard setback, whereas the Zoning By-law requires a minimum 3.6 metres flankage side yard setback.
7. To permit the proposed 37% lot coverage, whereas the Zoning By-law permits a maximum 33% lot coverage.

9. 25 HEARTH PL

File Number:	A0116/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	THAYANITI MULHUKUMARASWAMY	Ward:	Scarborough East (44)
Agent:	PAKERATHAN MUTHUKUMARASWAMY	Heritage:	Not Applicable
Property Address:	25 HEARTH PL	Community:	Highland Creek Community
Legal Description:			

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage on the newly merged parcels with frontage on Hearth Place.

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

By-law No. 569-2013:

1. The proposed dwelling will have a floor space index equal to 0.48 times the lot area (343.94 m²); Whereas the maximum permitted floor space index is 0.4 times the lot area (288.9 m²).
2. The proposed dwelling will have a depth of 25.38 m, as measured from the required front yard setback to the rear main wall; Whereas the maximum permitted depth is 19 m.
3. The proposed garage entrance elevation (120.4 m) is 0.76 m below the existing elevation of the centreline of the driveway at the point where it intersects the front lot line (121.16 m); Whereas 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 the front lot line.
4. The proposed driveway will be 6.65 m wide; Whereas the maximum permitted width of a driveway is 6 m.

By-law No. 10827:

5. The proposed lot frontage is 6.7 m; Whereas the minimum required lot frontage is 15 m.
6. The proposed dwelling will have a total floor area equal to 0.48 times the lot area (343.94 m²); Whereas the maximum permitted floor area is 0.4 times the lot area (289.1 m²).
7. The proposed dwelling will have a basement height of 1.65 m, as measured from the average grade at the front main wall to the ceiling of the basement; Whereas the maximum permitted basement height is 1.4 m.

8. The proposed driveway will be 6.65 m wide;
Whereas the maximum permitted width of a driveway is 6 m.
Note: this variance is based on the review of Block 34 and Part 4 as merged, and on the review of Block 34 only.

PLAN

PIN 06229-0165(LT)

66R-23677

LOT 13

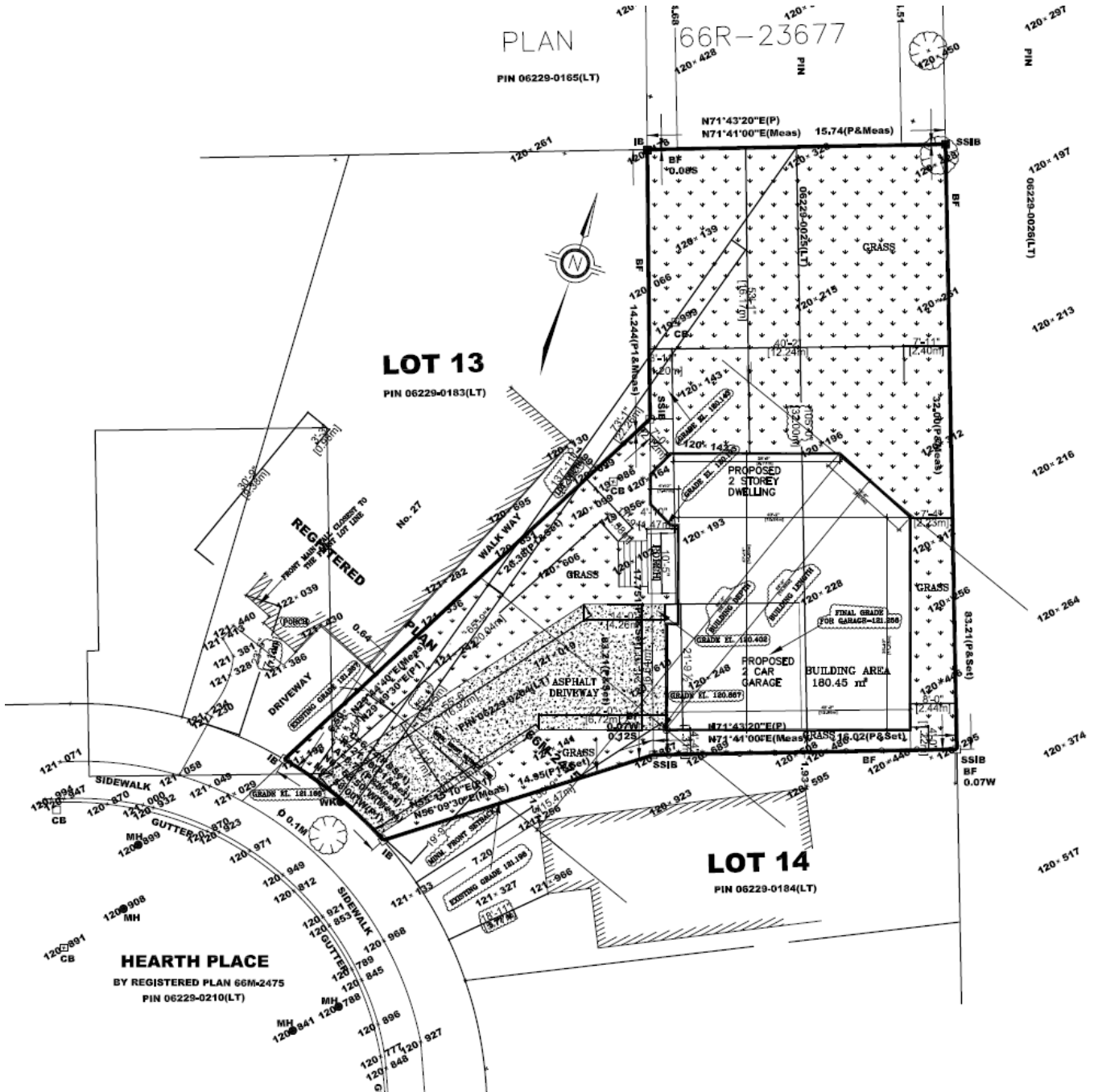
PIN 06229-0183(LT)

LOT 14

PIN 06229-0184(LT)

HEARTH PLACE

BY REGISTERED PLAN 66M-2475
PIN 06229-0210(LT)



10. 61 PRESLEY AVE

File Number:	A0129/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	NOORZADEH MEHRDAD MAHDAVOODI	Ward:	Scarborough Southwest (35)
Agent:	HAMIA AGHAIEMEYBODI	Heritage:	Not Applicable
Property Address:	61 PRESLEY AVE	Community:	Clairlea Community
Legal Description:	PLAN 1079 PT LOT 29		

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a second storey addition to the exiting dwelling.

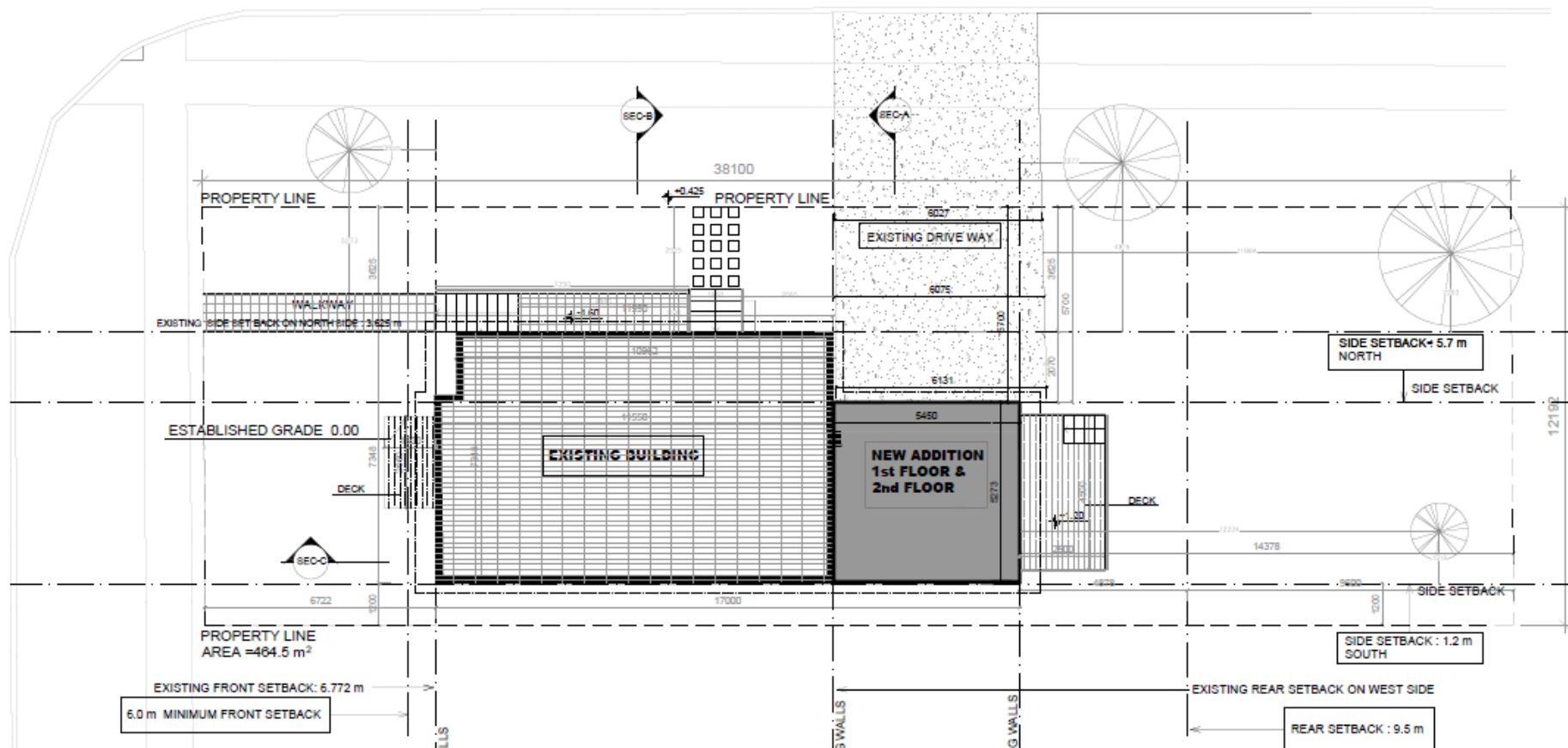
REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

By-law No. 569-2013

1. To permit the proposed 3.6 metres building setback from a side lot line that abuts a street, whereas the Zoning By-law requires a minimum 5.7 metres building setback from a side lot line that abuts a street.

