

## COMMITTEE OF ADJUSTMENT AGENDA NORTH YORK PANEL

**Hearing Date:** April 6, 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:

|     | <b>File Number</b> | <b>Owner</b> | <b>Property</b>               | <b>Community (Ward)</b> |
|-----|--------------------|--------------|-------------------------------|-------------------------|
| 1.  | B0065/16NY         |              | 20 DE BOERS DR                | York West (08)          |
| 2.  | B0041/16NY         |              | 145 ELLERSLIE AVE             | Willowdale (23)         |
| 2a. | A0565/16NY         |              | 145 ELLERSLIE AVE<br>(PART 1) | Willowdale (23)         |
| 2b. | A0566/16NY         |              | 145 ELLERSLIE AVE<br>(PART 2) | Willowdale (23)         |
| 3.  | B0090/16NY         |              | 30 BAYVIEW RIDGE              | Don Valley West (25)    |
| 3a. | A1034/16NY         |              | 30 BAYVIEW RIDGE<br>(PART 1)  | Don Valley West (25)    |
| 3b. | A1035/16NY         |              | 30 BAYVIEW RIDGE<br>(PART 2)  | Don Valley West (25)    |
| 4.  | A1125/16NY         |              | 297 HILLCREST AVE             | Willowdale (23)         |
| 5.  | A1089/16NY         |              | 3 DUKINFIELD CRES             | Don Valley East (34)    |
| 6.  | A0037/17NY         |              | 179 MOORE PARK<br>AVE         | Willowdale (23)         |
| 7.  | A0945/16NY         |              | 169 DOWNSVIEW                 | York Centre (09)        |

|     |            |                              |                        |
|-----|------------|------------------------------|------------------------|
| 8.  | A0060/17NY | AVE<br>311 HILLHURST<br>BLVD | Eglinton-Lawrence (15) |
| 9.  | A0061/17NY | 58 UNSWORTH AVE              | Eglinton-Lawrence (16) |
| 10. | A0062/17NY | 124 LAWRENCE CRES            | Don Valley West (25)   |
| 11. | A0063/17NY | 68 WESTGATE BLVD             | York Centre (10)       |
| 12. | A0064/17NY | 37 BRUCEWOOD<br>CRES         | Eglinton-Lawrence (15) |
| 13. | A0065/17NY | 129 DELL PARK AVE            | Eglinton-Lawrence (15) |
| 14. | A0066/17NY | 202 ALBERTUS AVE             | Eglinton-Lawrence (16) |
| 15. | A0068/17NY | 22 GRANGEMILL<br>CRES        | Don Valley West (25)   |
| 16. | A0069/17NY | 205 BURNDALE AVE             | Willowdale (23)        |
| 17. | A0070/17NY | 81 GLENDORA AVE              | Willowdale (23)        |
| 18. | A0072/17NY | 31 PLATEAU CRES              | Don Valley East (34)   |
| 19. | A0075/17NY | 22 ROE AVE                   | Eglinton-Lawrence (16) |
| 20. | A0076/17NY | 593 OAKWOOD AVE              | Eglinton-Lawrence (15) |
| 21. | A0077/17NY | 80 PEMBERTON AVE             | Willowdale (24)        |

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

|     | <b>File Number</b> | <b>Owner</b> | <b>Property</b>      | <b>Community (Ward)</b> |
|-----|--------------------|--------------|----------------------|-------------------------|
| 22. | A0079/17NY         |              | 75 OTONABEE AVE      | Willowdale (24)         |
| 23. | A0080/17NY         |              | 129 GOULDING AVE     | Willowdale (23)         |
| 24. | A0081/17NY         |              | 459 FAIRLAWN AVE     | Eglinton-Lawrence (16)  |
| 25. | A0082/17NY         |              | 95 BURNCREST DR      | Eglinton-Lawrence (16)  |
| 26. | A0084/17NY         |              | 119 PARK HOME AVE    | Willowdale (23)         |
| 27. | A0087/17NY         |              | 53 CHERITAN AVE      | Eglinton-Lawrence (16)  |
| 28. | A0091/17NY         |              | 24 MOORE PARK<br>AVE | Willowdale (23)         |
| 29. | A0092/17NY         |              | 9 MILLGATE CRES      | Willowdale (24)         |

30. A1013/16NY

138 SHELBORNE AVE Eglinton-Lawrence (15)

**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:  | <b>20 DE BOERS DR</b> | 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. This application was previously deferred from the Committee hearing of January 26, 2017.

**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 2,184.1m<sup>2</sup>. 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 17,995.3m<sup>2</sup>. The existing office complex will remain.

**Easement - PART 3**

PART 3 measures 845.2m<sup>2</sup>. 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 657.5m<sup>2</sup>. 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. 145 ELLERSLIE AVE

|                    |  |            |                                |
|--------------------|--|------------|--------------------------------|
| File Number:       | B0041/16NY                                   | Zoning     | R4/RD (a550)<br>(x685)(waiver) |
| Owner(s):          |  | Ward:      | Willowdale (23)                |
| Agent:             |  | Heritage:  | Not Applicable                 |
| Property Address:  | <b>145 ELLERSLIE AVE</b>                     | Community: | North York                     |
| Legal Description: | PLAN 2097 PT BLK 5 RP 66R27975 PARTS 1 AND 4 |            |                                |

### **THE CONSENT REQUESTED:**

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

#### **Conveyed - Part 1**

Address to be assigned

The frontage is 11.28m and the lot area is 515.04m<sup>2</sup>. The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0565/16NY.

#### **Retained - Part 2**

Address to be assigned

The frontage is 11.3m and the lot area is 516.07m<sup>2</sup>. The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0566/16NY.

**File Numbers B0041/16NY, A0565/16NY and A0566/16NY will be considered jointly.**

**2a. 145 ELLERSLIE AVE  
(PART 1)**

|                    |  |            |                                |
|--------------------|--|------------|--------------------------------|
| File Number:       | A0565/16NY                                   | Zoning     | R4/RD (a550)<br>(x685)(waiver) |
| Owner(s):          |  | Ward:      | Willowdale (23)                |
| Agent:             |  | Heritage:  | Not Applicable                 |
| Property Address:  | <b>145 ELLERSLIE AVE<br/>(PART 1)</b>        | Community: | North York                     |
| Legal Description: | PLAN 2097 PT BLK 5 RP 66R27975 PARTS 1 AND 4 |            |                                |

**PURPOSE OF THE APPLICATION:**

To construct a new detached two-storey residential dwelling. File Numbers B0041/16NY, A0565/16NY and A0566/16NY will be considered jointly.

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

- 1. Chapter 10.20.30.10.(1), By-law No. 569-2013**  
The required minimum lot area is 550 m<sup>2</sup>.  
The proposed lot area is 515.04 m<sup>2</sup>.
- 2. Chapter 10.20.30.20.(1), By-law No. 569-2013**  
The required minimum lot frontage is 12.0 m.  
The proposed lot frontage is 11.28 m.
- 3. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 30.0% of the lot area.  
The proposed lot coverage is 31.8% of the lot area.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
In the RD zone with a minimum required lot frontage of 18.0 m or less, the permitted maximum building length for a detached house is 17.0 m.  
The proposed building length is 18.93 m.
- 5. Section 1, By-law No. 19955**  
The minimum required lot frontage is 12.19 m.  
The proposed lot frontage is 11.28 m.
- 6. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setbacks are 1.5 m each side.  
The proposed West side yard setback is 1.22 m.
- 7. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setbacks are 1.5 m each side.  
The proposed East side yard setback is 1.22 m.

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

The maximum permitted lot coverage is 30.0% of the lot area.

The proposed lot coverage is 31.8% of the lot area.

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

The maximum permitted building length is 16.8 m.

The proposed building length is 20.16 m.

**10. 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. The minimum required lot width is 15.0 m.

The proposed lot width is 11.28 m.

**2b. 145 ELLERSLIE AVE  
(PART 2)**

|                    |  |            |                                |
|--------------------|--|------------|--------------------------------|
| File Number:       | A0566/16NY                                   | Zoning     | R4/RD (a550)<br>(x685)(waiver) |
| Owner(s):          |  | Ward:      | Willowdale (23)                |
| Agent:             |  | Heritage:  | Not Applicable                 |
| Property Address:  | <b>145 ELLERSLIE AVE<br/>(PART 2)</b>        | Community: | North York                     |
| Legal Description: | PLAN 2097 PT BLK 5 RP 66R27975 PARTS 1 AND 4 |            |                                |

**PURPOSE OF THE APPLICATION:**

To construct a new detached two-storey residential dwelling. File Numbers B0041/16NY, A0565/16NY and A0566/16NY will be considered jointly.

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

- 1. Chapter 10.20.30.10.(1), By-law No. 569-2013**  
The required minimum lot area is 550 m<sup>2</sup>.  
The proposed lot area is 516.07 m<sup>2</sup>.
- 2. Chapter 10.20.30.10.(1), By-law No. 569-2013**  
The required minimum lot frontage is 12.0 m.  
The proposed lot frontage is 11.3 m.
- 3. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 30.0% of the lot area.  
The proposed lot coverage is 31.8% of the lot area.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
In the RD zone with a minimum required lot frontage of 18.0 m or less, the permitted maximum building length for a detached house is 17.0 m.  
The proposed building length is 18.97 m.
- 5. Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550 m<sup>2</sup>.  
The proposed lot area is 516.07 m<sup>2</sup>.
- 6. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setbacks are 1.5 m each side.  
The proposed west side yard setback is 1.24 m.
- 7. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setbacks are 1.5 m each side.  
The proposed east side yard setback is 1.22 m.



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

The maximum permitted lot coverage is 30.0% of the lot area.

The proposed lot coverage is 31.8% of the lot area.

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

The maximum permitted building length is 16.8 m.

The proposed building length is 20.18 m.

**10. 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. The minimum required lot width is 15.0 m.

The proposed lot width is 11.3 m.

### 3. 30 BAYVIEW RIDGE

|                    |                         |            |                      |
|--------------------|-------------------------|------------|----------------------|
| File Number:       | B0090/16NY              | Zoning     | R3/RD(x872)(ZR)      |
| Owner(s):          |                         | Ward:      | Don Valley West (25) |
| Agent:             |                         | Heritage:  | Not Applicable       |
| Property Address:  | <b>30 BAYVIEW RIDGE</b> | Community: | North York           |
| Legal Description: | PLAN 3681 W PT LOT 34   |            |                      |

#### **THE CONSENT REQUESTED:**

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

#### **Conveyed - Part 2**

Address to be assigned

The frontage is 24.29m and the lot area is 937.12m<sup>2</sup>. The property will be redeveloped as the site of a new detached residential dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A1035/16NY.