By-law No. 8978

2. To permit the existing/proposed 1.2 metres south side yard setback, whereas the Zoning By-law requires a minimum 1.8 metres side yard setback.
3. To permit the proposed 3.6 metres building setback from a side lot line that abuts a street, whereas the Zoning By-law requires a minimum 5.7 metres building setback from a side lot line that abuts a street.



11. 93 EUCLID AVE

File Number:	A0132/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [WAIVER]
Owner(s):	KOMATHY YASOTHARAN SHANJITH YASOTHARAN	Ward:	Scarborough East (44)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	93 EUCLID AVE	Community:	Highland Creek Community
Legal Description:	PLAN 2129 PT LOT 45 NOW RP 64R13343 PART 3		

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a two-storey single family dwelling. The existing dwelling would be demolished.

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

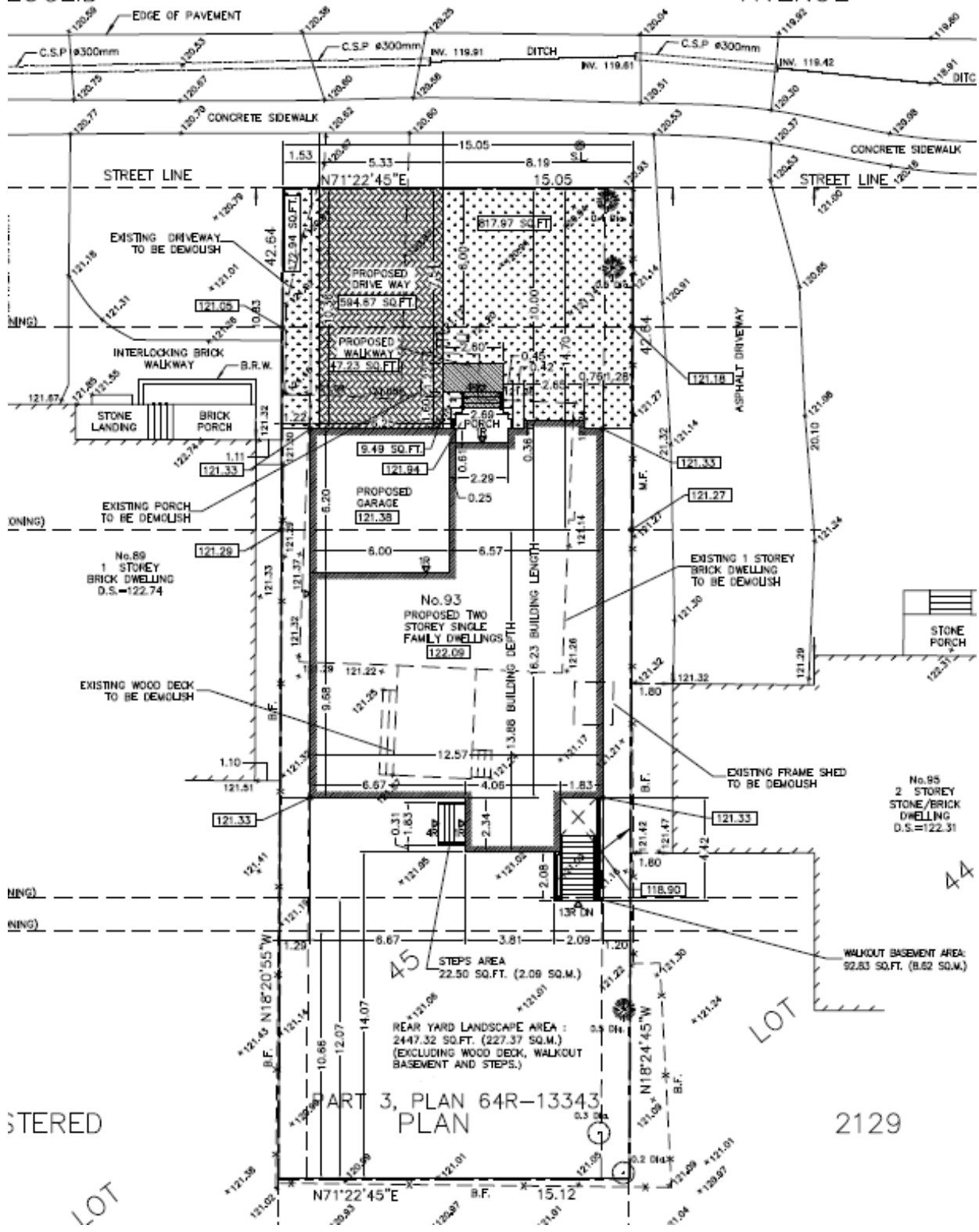
By-law No. 569-2013

1. To permit the proposed 356 square metres floor area, whereas the Zoning By-law permits maximum 279 square metres floor area.
2. To permit the proposed 10 metres front yard setback, whereas the Zoning By-law requires a minimum 14.7 metres front yard setback.

By-law No. 9364

3. To permit the proposed 350 square metres floor area, whereas the Zoning By-law permits maximum 279 square metres floor area.
4. To permit the proposed 1.2 metres west and east side yard setback, whereas the Zoning By-law requires a minimum 1.8 metres side yard setback.

EUCLID (BY REGISTERED PLAN CENTRELINE OF ROAD AVENUE 2129)



12. 28 WATSON ST

File Number:	A0140/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	MOHAMMAD MOKADDES HOSSAIN MOHAMMAD HOSSAIN	Ward:	Scarborough East (44)
Agent:	MOHAMMAD HOSSAIN	Heritage:	Not Applicable
Property Address:	28 WATSON ST	Community:	Highland Creek Community
Legal Description:	PLAN 3363 LOT 22		

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling. The existing dwelling would be demolished.

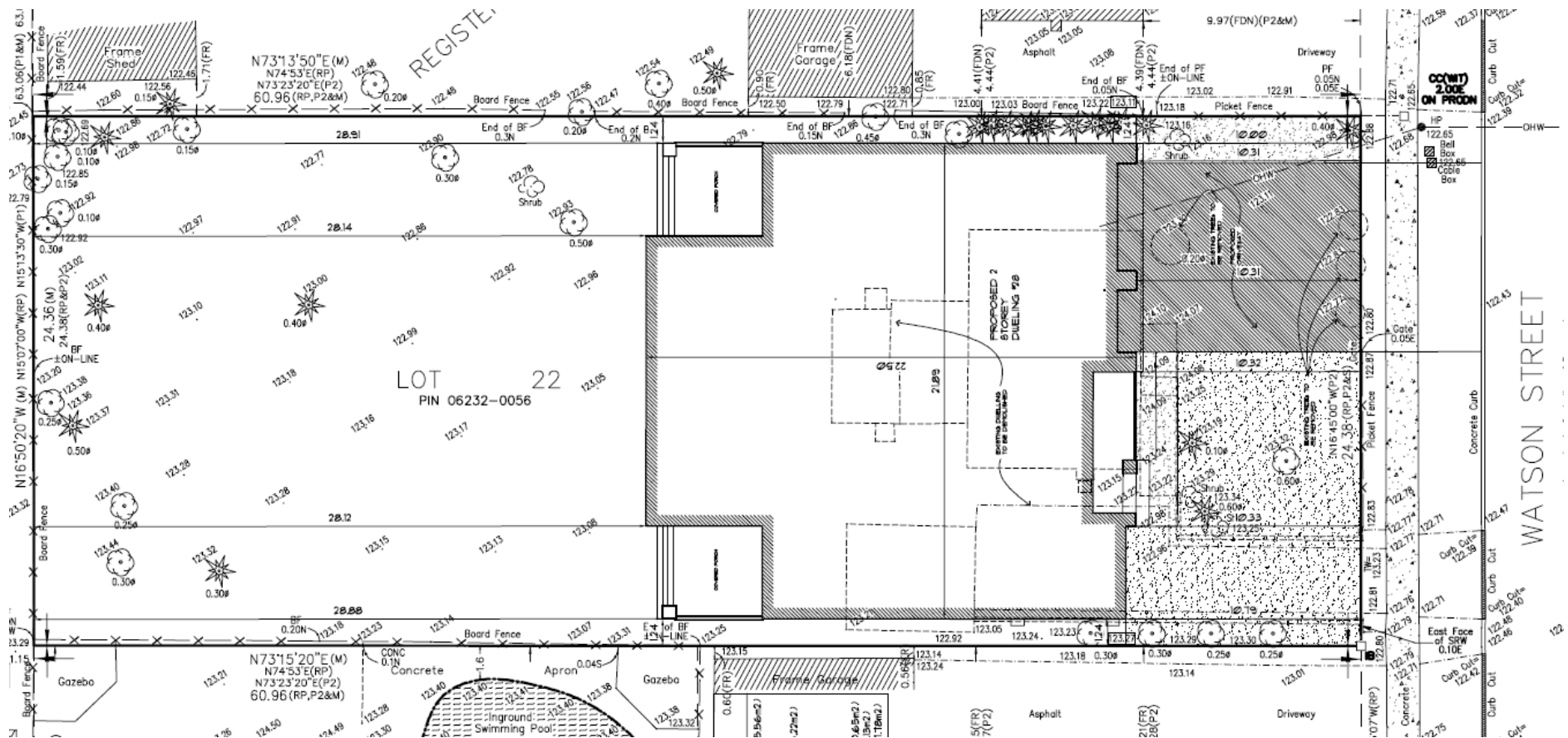
REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

By-law No. 569-2013

1. To permit the proposed 684 square metres floor area, whereas the Zoning By-law permits maximum 594 square metres floor area.
2. To permit the proposed 15.5 square metres platform area, whereas the Zoning By-law permits maximum 4 square metres platform area.