#### **Retained - Part 1**

Address to be assigned

The frontage is 32.55m and the lot area is 1,008.52m<sup>2</sup>. The property will be redeveloped as the site of a new detached residential dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A1034/16NY.

**File Numbers B0090/16NY, A1034/6NY and A1035/16NY will be considered jointly.**

**3a. 30 BAYVIEW RIDGE  
(PART 1)**

|                    |                                      |            |                      |
|--------------------|--------------------------------------|------------|----------------------|
| File Number:       | A1034/16NY                           | Zoning     | R3/RD(x872)(ZR)      |
| Owner(s):          |                                      | Ward:      | Don Valley West (25) |
| Agent:             |                                      | Heritage:  | Not Applicable       |
| Property Address:  | <b>30 BAYVIEW RIDGE<br/>(PART 1)</b> | Community: | North York           |
| Legal Description: | PLAN 3681 W PT LOT 34                |            |                      |

**PURPOSE OF THE APPLICATION:**

To construct a new detached two-storey residential dwelling. File Numbers B0090/16NY, A1034/6NY and A1035/16NY will be considered jointly.

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

- 1. Chapter - Exception RD 872 (Site Specific Provisions), Zoning By-law No. 569-2013**  
(A) The minimum front yard setback is 11.0 m.  
The proposed front yard setback is 8.01m.
- 2. Chapter - Exception RD 872 (Site Specific Provisions), Zoning By-law No. 569-2013**  
Site Specific Provisions:  
(B) The minimum side yard setback is 1.8 m.  
The proposed East side yard setback is 1.2m.
- 3. Chapter 10.20.40.20.(1), Zoning By-law No. 569-2013**  
The permitted maximum building length for a detached house is 17.0 m.  
The proposed building length is 18.92 m to the rear of the one storey extension.
- 4. Chapter 10.20.40.50.(1), Zoning By-law No. 569-2013**  
B) The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 m<sup>2</sup>.  
The proposed area of each platform at or above the second storey is 7.1 m<sup>2</sup>.
- 5. Section 12.4(a), Zoning By-law No. 7625**  
The minimum required front yard setback is 11.0m.  
The proposed front yard setback is 8.01m.
- 6. Section 12.4(b), Zoning By-law No. 7625**  
The minimum required East side yard setback is 1.8m.  
The proposed ground floor East side yard setback is 1.2m., the second floor is 1.8m.  
(NOTE: However the by-law only permits a reduced side yard setback of 1.2m for a single storey garage when the whole of the parking space has no habitable space above it. Plans show only the first 0.6m of the parking space with no habitable space above it.)

7. **Section 12.7A, Zoning By-law No. 7625**  
The maximum permitted balcony area is 3.8m<sup>2</sup>.  
The proposed balcony area is 7.1m<sup>2</sup>.

### **3b. 30 BAYVIEW RIDGE (PART 2)**

|                    |                                      |            |                      |
|--------------------|--------------------------------------|------------|----------------------|
| File Number:       | A1035/16NY                           | Zoning     | R3/RD(x872)(ZR)      |
| Owner(s):          |                                      | Ward:      | Don Valley West (25) |
| Agent:             |                                      | Heritage:  | Not Applicable       |
| Property Address:  | <b>30 BAYVIEW RIDGE<br/>(PART 2)</b> | Community: | North York           |
| Legal Description: | PLAN 3681 W PT LOT 34                |            |                      |

#### **PURPOSE OF THE APPLICATION:**

To construct a new detached two-storey residential dwelling. File Numbers B0090/16NY, A1034/6NY and A1035/16NY will be considered jointly.

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

- 1. Chapter - Exception RD 872 (Site Specific Provisions), Zoning By-law No. 569-2013**  
(A) The minimum front yard setback is 11.0 m.  
The proposed front yard setback is 8.01m.
- 2. Chapter - Exception RD 872 (Site Specific Provisions), Zoning By-law No. 569-2013**  
Site Specific Provisions:  
(B) The minimum side yard setback is 1.8 m.  
The proposed East side yard setback is 1.2m.
- 3. Chapter 10.20.40.20(1), Zoning By-law No. 569-2013**  
The permitted maximum building length for a detached house is 17.0 m.  
The proposed building length is 20.96 m.
- 4. Chapter 10.20.40.30.(1), Zoning By-law No. 569-2013**  
The permitted maximum building depth for a detached house is 19.0 m.  
The proposed building depth is 19.73 m.
- 5. Chapter 10.20.40.50.(1), Zoning By-law No. 569-2013**  
B) The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 m<sup>2</sup>.  
The proposed area of each platform at or above the second storey is 7.52 m<sup>2</sup>.
- 6. Chapter 10.5.50.10.(1), Zoning By-law No. 569-2013**  
(C) A minimum of 60 percent of the front yard must be landscaping: 145.07 m<sup>2</sup>.  
The proposed front yard landscaping area is 56.54 percent: 133.47 m<sup>2</sup>.
- 7. Chapter 10.20.40.10.(1), Zoning By-law No. 569-2013**  
A) The permitted maximum height of a building or structure is 10.0 m.  
The proposed height of the building/structure is 10.88 m.

- 8. Section 12.4(a), Zoning By-law No. 7625**  
The minimum required front yard setback is 11.0m.  
The proposed front yard setback is 8.0m.
- 9. Section 12.4(b), Zoning By-law No. 7625**  
The minimum required East side yard setback is 1.8m.  
The proposed East side yard setback is 1.21m.
- 10. Section 12.5A, Zoning By-law No. 7625**  
The maximum permitted building length is 16.8m.  
The proposed building length is 23.47m.
- 11. Section 12.7, Zoning By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.11m.
- 12. Section 12.7A, Zoning By-law No. 7625**  
The maximum permitted balcony area is 3.8m<sup>2</sup>.  
The proposed balcony area is 7.52m<sup>2</sup>.
- 13. Section 7.4A, Zoning By-law No. 7625**  
The minimum required landscaping is 60%.  
The proposed landscaping is 57.13%.

#### 4. 297 HILLCREST AVE

|                    |                          |            |                 |
|--------------------|--------------------------|------------|-----------------|
| File Number:       | A1125/16NY               | Zoning     | RD/R4 [WAV]     |
| Owner(s):          |                          | Ward:      | Willowdale (23) |
| Agent:             |                          | Heritage:  | Not Applicable  |
| Property Address:  | <b>297 HILLCREST AVE</b> | Community: | North York      |
| Legal Description: | PLAN 1609 LOT 388        |            |                 |

#### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.00% of the lot area.
- 2. Chapter 10.20.40.10., By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the pair of side exterior main walls facing a side lot line is 7.62m.
- 3. Chapter 10.20.40.10.(6), By-law No. 569-2013**  
The maximum permitted finished first floor height is 1.20m.  
The proposed finished first floor height is 1.43m.
- 4. Chapter 10.20.40.70., By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.50m.
- 5. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.00% of the lot area.
- 6. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.10m.
- 7. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.50m.

## 5. 3 DUKINFIELD CRES

|                    |                          |            |                                  |
|--------------------|--------------------------|------------|----------------------------------|
| File Number:       | A1089/16NY               | Zoning     | RD/R4 (f15.0; a550)(x5)<br>[ZZC] |
| Owner(s):          |                          | Ward:      | Don Valley East (34)             |
| Agent:             |                          | Heritage:  | Not Applicable                   |
| Property Address:  | <b>3 DUKINFIELD CRES</b> | Community: | North York                       |
| Legal Description: | PLAN M812 LOT 393        |            |                                  |

### PURPOSE OF THE APPLICATION:

To construct a 2 storey front addition on the front as well as a 2nd-storey addition at the rear of the dwelling.

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

- 1. Chapter 10.5.50.10.(1), By-law No. 569-2013**  
On a lot with a detached house with a lot frontage of 15.00m or greater, a minimum of 60.00% of the front yard must be landscaping.  
The proposed front yard landscaping area is 52.10 %.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the side exterior main walls facing a side lot line is 8.39m.
- 3. Chapter 10.5.40.70.(1), By-law No. 569-2013**  
The minimum front yard setback is 7.62m.  
The proposed front yard setback is 6.29m.
- 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 4.00m<sup>2</sup>.  
The proposed area of each platform at or above the second storey is 6.23m<sup>2</sup>.
- 5. Section 13.2.3(a), By-law No. 7625**  
The minimum required front yard setback is 7.50m.  
The proposed front yard setback is 6.29m.
- 6. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed north side yard setback is 1.24m.
- 7. Section 7.4A, By-law No.7625**  
The minimum required landscaping is 60.00%.  
The proposed landscaping is 52.10%.
- 8. Section 13.2.6A, By-law No. 7625**  
The maximum permitted balcony area is 3.80m<sup>2</sup>.  
The proposed balcony area is 6.23m<sup>2</sup>.



## 6. 179 MOORE PARK AVE

|                    |                           |            |                 |
|--------------------|---------------------------|------------|-----------------|
| File Number:       | A0037/17NY                | Zoning     | RD/R4 [WAV]     |
| Owner(s):          |                           | Ward:      | Willowdale (23) |
| Agent:             |                           | Heritage:  | Not Applicable  |
| Property Address:  | <b>179 MOORE PARK AVE</b> | Community: | North York      |
| Legal Description: | PLAN 2366 LOT 535         |            |                 |

### PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling.

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

- Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**  
The maximum permitted lot coverage is 30.0 percent of the lot area.  
The proposed lot coverage is 32.0 percent of the lot area.
- Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m for 100% of the width of the walls.  
The proposed height of the West side exterior main wall is 8.18 m for 12% of the wall.  
The proposed height of the East side exterior main wall is 8.18 m for 15% of the wall.  
The rest of both side walls are 7.6 m.
- Chapter 10.20.40.70.(3), 900.3.10(5), Zoning By-law No. 569-2013**  
The minimum required side yard setback is 1.8 m.  
The proposed west side yard setback is 1.5 m.
- 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 32.0% of the lot area.
- Section 13.2.3(b), Zoning By-law No. 7625**  
The minimum required side yard setback is 1.8 m.  
The proposed west side yard setback is 1.5 m.
- Section 13.2.6, Zoning By-law No. 7625**  
The maximum permitted building height is 8.8 m.  
The proposed building height is 9.26 m.
- Section 6(30)a, Zoning By-law No. 7625**  
The maximum finished first floor height is 1.5 m.  
The proposed finished first floor height is 1.60 m.
- Section 6(9)(b), Zoning By-law No. 7625**  
(12)Exterior stairways shall be permitted to project into the minimum front yard or the minimum rear yard setback not more than 2.1 m.  
The proposed rear stairs project 3.98 m.