By-law No. 10827

3. To permit the proposed 3 vehicle garage, whereas the Zoning By-law permits maximum 2 vehicle garage.
4. To permit the proposed 604 square metres floor area, whereas the Zoning By-law permits maximum 594 square metres floor area.
5. To permit the proposed 10.6 metres by 8.8 metres garage dimensions, whereas the Zoning By-law permits maximum 7.6 metres by 7.6 metres garage dimensions.



13. 123 CROCKFORD BLVD

File Number:	A0145/17SC	Zoning	Genral Industrial (MG) & Employment Industrial (E) Zone [Waiver]
Owners:	123 CROCKFORD HOLDINGS INC	Ward:	Scarborough Centre (37)
Agent:	ANTHONY ABATE	Heritage:	Not Applicable
Property Address:	123 CROCKFORD BLVD	Employment District	Wexford Employment District
Legal Description:	PLAN 4297 PT BLK A		

PURPOSE OF THE APPLICATION:

This application is for a variance for a Medical Marihuana Production Facility on the property at 123 Crockford Boulevard.

A Medical Marihuana Production Facility is defined in the zoning by-law as a premises used for growing, producing, testing, destroying, storing, or distribution of medical marihuana or cannabis authorized by a license issued by the federal Minister of Health, pursuant to section 12 of the Marihuana for Medical Purposes Regulations, SOR/2013-119, under the Controlled Drugs and Substances Act, S.C. 1996, c. 19, as amended.

This application was scheduled for the Committee of Adjustment hearing on June 22, 2017. The Committee deferred consideration of the application to the July 13, 2017 hearing at the request of the applicant.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Former City of Scarborough Employment Districts Zoning By-law No. 24982:

1. Clause V, Subsection 26.3(a)
The Medical Marihuana Production Facility would be on a lot that is located 17 m away from a lot in the Commercial Residential (CR) Zone
Whereas a lot with a Medical Marihuana Production Facility must be at least 70 metres from a lot in any zone that is not an “E”, “M”, “MG”, “MS” Zone or any of these zones in combination with a “VS” Zone.
2. Clause V, Subsection 26.3(b)
The Medical Marihuana Production Facility would be on a lot that is located 35 m away from a lot with a school and a day nursery.
Whereas a lot with a medical marihuana production facility must be at least 70 metres from a lot with a school, place of worship, or day nursery.

City of Toronto Zoning By-law No. 569-2013:

1. Chapter 150.60.40.1(1)(A)
The Medical Marihuana Production Facility would be on a lot that is located 17 m away from a lot in the Commercial Residential (CR) Zone

Whereas a lot with a Medical Marihuana Production Facility must be at least 70 metres from a lot in a Commercial Residential (CR) Zone.

2. Chapter 150.60.40.1(1)(A)

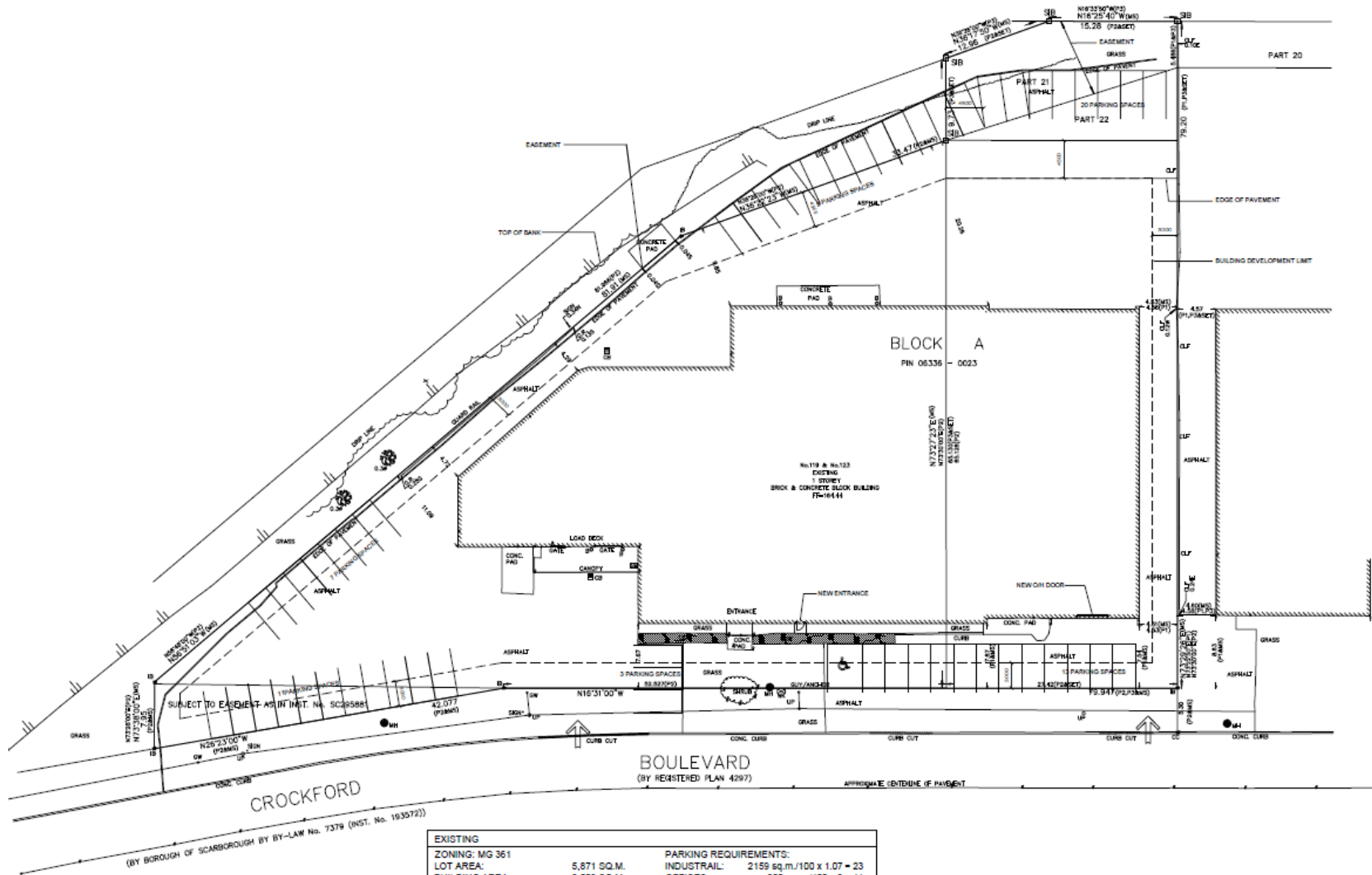
The Medical Marihuana Production Facility would be on a lot that is 0 metres from a lot in an Open Space Zone category.

Whereas a lot with a Medical Marihuana Production Facility must be at least 70 metres from a lot in an Open Space Zone category.

3. Chapter 150.60.40.1(1)(B)

The Medical Marihuana Production Facility would be on a lot that is 35 metres from a lot with a day nursery.

Whereas a lot with a Medical Marihuana Production Facility must be at least 70 metres from a lot with a public school, private school, place of worship, and day nursery.



1 SITE PLAN
SCALE N.T.S.

EXISTING			
ZONING: MG 361		PARKING REQUIREMENTS:	
LOT AREA: 5,871 SQ.M.		INDUSTRIAL: 2159 sq.m./100 x 1.07 = 23	
BUILDING AREA: 2,509 SQ.M.		OFFICES: 350 sq.m./100 x 3 = 11	
COVERAGE: 42.73 %		TOTAL REQ.: 34	
MAX ALLOWED (75%)	4,403.00 SQ.M.	EXISTING PARKING	54
ALLOWED ADDITION	1,894.00 SQ.M.		

14. 18 NEILSON AVE

File Number:	A0162/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	JENNIFER INKPEN BRUCE INKPEN	Ward:	Scarborough Southwest (36)
Agent:	RE PLACEMENT DESIGN	Heritage:	Not Applicable
Property Address:	18 NEILSON AVE	Community:	Cliffcrest Community
Legal Description:	PLAN 2347 LOT 218		

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct an addition over the rear and to construct a cold room and a porch in the front of the existing two storey dwelling.

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

By-law No. 569-2013

1. To permit the proposed 5.27 metres front yard setback, whereas the Zoning By-law requires a minimum 6.36 metres front yard setback.

By-law No. 9396

2. To permit the proposed 2 metres front porch projection into a front yard, whereas the Zoning By-law permits maximum 1.55 metres front porch projection into a front yard.
3. To permit the proposed 5.27 metres front yard setback, whereas the Zoning By-law requires a minimum 6 metres front yard setback.