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

(13) Any exterior stairways projecting 2.1 m or less beyond the front or rear wall of the building shall be excluded in determining the length of the dwelling.

The proposed rear stairs project 3.98 m.

## 7. 169 DOWNSVIEW AVE

|                    |                          |            |                  |
|--------------------|--------------------------|------------|------------------|
| File Number:       | A0945/16NY               | Zoning     | RD/R4 [ZZC]      |
| Owner(s):          |                          | Ward:      | York Centre (09) |
| Agent:             |                          | Heritage:  | Not Applicable   |
| Property Address:  | <b>169 DOWNSVIEW AVE</b> | Community: | North York       |
| Legal Description: | PLAN 3649 PT LOT 224     |            |                  |

### **PURPOSE OF THE APPLICATION:**

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

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

- 1. Chapter 10.20.40.10.(4), By-law No. 569-2013**  
The maximum permitted building height is 7.20m.  
The proposed building height is 8.00m.
- 2. 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 1.21m.

## 8. 311 HILLHURST BLVD

|                    |                              |            |                           |
|--------------------|------------------------------|------------|---------------------------|
| File Number:       | A0060/17NY                   | Zoning     | RD/R4 (f15.0; a550) [ZZC] |
| Owner(s):          |                              | Ward:      | Eglinton-Lawrence (15)    |
| Agent:             |                              | Heritage:  | Not Applicable            |
| Property Address:  | <b>311 HILLHURST BLVD</b>    | Community: | North York                |
| Legal Description: | PLAN 1462 E PT LOT 20 LOT 21 |            |                           |

### PURPOSE OF THE APPLICATION:

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

- 1. Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum side yard setback is 1.80m.  
The proposed east side yard setback is 1.52m.
- 2. Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum side yard setback is 1.80m.  
The proposed west side yard setback is 1.52m.
- 3. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 36.90% of the lot area.
- 4. Chapter 10.20.40.10.(4), By-law No. 569-2013**  
The maximum permitted building height is 7.20m.  
The proposed height is 8.99m.
- 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 18.49m.
- 6. Chapter 10.5.40.70.(1), By-law No. 569-2013**  
The minimum front yard setback is 13.12m.  
The proposed front yard setback is 8.13m.
- 7. Section 13.2.3(b), By-law No. 7625**  
The minimum side yard setback is 1.80m  
The proposed east side yard setback is 1.52m.
- 8. Section 13.2.3(b), By-law No. 7625**  
The minimum side yard setback is 1.80m  
The proposed west side yard setback is 1.52m.
- 9. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 11.21m

- 10. Section 13.2.6, By-law No. 7625**  
The maximum permitted number of storeys is 2.  
The proposed number of storeys is 3.
- 11. Section 13.2.6A, By-law No. 7625**  
The maximum permitted balcony area is 3.80m<sup>2</sup>.  
The proposed front 2nd floor balcony area is 7.32m<sup>2</sup>.
- 12. 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 36.90% of the lot area.
- 13. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 18.64m.

## 9. 58 UNSWORTH AVE

|                    |                         |            |                        |
|--------------------|-------------------------|------------|------------------------|
| File Number:       | A0061/17NY              | Zoning     | R/R2 Z0.6 [WAV]        |
| Owner(s):          |                         | Ward:      | Eglinton-Lawrence (16) |
| Agent:             |                         | Heritage:  | Not Applicable         |
| Property Address:  | <b>58 UNSWORTH AVE</b>  | Community: | North York             |
| Legal Description: | PLAN 601E PT LOTS 24 25 |            |                        |

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**  
A minimum of 10.00m<sup>2</sup> of the first floor area must be within 4.00m of the main front wall.  
The proposed first floor area is 7.00m<sup>2</sup> within 4.00m of the main front wall.
- 2. Chapter 10.5.50.10(1), By-law No. 569-2013**  
The minimum required front yard soft landscaping is 75.00%.  
The proposed front yard soft landscaping is 57.30%.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the side exterior main walls facing a side lot line is 7.94m.
- 4. 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 1.18 times the lot area.
- 5. Chapter 10.10.80.40. (1), By-law No. 569-2013**  
Vehicle entrances through the front main wall of the building are permitted, provided that the lot has a minimum lot frontage of 7.60m.  
The existing lot frontage is 7.52m with a vehicle entrance through the main front wall of the building.
- 6. Section 6(3) Part II3(d)i(D), By-law No. 438-86**  
The minimum required front yard soft landscaping is 75.00%.  
The proposed front yard soft landscaping is 57.30%.
- 7. Section 6(3) Part IV, 3 (II), By-law No. 438-86**  
Vehicle entrances through the front main wall of the building are permitted, provided that the lot has a minimum lot frontage of 7.60m.  
The existing lot frontage is 7.52m with a vehicle entrance through the main front wall of the building.
- 8. Section 6(3) Part I 1, By-law No. 438-86**  
The maximum permitted floor space index is 0.60 times the lot area.  
The proposed floor space index is 1.15 times the lot area.

## 10. 124 LAWRENCE CRES

|                    |                          |            |                      |
|--------------------|--------------------------|------------|----------------------|
| File Number:       | A0062/17NY               | Zoning     | RD & R1 (ZR)         |
| Owner(s):          |                          | Ward:      | Don Valley West (25) |
| Agent:             |                          | Heritage:  | Not Applicable       |
| Property Address:  | <b>124 LAWRENCE CRES</b> | Community: |                      |
| Legal Description: | PLAN 1534 LOT 147        |            |                      |

### PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.35 times the area of the lot (414.75 m<sup>2</sup>).  
The proposed dwelling will have a floor space index of 0.48 times the area of the lot (563.31 m<sup>2</sup>).
- 2. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted floor space index is 0.35 times the area of the lot (414.75 m<sup>2</sup>).  
The proposed dwelling will have a floor space index of 0.48 times the area of the lot (568.71 m<sup>2</sup>).
- 3. Chapter 10.20.40.70.(3), By-law 569-2013**  
The minimum required side yard setback is 1.5 m.  
The proposed dwelling will be located 1.24 m from the east side lot line and 1.22 m from the west side lot line.
- 4. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum required side yard setback is 7.5 m for the portion of the dwelling exceeding 17 m in depth, where the side walls contain openings.  
The proposed dwelling will be located 3 m from the east side yard and 1.98 m from the west side yard, for the portion of the dwelling exceeding 17 m in depth.
- 5. Chapter 10.20.40.20(1), By-law 569-2013**  
The maximum permitted dwelling length is 17 m.  
The proposed dwelling will have a length of 18.42 m.
- 6. Chapter 10.20.40.10.(2), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The proposed dwelling will have a side exterior main wall height of 8.8 m facing a side lot line.
- 7. Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted dwelling height is 10 m.  
The proposed dwelling will have a height of 10.13 m.

## 11. 68 WESTGATE BLVD

|                    |                         |            |                  |
|--------------------|-------------------------|------------|------------------|
| File Number:       | A0063/17NY              | Zoning     | RD/R6 [ZZC]      |
| Owner(s):          |                         | Ward:      | York Centre (10) |
| Agent:             |                         | Heritage:  | Not Applicable   |
| Property Address:  | <b>68 WESTGATE BLVD</b> | Community: | North York       |
| Legal Description: | PLAN 2044 N PT LOT 1042 |            |                  |

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 21.13m.
- 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 20.84m.
- 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 37.80% of the lot area.
- 4. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**  
The minimum required front yard setback is 6.44m.  
The proposed front yard setback is 6.15m.
- 5. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.20m.  
The proposed south side yard setback is 0.61m.
- 6. Section 14-A(10), By-law No. 7625**  
The maximum permitted balcony area is 3.80m<sup>2</sup>.  
The proposed balcony area is 7.33m<sup>2</sup>.
- 7. Section 14-A(5)c, By-law No. 7625**  
The minimum required side yard setback is 1.20m.  
The proposed south side yard setback is 0.61m.
- 8. 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 37.80% of the lot area.
- 9. Section 14-A(9), By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 21.13m (including the rear excavated porch).



**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; 12.00m.

The existing lot width is 11.96m.

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

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

The proposed rear deck projects 3.10m from the rear wall, is greater than 1.00m in height and is 56.00% of the width of the dwelling.

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

The maximum permitted building height is 8.80m.

The proposed building height is 9.00m.

## 12. 37 BRUCEWOOD CRES

|                    |                          |            |                        |
|--------------------|--------------------------|------------|------------------------|
| File Number:       | A0064/17NY               | Zoning     | RD/R5 [WAIVER]         |
| Owner(s):          |                          | Ward:      | Eglinton-Lawrence (15) |
| Agent:             |                          | Heritage:  | Not Applicable         |
| Property Address:  | <b>37 BRUCEWOOD CRES</b> | Community: | North York             |
| Legal Description: | PLAN 3826 LOT 265        |            |                        |

### PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.30.40(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 0.35 times the area of the lot: 175.56m<sup>2</sup>.  
The proposed coverage if the lot would be 0.37 times the area of the lot: 184.27m<sup>2</sup>.
- Chapter 10.20.30.10, By-law No. 569-2013**  
The minimum required lot area is 550.00m<sup>2</sup>.  
The existing lot has 501.68m<sup>2</sup>.
- Chapter 10.20.30.20, By-law No. 569-2013**  
The minimum required lot frontage is 15.00m.  
The existing lot has a frontage of 13.72m.
- Chapter 10.20.40.20(2), By-law No. 569-2013**  
The maximum permitted building length for a detached house is 17.00m.  
The proposed building length is 17.71m.
- Chapter 10.20.40.70, By-law No. 569-2013**  
The minimum required side yard setback is 1.50m.  
The proposed north side yard setback is 1.22m.
- Chapter 10.20.40.10(2), By-law No. 569-2013**  
The maximum permitted height of all side exterior walls facing a side lot line is 7.50m.  
The proposed height of the side exterior main walls is 8.23m.
- Section 14.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 0.35 times the area of the lot: 175.56m<sup>2</sup>.  
The proposed coverage if the lot would be 0.37 times the area of the lot: 184.27m<sup>2</sup>
- Section 6(8), By-law No. 7625**  
The minimum width of the lot is not to be less than the lot frontage for the zone in which the building is to be constructed: 15.00m.  
The existing lot has a frontage of 13.72m.