15. 1420 KINGSTON RD

File Number:	A0165/17SC	Zoning	Commerical Residential (CR) Zone [ZR]
Owner(s):	AKELUIS CANADA LTD	Ward:	Scarborough Southwest (36)
Agent:	SIDNEY PAUL	Heritage:	Not Applicable
Property Address:	1420 KINGSTON RD	Community:	Birchcliff Community
Legal Description:	PLAN M410 LOTS 6 AND 7 PT LOT 5 PLAN M446 PT LOTS 7 TO 9		

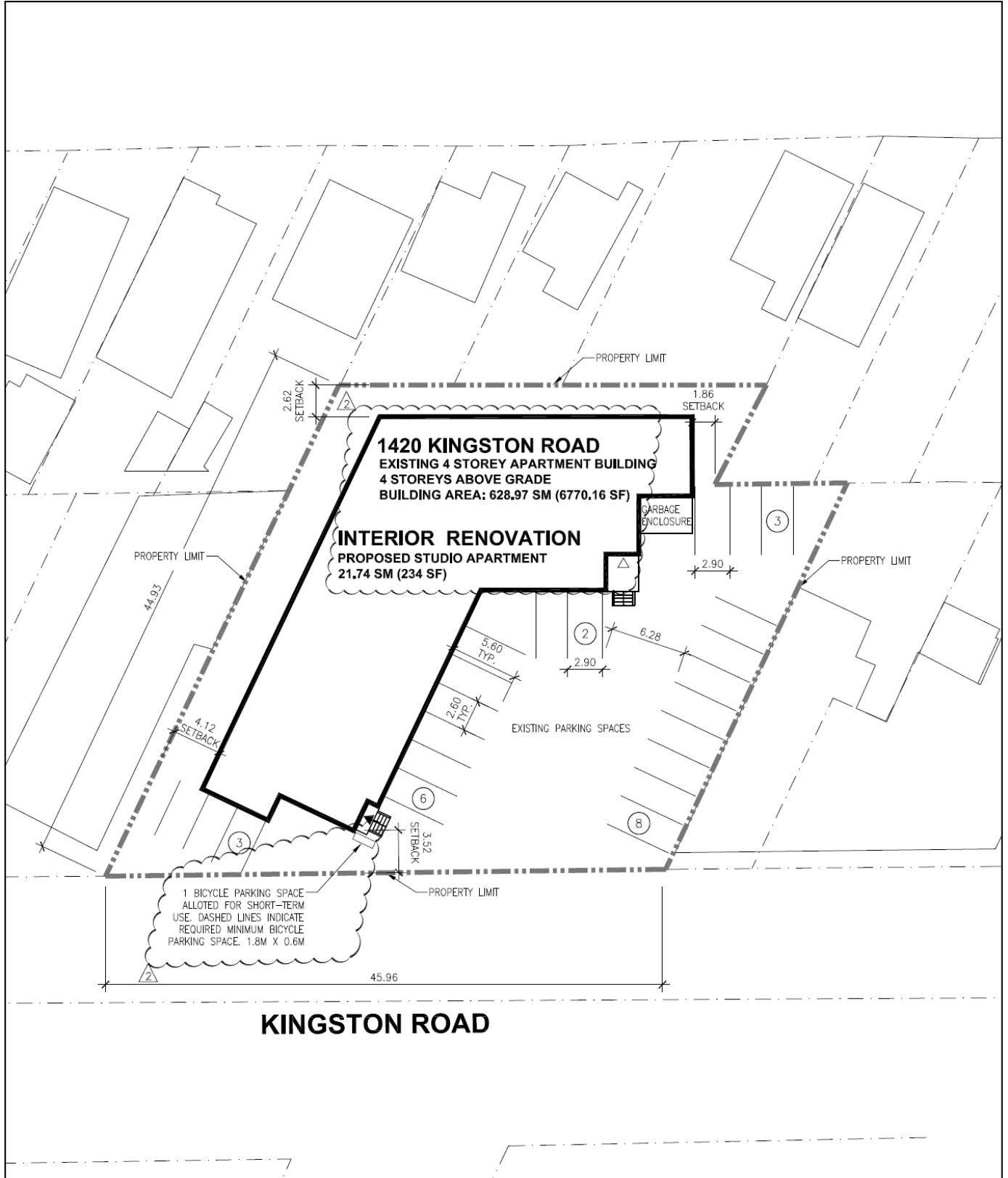
PURPOSE OF THE APPLICATION:

Proposal to convert existing ground floor office space into a new bachelor apartment unit within the existing building envelope.

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

By-law No. 8786:

1. The proposed new dwelling unit will be located on the first floor level of the building;
Whereas dwelling units shall only be permitted on or above the second storey of buildings.
Note: There are six (6) existing dwelling units on the first level of the building.
2. A total of 22 existing parking spaces are provided on the site and no new spaces are proposed;
Whereas one (1) additional parking space is required for the proposed new dwelling unit.
3. The proposed new dwelling unit will have a total of 0 m² of amenity space;
Whereas a minimum of 2 m² of amenity space is required for the proposed new dwelling unit.



1 SITE PLAN
 A0.1 1:200

16. 293 PENDERMERE PKWY

File Number:	A0166/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	MARKO ANTHONY MAVEC	Ward:	Scarborough East (44)
Agent:	ROCKIM DESIGN INC	Heritage:	Not Applicable
Property Address:	293 PENDERMERE PKWY	Community:	Centennial Community
Legal Description:	PLAN M36 LOT 19		

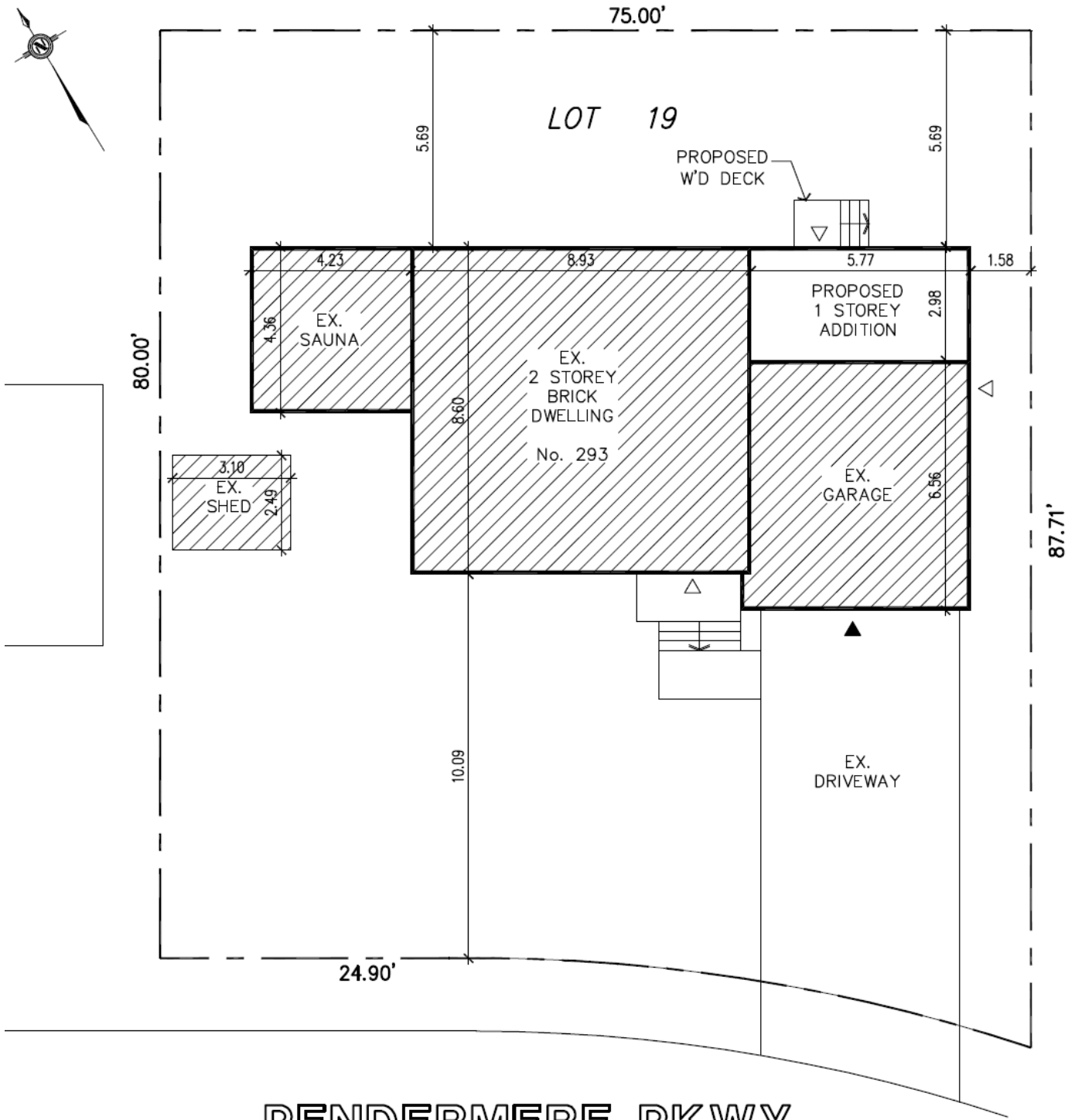
PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new one-storey rear addition to the existing two-storey dwelling.

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

By-law No. 569-2013 & By-law No. 12077

1. To permit the proposed 5.6 metres rear yard setback, whereas the Zoning By-law requires a minimum 7.5 metres rear yard setback.



17. 45 EASTWOOD AVE

File Number:	A0167/17SC	Zoning	Residential Detached (RD) & Single-Family (S) or Two-Family (T) Residential [Waiver]
Owner(s):	JORDAN ANDREWS-WHITE SCOTT FLEMING	Ward:	Scarborough Southwest (36)
Agent:	JORDON PARRY	Heritage:	Not Applicable
Property Address:	45 EASTWOOD AVE	Community:	Cliffside Community
Legal Description:	PLAN 1812 LOT 26		

PURPOSE OF THE APPLICATION:

To demolish and reconstruct the front covered porch.

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

By-law No. 569-2013:

1. A total of 51% of the required front yard landscaping will be maintained as soft landscaping (15.92 m²); Whereas a minimum of 75% of the required front yard landscaping shall be maintained as soft landscaping (23.37 m²).
2. The existing front yard parking space has dimensions of 4.72 m long by 2.64 m wide; Whereas the minimum required dimensions of a parking space are 5.6 m long by 3.2 m wide.

By-law No. 9364:

3. The proposed front covered porch will encroach 1.83 m into the required front yard setback; Whereas the maximum permitted encroachment is 1.55 m.
4. A total of 51% of the required front yard landscaping will be maintained as soft landscaping (15.92 m²); Whereas a minimum of 75% of the required front yard landscaping shall be maintained as soft landscaping (23.37 m²).
5. The existing front yard parking space has dimensions of 4.72 m long by 2.64 m wide; Whereas the minimum required dimensions of a parking space are 5.6 m long by 3 m wide.
6. The existing driveway has a width of 2.64 m; Whereas the minimum required driveway width is 2.6 m, provided the front yard landscaping and soft landscaping requirements are met.
Note: the applicant is seeking a variance for front yard soft landscaping; thus this requirement is not met.

18. 100 NEWPORT AVE

File Number:	A0169/17SC	Zoning	RS - Residential Semi-Detached/ T - Two Family Residential [ZZC]
Owner(s):	CATRIONA MCCONVILLE MARIO RUMENGAN	Ward:	Scarborough Southwest (35)
Agent:	CADAXX DESIGN	Heritage:	Not Applicable
Property Address:	100 NEWPORT AVE	Community:	Oakridge Community
Legal Description:	PLAN 811 PT LOT 27 NOW RP 64R11421 PART 1		

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a one and a half storey addition to the existing dwelling.

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

By-law No. 569-2013

1. To permit the proposed 0.27 metres building setback from a side lot line, whereas the Zoning By-law requires a minimum 1.5 metres building setback from a side lot line that abuts a street.
2. To permit the proposed 0.4 metres eaves of the roof projections into the west side yard lot line, whereas the Zoning By-law permits the eaves of a roof to encroach into a required minimum building setback a maximum 0.9 metres, if they are no closer to a lot line than 0.3 metres.

By-law No. 9812

3. To permit the proposed 0.27 metres building setback from a side lot line, whereas the Zoning By-law requires a minimum 1.5 metres building setback from a side lot line that abuts a street.

19. 25 BENLIGHT CRES

File Number:	A0170/17SC	Zoning	Residential Detached (RD) & Single-Family (S) [ZR]
Owner(s):	BETTY MARY PAJIC DINISIJA PAJIC	Ward:	Scarborough Centre (38)
Agent:	DINISIJA PAJIC	Heritage:	Not Applicable
Property Address:	25 BENLIGHT CRES	Community:	Woburn Community
Legal Description:	PLAN M674 LOT 163		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

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

By-law No. 569-2013:

1. The proposed dwelling will be located 6.2 m from the front lot line;
Whereas the minimum required front yard setback is 8.03 m.
2. A total of 51.6% of the front and rear main walls are proposed to be under 7 m in height;
Whereas no less than 60% of the front and rear main walls must be below 7 m in height.

20. 44 CLYDE RD

File Number:	A0172/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	EMILY NACCARATO MARIO BAGGIERI	Ward:	Scarborough East (44)
Agent:	NAPA DESIGN GROUP	Heritage:	Not Applicable
Property Address:	44 CLYDE RD	Community:	Centennial Community
Legal Description:	CON 1 PT LOT 4		

PURPOSE OF THE APPLICATION:

To construct a new two-storey side and rear addition to the existing dwelling, complete with interior and exterior alterations.

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

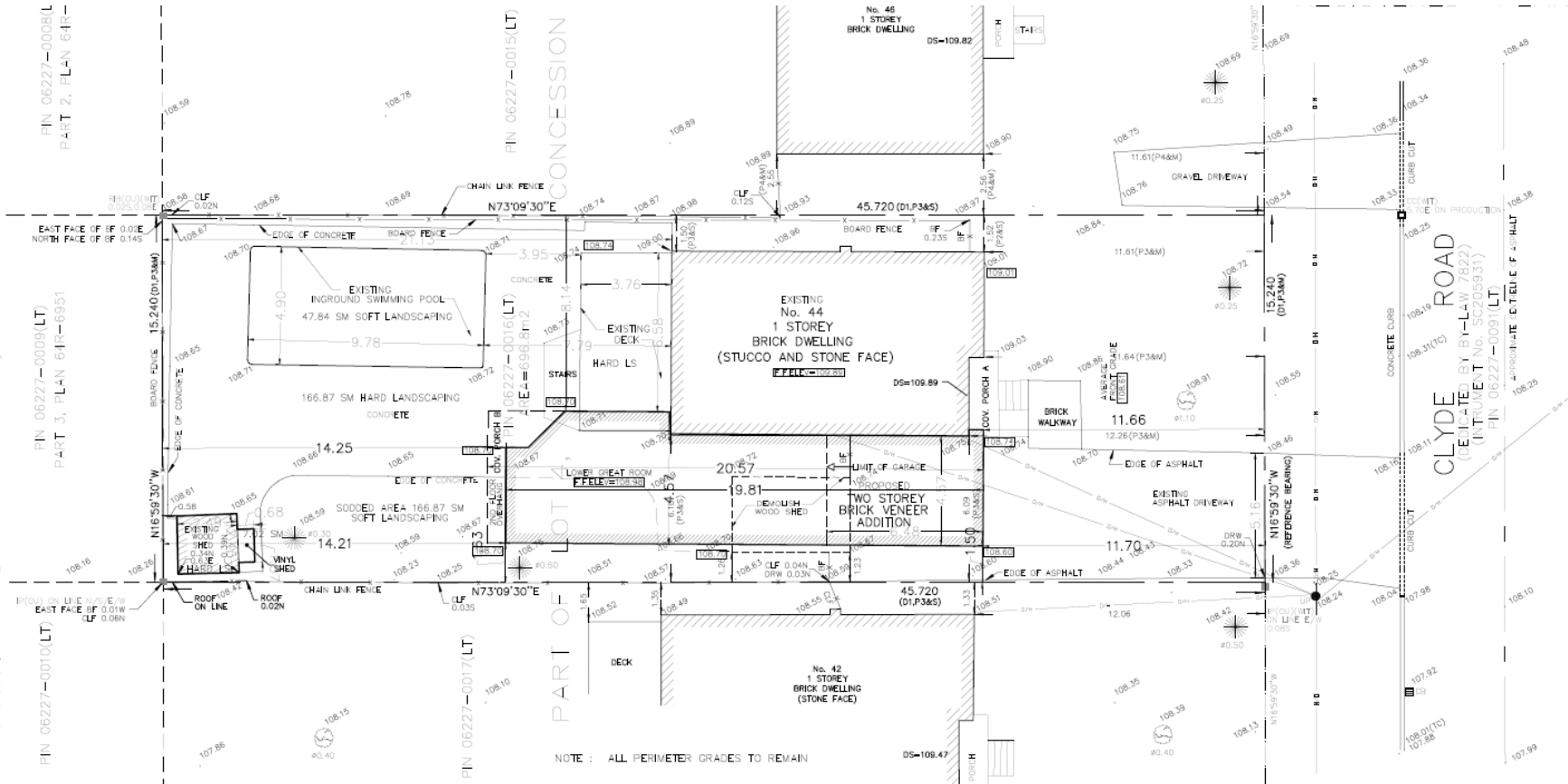
By-law No. 569-2013:

1. The altered dwelling will have a floor area of 290.57 m²;
Whereas the maximum permitted floor area of 279 m².
2. The altered dwelling will have a length of 20.57 m;
Whereas the maximum permitted dwelling length is 17 m.
3. The altered dwelling will have a depth of 26.24 m, as measured from the required front yard setback to the rear main wall;
Whereas the maximum permitted depth is 19 m.
4. The altered dwelling will have a height of 9.21 m;
Whereas the maximum permitted dwelling height is 9 m.
5. None of the area of the first floor is proposed to be within 4 m of the front main wall;
Whereas a minimum of 10 m² of the first floor must be located within 4 m of the front main wall.
6. A total of 27% of the rear yard will be maintained as soft landscaping;
Whereas a minimum of 50% of the rear yard shall be maintained as soft landscaping.

By-law No. 12077:

7. The altered dwelling will have a height of 9.21 m;
Whereas the maximum permitted dwelling height is 9 m.

PART OF LOT 4, CONCESSION 1



NOTE: ALL PERIMETER GRADES TO REMAIN

21. 84 KELSONIA AVE

File Number:	A0173/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	CAROL ANN CHRISTIE	Ward:	Scarborough Southwest (36)
Agent:	KAVE ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	84 KELSONIA AVE	Community:	Cliffside Community
Legal Description:	PLAN 1566 LOT 30		

PURPOSE OF THE APPLICATION:

To construct a new front porch addition and a new rear deck with basement walkout. The proposal also includes interior and exterior alterations.