- 9. Section 14.2.2, By-law No. 7625**  
The minimum required lot area is 550.00m<sup>2</sup>.  
The existing lot has 501.68m<sup>2</sup>.
- 10. Section 14-A(8) By-law No. 7625**  
The maximum permitted height for a structure is 8.80m.  
The proposed height of the structure would be 9.00m.
- 11. Section 14.2.1, By-law No. 7625**  
The minimum required lot frontage is 15.00m.  
The existing lot has a frontage of 13.72m.
- 12. Section 14.2.5A, By-law No. 7625**  
The maximum permitted building length for a detached house is 16.80m.  
The proposed building length is 17.71m.
- 13. Section 14.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed north side yard setback is 1.22m.
- 14. Section 14.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed south side yard setback is 1.50m.
- 15. Section 6(24), By-law No. 7625**  
The maximum a rear deck may project is 2.10m and a width of 5.50m.  
The proposed deck would project 3.86m with a width of 6.36m.

### 13. 129 DELL PARK AVE

|                    |                                     |            |                        |
|--------------------|-------------------------------------|------------|------------------------|
| File Number:       | A0065/17NY                          | Zoning     | RD/R4 [ZZC]            |
| Owner(s):          |                                     | Ward:      | Eglinton-Lawrence (15) |
| Agent:             |                                     | Heritage:  | Not Applicable         |
| Property Address:  | <b>129 DELL PARK AVE</b>            | Community: | North York             |
| Legal Description: | PLAN 2049 E PT LOT 281 E PT LOT 282 |            |                        |

#### 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 37.21% of the lot area.
- 2. Chapter 10.5.50.10(1), By-law No. 569-2013**  
The minimum required front yard landscaping is 60.00%.  
The proposed front yard landscaping is 55.20%.
- 3. 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 of 1.80m.  
The proposed front canopy is 1.54m from the west side lot line and 1.05m from the east side lot line.
- 4. Chapter 900.3.10.(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.19m.
- 5. Chapter 900.3.10.(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.60m.
- 6. Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550.00m<sup>2</sup>.  
The existing lot area is 471.37m<sup>2</sup>.
- 7. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 37.21% of the lot area.
- 8. Section 13.2.3(a), By-law No. 7625**  
The minimum required front yard setback is 6.50m.  
The proposed front yard setback is 5.46m.

- 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 1.60m.
- 10. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 8.97m.
- 11. Section 7.4A, By-law No. 7625**  
The minimum required front yard soft landscaping is 75.00%.  
The proposed front yard soft landscaping is 67.22%.
- 12. Section 6A, By-law No. 7625**  
The minimum required parking space size is 2.90m in width by 5.60m in length.  
The proposed parking space size is 2.81m in width by 5.68m in length.
- 13. 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 1.19m.
- 14. Section 6(9)(f), By-law No. 7625**  
Canopies shall be permitted to project into the minimum front yard setback not more than 2.10m but no closer to a side lot line than the minimum side yard setback for the main building; 1.80m.  
The proposed canopy is 1.54m from the west side lot line and 1.05m from east side lot line.
- 15. Section 6(9)(a), By-law No. 7625**  
Eaves may project a maximum of 0.50m.  
The proposed eaves project 0.63m.

## 14. 202 ALBERTUS AVE

|                    |                         |            |                        |
|--------------------|-------------------------|------------|------------------------|
| File Number:       | A0066/17NY              | Zoning     | R / R1S Z0.6 (ZR)      |
| Owner(s):          |                         | Ward:      | Eglinton-Lawrence (16) |
| Agent:             |                         | Heritage:  | Not Applicable         |
| Property Address:  | <b>202 ALBERTUS AVE</b> | Community: |                        |
| Legal Description: | PLAN M53 PT LOT 56      |            |                        |

### PURPOSE OF THE APPLICATION:

To construct a new dwelling with attached garage.

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

- 1. Chapter 900.2.10.(949)A, By-law No. 569-2013**  
The maximum permitted dwelling depth is 14.0 m.  
The proposed dwelling will have a depth of 14.74 m.
- 2. Chapter 10.5.50.10.(1), By-law No. 569-2013**  
A minimum of 75% of the front yard shall be maintained as landscaping.  
A total of 73.6% of the front yard will be maintained as landscaping.
- 3. Chapter 10.10.40.40.(1), By-law No. 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot.  
The proposed dwelling will have a floor space index equal to 0.72 times the area of the lot.
- 4. Chapter 10.5.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 4.74 m.  
The proposed dwelling will be located 4.01 m from the front lot line.
- 5. Chapter 10.10.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The proposed dwelling's side exterior main walls facing a side lot line will be 9.32 m.
- 6. Section 6(3) Part I 1, By-law No. 438-86**  
The maximum permitted gross floor area is 0.6 times the area of the lot.  
The proposed dwelling will have a gross floor area of .072 times the area of the lot.
- 7. Section 6(3) Part II 2 (II), By-law No. 438-86**  
The minimum permitted front lot line setback for a building on an inside lot is 4.74 m.  
The proposed dwelling will have a front lot line setback of 4.01 m.
- 8. Section 6(3) Part II 3 (II), By-law No. 438-86**  
The by-law requires that the proposed building be located no closer than 1.20 m to the portion of the side wall of an adjacent building that contains openings.  
The proposed building is located 0.9 m from the adjacent building to the east.

- 9. Section 6(3) Part II 3. B(II), By-law No. 438-86**  
The minimum required side yard setback is 0.9 m for the portion of the dwelling not exceeding 17.00 m in depth, where the side walls contain no openings.  
The proposed east side yard setback is 0.61 m. The proposed west side yard setback is 0.75 m.
- 10. Section 12(2)112, By-law No. 438-86**  
The maximum permitted building depth is 14.0 m.  
The proposed building depth is 15.44 m.
- 11. Section 6(3) Part III 3(d)i(D), By-law No. 438-86**  
The minimum required front yard soft landscaping is 75.00%.  
The proposed front yard soft landscaping is 73.6%.