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

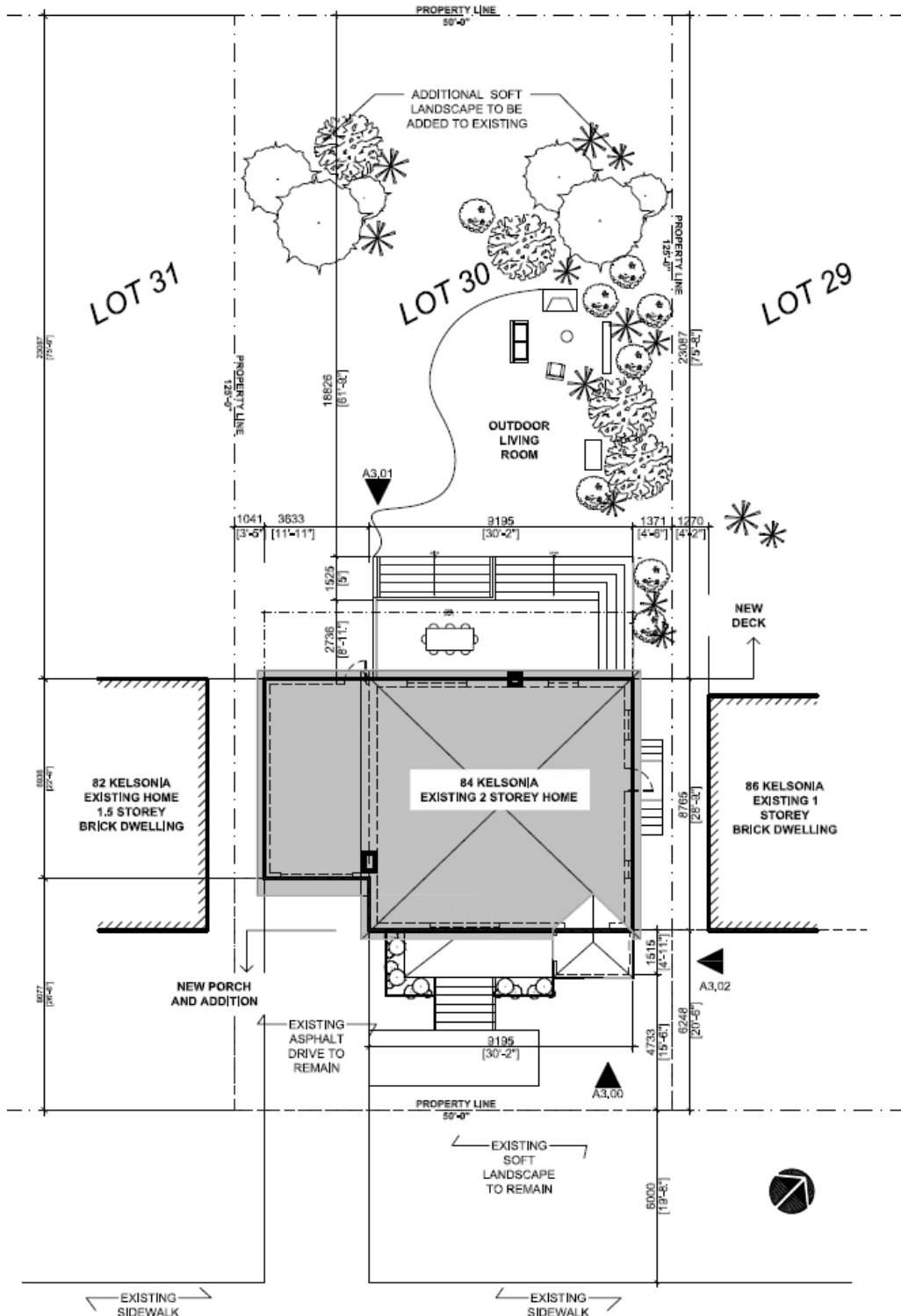
By-law No. 569-2013:

1. The altered dwelling will be located 4.73 m from the front lot line;
Whereas the minimum required front yard setback is 6.25 m.

By-law No. 9364:

2. The altered dwelling will be located 4.73 m from the front lot line;
Whereas the minimum required front yard setback is 6 m.

PLAN OF LOT 30
 REGISTERED PLAN 1566
 TOWNSHIP OF SCARBOROUGH
 NO. 84 KELSONIA



KELSONIA AVENUE

22. 2600 BIRCHMOUNT RD

File Number:	A0174/17SC	Zoning	Commercial Local (CL) & Neighbourhood Commercial (NC) [ZR]
Owner(s):	1606279 ONTARIO LIMITED	Ward:	Scarborough-Agincourt (40)
Agent:	QUEENSCORP CONSTRUCTION INC	Heritage:	Not Applicable
Property Address:	2600 BIRCHMOUNT RD	Community:	Tam O'Shanter Community
Legal Description:			

PURPOSE OF THE APPLICATION:

The applicant proposes to increase the amount of gross floor area dedicated to restaurants in the existing commercial development. The additional gross floor area will be accommodated within the existing building (Unit C) and no additional structures are proposed.

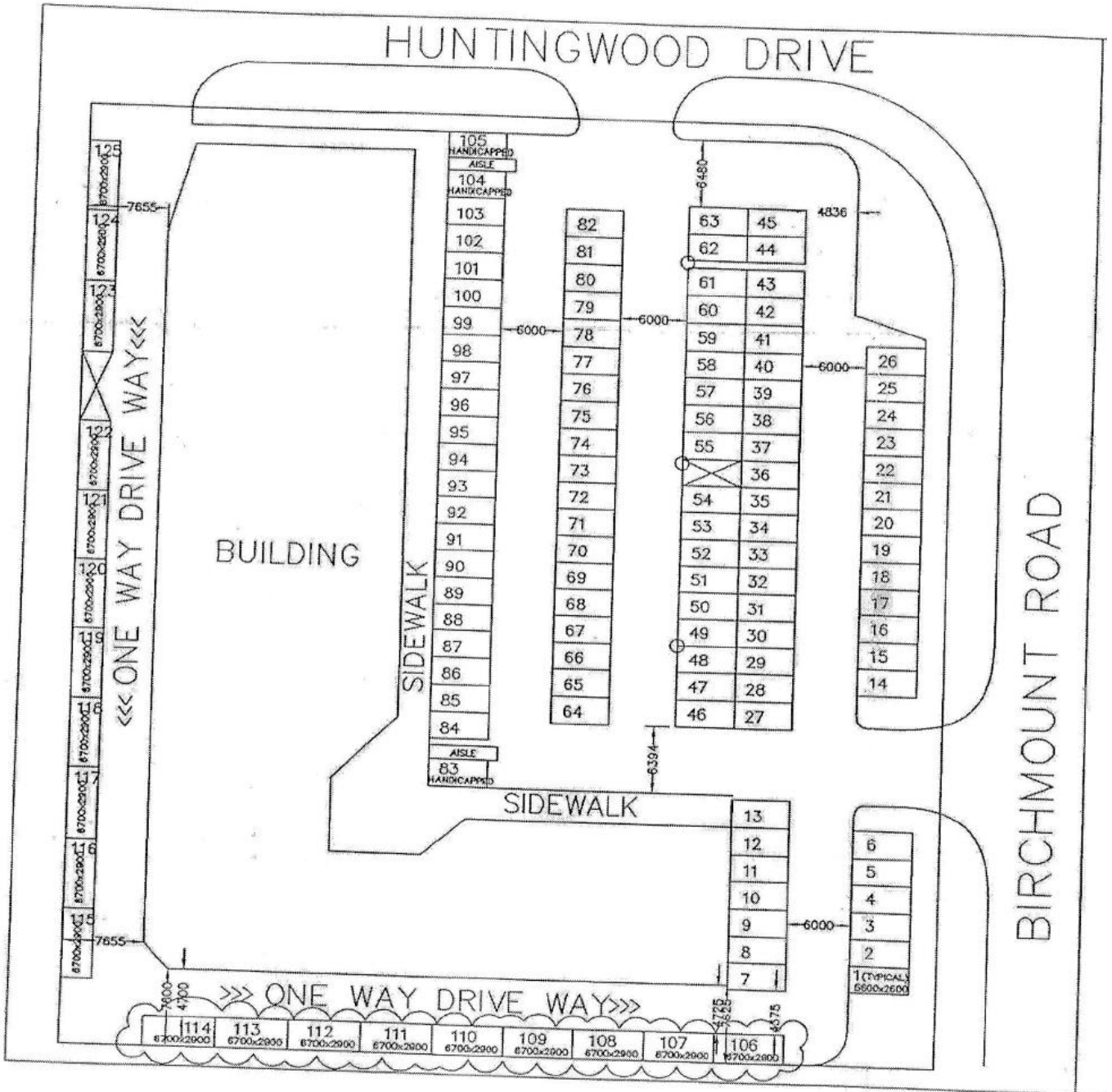
REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

By-law No. 569-2013:

1. To permit a total gross floor area of 950.6 m² for all restaurant uses;
Whereas the Zoning By-law permits a maximum of 400 m² interior floor area for all eating and take-out establishments.

By-law No. 12360:

2. A total of 123 parking spaces are provided on the site;
Whereas a minimum of 126 parking spaces are required for the site.



23. 12 FENWOOD HTS

File Number:	A0175/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	HARPREET GHUMAN	Ward:	Scarborough Southwest (36)
Agent:	JOHN RAMIREZ	Heritage:	Not Applicable
Property Address:	12 FENWOOD HTS	Community:	Cliffcrest Community
Legal Description:	PLAN 3757 LOT 196		

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to permit the already constructed second storey addition with a two storey rear addition to the existing dwelling with a new two-car garage.

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

By-law No. 569-2013 & By-law No.9396

1. To permit the proposed/existing 9.66 metres building height, whereas the Zoning By-law permits a maximum 9 metres building height.
2. To permit the proposed/existing 1.425 metres basement height, whereas the Zoning By-law permits a maximum 1 metres building height.

24. 76 NORTH WOODROW BLVD

File Number:	A0176/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [ZZC]
Owner(s):	SAMMY ANDREW THEMIS KAPSIMALIS BOBBY HARALAMPOPOULOS	Ward:	Scarborough Southwest (35)
Agent:	INFINITY ARCHITECTURE + DESIGN	Heritage:	Not Applicable
Property Address:	76 NORTH WOODROW BLVD	Community:	Birchmount Park Community
Legal Description:	PLAN 2050 LOT 35		

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new second storey additions with a two storey side addition to the existing one-storey single family dwelling.

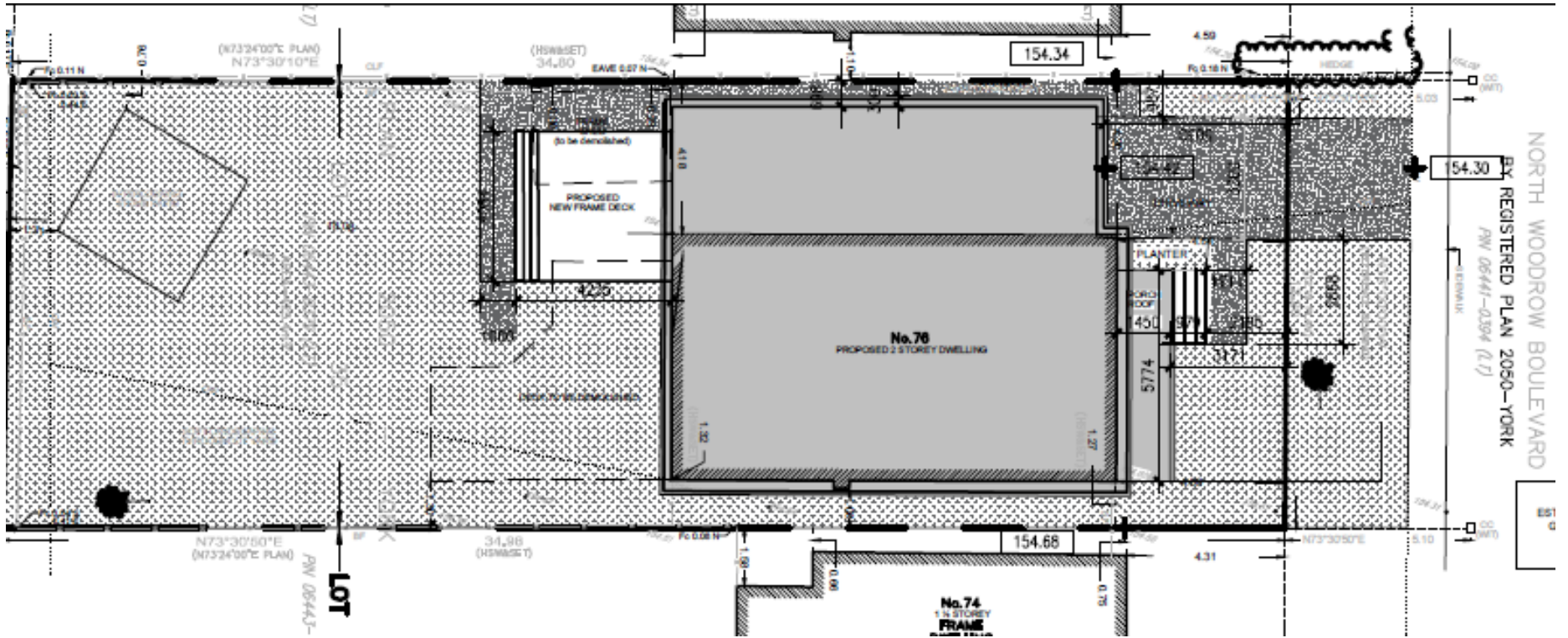
REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

By-law No. 569-2013

1. To permit the proposed 35% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.

By-law No. 9174

2. To permit the proposed 14.65 metres building setback from the centre line of the original road allowance, whereas the Zoning By-law requires a minimum 16 metres building setback from the centre line of the original road allowance.



25. 71 MORaine HILL DR

File Number:	A0177/17SC	Zoning	Residential Detached (RD) & Single-Family (S) [ZR]
Owner(s):	HALIME CENGIZ HAYDAR CENGIZ	Ward:	Scarborough-Agincourt (40)
Agent:	JR DESIGN AND CONSTRUCTION	Heritage:	Not Applicable
Property Address:	71 MORaine HILL DR	Community:	Tam O'Shanter Community
Legal Description:	PLAN M792 LOT 341		

PURPOSE OF THE APPLICATION:

To construct a two-storey south-east addition, a second storey addition over the existing dwelling, a new front covered porch and new wood deck.

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

By-law No. 569-2013:

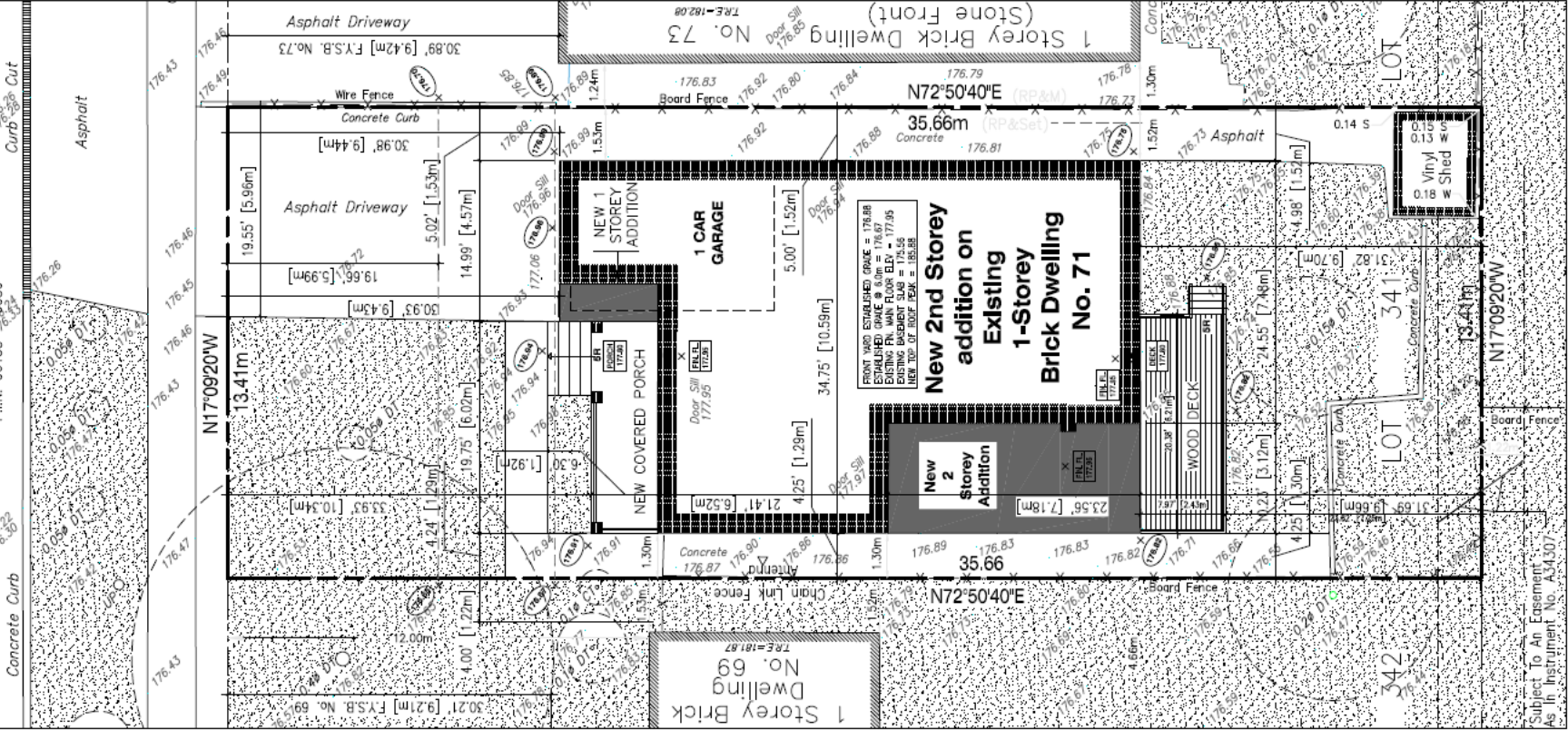
1. The altered dwelling will cover 35% of the lot area (169.17 m²);
Whereas the maximum permitted lot coverage is 33% of the lot area (157.8 m²).
2. The altered dwelling will have a floor space index equal to 0.6 times the lot area (284.81 m²);
Whereas the maximum permitted floor space index is 0.5 times the lot area (239.1 m²).

By-law No. 12360:

3. The altered dwelling will cover 35% of the lot area (169.17 m²);
Whereas the maximum permitted lot coverage is 33% of the lot area (157.8 m²).
4. The existing/altered dwelling will be located 1.29 m from the south side lot line;
Whereas the minimum required side yard setback is 1.2 m plus 0.6 m for each additional storey, for a total required side yard setback of 1.8 m.
5. The altered dwelling will have a height of 9.2 m;
Whereas the maximum permitted dwelling height is 9 m.

MORaine HILL DRIVE

(By Registered Plan M-792)
 P.I.N. 06158-0086



Subject To An Easement
 As In Instrument No. A14307

26. 1 HUNT CLUB DR

File Number:	A0178/17SC	Zoning	RD - Residential Detached/ S - Single Family Residential [ZZC]
Owner(s):	ALANNA SCHIFFER MICHAEL HILLS	Ward:	Scarborough Southwest (36)
Agent:	SPARROW STUDIO	Heritage:	Not Applicable
Property Address:	1 HUNT CLUB DR	Community:	Birchcliff Community
Legal Description:	PLAN 3153 LOT 23		

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling. The existing dwelling would be demolished.

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

By-law No. 569-2013

1. To permit the proposed 3 metres building setback from a side lot line, whereas the Zoning By-law requires a minimum 3.6 metres building setback from a side lot line that abuts a street.
2. To permit the proposed 314.63 square metres floor area or 0.66 times the lot area, whereas the Zoning By-law permits maximum 237.97 square metres floor area or 0.5 times the lot area.
3. To permit the proposed 36% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
4. To permit the proposed 7.61 metres main walls height, whereas the Zoning By-law permits maximum 7 metres main wall height.
5. To permit the proposed building length of 20.24 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
6. To permit the proposed building depth of 20.24 metres measured from the front yard setback requirement on a lot to the rear wall, whereas the Zoning By-law permits maximum building depth of 19 metres.
7. To permit the proposed 13.5 square metres platforms (upper deck), whereas the Zoning By-law permits maximum 4 square metres platforms.
8. To permit the proposed 68% front yard soft landscaping, whereas the Zoning By-law requires a minimum 75% front yard soft landscaping.
9. To permit the proposed parking space located in the front yard, whereas the Zoning By-law requires the parking space to be located in the rear yard.

10. To permit the proposed access to the parking space to be located in the front yard, whereas the Zoning By-law requires the parking space access to be from a flanking street that is not a major street.

By-law No. 8786

11. To permit the proposed 39% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
12. To permit the proposed 305.85 square metres floor area or 0.64 times the lot area, whereas the Zoning By-law permits maximum 237.97 square metres floor area or 0.5 times the lot area.
13. To permit the proposed 68% front yard soft landscaping, whereas the Zoning By-law requires a minimum 75% front yard soft landscaping.
14. To permit the proposed 3 metres building setback from a side lot line, whereas the Zoning By-law requires a minimum 3.6 metres building setback from a side lot line that abuts a street.

27. 23 MANORWOOD RD

File Number:	A0179/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	CHENG XIAO XIU MIN CUI	Ward:	Scarborough Centre (38)
Agent:	LHW ENGINEERING LTD	Heritage:	Not Applicable
Property Address:	23 MANORWOOD RD	Community:	Bendale Community
Legal Description:	PLAN M774 LOT 487		

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new 2 car garage attached to the existing one storey dwelling.

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

By-law No. 569-2013

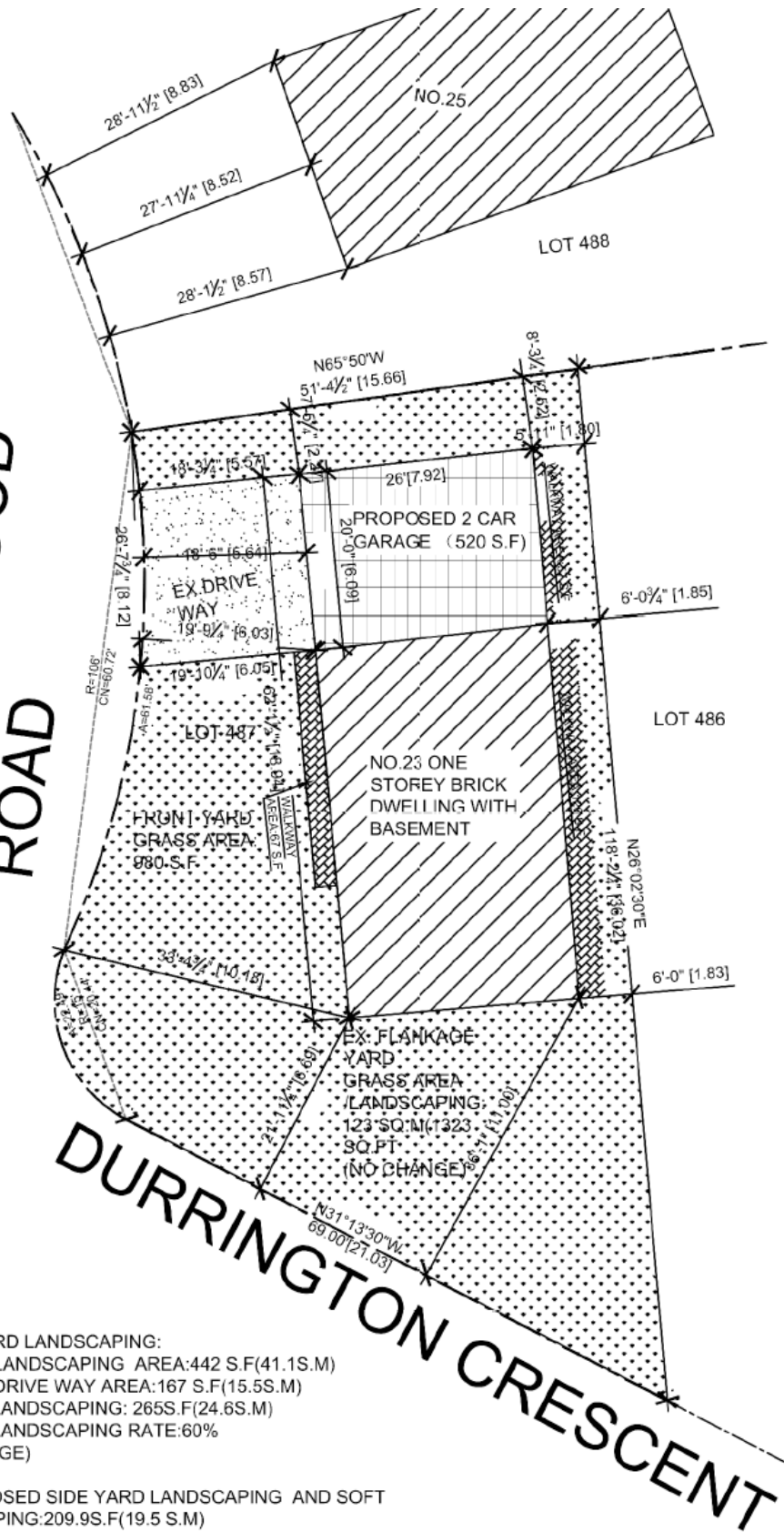
1. To permit the proposed 1.8 metres rear yard setback, whereas the Zoning By-law requires a minimum 7.5 metres rear yard setback.
2. To permit the proposed 5.64 metres front yard setback, whereas the Zoning By-law requires a minimum 8.52 metres front yard setback.

By-law No. 9350

3. To permit the proposed 7.92 metres by 6.09 metres garage dimensions, whereas the Zoning By-law permits maximum 7.6 metres by 7.6 metres garage dimensions.
4. To permit the proposed 5.57 metres front yard setback, whereas the Zoning By-law requires a minimum 6 metres front yard setback.



MANORWOOD ROAD



IE

M)
5.F(102.8 S.M)
20 S.F(48.3 S.M)

K:21'-11 3/8"(6.69M),

ACK:7'-5 3/8"(2.27M)
1.83M)

BACK:5'-11"(1.80M)

9'-9 3/8"(6.03M)

FRONT YARD

RD SETBACK:

BACK:7.2M

H:18.94M

H:6.52M REAR YARD LANDSCAPING:
EX.REAR LANDSCAPING AREA:442 S.F(41.1S.M)

YARD EX.REAR DRIVE WAY AREA:167 S.F(15.5S.M)

EX.SOFT LANDSCAPING: 265S.F(24.6S.M)

M) EX.SOFT LANDSCAPING RATE:60%

ATE:100% (NO CHANGE)

1260.2S.F EX/PROPOSED SIDE YARD LANDSCAPING AND SOFT
LANDSCAPING:209.9S.F(19.5 S.M)

5% (NO CHANGE)

28. 85 ADANAC DR

File Number:	A0180/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	CHERYL CONGER CHRISTOPHER CONGER	Ward:	Scarborough Southwest (36)
Agent:	RESIDENTIAL DRAFTING SERVICE LTD	Heritage:	Not Applicable
Property Address:	85 ADANAC DR	Community:	Cliffcrest Community
Legal Description:	PLAN 4338 LOT 31		

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing dwelling and a one-storey rear addition.

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

By-law No. 569-2013:

1. The altered dwelling will have a floor space index equal to 0.43 times the lot area (321.64 m²);
Whereas the maximum permitted floor space index is 0.4 times the lot area (302 m²).
2. The altered dwelling will be located 0.73 m from the east side lot line at it's closest point;
Whereas the minimum required side yard setback is 0.9 m.
3. The altered dwelling will have a length of 18.92 m;
Whereas the maximum permitted dwelling length is 17 m.
4. The proposed eaves will encroach 0.46 m into the required east side setback;
Whereas the maximum permitted eaves encroachment is 0.43 m into a required side yard setback.

By-law No. 9396:

5. The altered dwelling will have a total floor area equal to 0.42 times the lot area (315.84 m²);
Whereas the maximum permitted floor space index is 0.4 times the lot area (302 m²).
6. The altered dwelling will be located 0.73 m from the east side lot line at it's closest point;
Whereas the minimum required side yard setback is 0.9 m.

File Number:	A0190/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	JONATHAN SEELAN VISVA	Ward:	Scarborough Centre (37)
Agent:	STAMBUK HOMES	Heritage:	Not Applicable
Property Address:	49 INNISDALE DR	Community:	Wexford Community
Legal Description:	PLAN 4219 LOT 273		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

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

By-law No. 569-2013 and No. 9511:

1. The proposed dwelling will cover 36% of the lot area (175 m²);
Whereas the maximum permitted coverage is 33% of the lot area (160.43 m²).
2. The proposed dwelling will have a height of 9.5 m;
Whereas the maximum permitted dwelling height is 9 m.
3. A total of 42.04% of the front yard will be maintained as landscaping;
Whereas a minimum of 50% of the front yard shall be maintained as landscaping.
4. The proposed driveway will be 6.4 m wide;
Whereas the maximum permitted driveway width is 6 m.

By-law No. 569-2013:

5. The proposed dwelling will be located 4.61 m from the front lot line (as measured to the front covered porch);
Whereas the minimum required front yard setback is 6.33 m.