## 15. 22 GRANGEMILL CRES

|                    |                           |            |                      |
|--------------------|---------------------------|------------|----------------------|
| File Number:       | A0068/17NY                | Zoning     | RD/R4 [BLD]          |
| Owner(s):          |                           | Ward:      | Don Valley West (25) |
| Agent:             |                           | Heritage:  | Not Applicable       |
| Property Address:  | <b>22 GRANGEMILL CRES</b> | Community: | North York           |
| Legal Description: | PLAN 4758 LOT 315         |            |                      |

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**  
The minimum required front yard setback is 11.53m.  
The proposed front yard setback is 9.91m.
- 2. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.50m.  
The existing north side yard setback (to the existing shed) is 0.85m.
- 3. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The existing north side yard setback (to the existing shed) is 0.85m.



## 16. 205 BURNDALE AVE

|                    |                                |            |                       |
|--------------------|--------------------------------|------------|-----------------------|
| File Number:       | A0069/17NY                     | Zoning     | RD/R6 (f12;a370) [ZR] |
| Owner(s):          |                                | Ward:      | Willowdale (23)       |
| Agent:             |                                | Heritage:  | Not Applicable        |
| Property Address:  | <b>205 BURNDALE AVE</b>        | Community: | North York            |
| Legal Description: | PLAN M407 E PT LOT 302 WPT 303 |            |                       |

### PURPOSE OF THE APPLICATION:

To construct a new detached single family dwelling.

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

- 1. Chapter 10.5.40.10(5), By-law No. 569-2013**  
A minimum of 10.00m<sup>2</sup> of the first floor must be within 4.00m of the front main wall.  
The proposed entrance would be 3.14m<sup>2</sup>.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted height of a building or structure is 10.00m.  
The proposed height of the structure is 10.32m.
- 3. Chapter 10.20.40.10.(2)B(i), By-law No. 569-2013**  
The maximum permitted height of side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the west side exterior main wall is 7.70m.
- 4. Chapter 10.20.40.10.(2)B(i), By-law No. 569-2013**  
The maximum permitted height of side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the east side exterior main wall is 7.70m.
- 5. Chapter 10.20.40.10.(6), By-law No. 569-2013**  
The maximum permitted height of the first floor above established grade is 1.20m.  
The proposed height of the first floor is 1.36m.
- 6. Chapter 10.20.30.40.(1)A By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area: 136.62m<sup>2</sup>.  
The proposed lot coverage is 32.00% of the lot area: 145.7m<sup>2</sup>.
- 7. Chapter 10.5.40.60.(3)(A)(iii), By-law No. 569-2013**  
Exterior stairs may encroach into a required setback provided they are no closer than 0.60m to a lot line.  
The proposed side stairs are 0.30m from the west lot line.
- 8. Section 14-A(6), By-law No. 7625**  
The maximum permitted lot coverage is 30.00% of the area.  
The proposed lot coverage is 32.00% of the area.
- 9. Section 14-A(8), By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.25m.

## 17. 81 GLENDORA AVE

|                    |                              |            |                 |
|--------------------|------------------------------|------------|-----------------|
| File Number:       | A0070/17NY                   | Zoning     | RD/R4 [ZZC]     |
| Owner(s):          |                              | Ward:      | Willowdale (23) |
| Agent:             |                              | Heritage:  | Not Applicable  |
| Property Address:  | <b>81 GLENDORA AVE</b>       | Community: | North York      |
| Legal Description: | PLAN 1967 LOT 985 PT LOT 984 |            |                 |

### **PURPOSE OF THE APPLICATION:**

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.00% of the lot area.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the side exterior main walls facing a side lot line is 8.18m.
- 3. Chapter 10.20.40.70.(4), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.52m.
- 4. Chapter 10.20.40.70.(4), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.53m.
- 5. Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550.00m<sup>2</sup>.  
The existing lot area is 548.12m<sup>2</sup>.
- 6. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.00% of the lot area.
- 7. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.52m.
- 8. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.53m.
- 9. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.31m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.70m.

## 18. 31 PLATEAU CRES

|                    |                        |            |                      |
|--------------------|------------------------|------------|----------------------|
| File Number:       | A0072/17NY             | Zoning     | RD/R5 [ZZC]          |
| Owner(s):          |                        | Ward:      | Don Valley East (34) |
| Agent:             |                        | Heritage:  | Not Applicable       |
| Property Address:  | <b>31 PLATEAU CRES</b> | Community: | North York           |
| Legal Description: | PLAN 4566 LOT 589      |            |                      |

### PURPOSE OF THE APPLICATION:

To construct a new two-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.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 25.00% of the lot area.  
The proposed lot coverage is 27.20% of the lot area.
- 2. Chapter 900.3.10.(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed north side yard setback is 1.20m.
- 3. Section 14.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed north side yard setback is 1.20m.
- 4. Section 14.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 25.00% of the lot area.  
The proposed lot coverage is 27.20% of the lot area.
- 5. Section 14.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 18.15m.
- 6. Section 6(9), By-law No. 7625**  
The maximum permitted projection for eaves into a required yard setback is 0.50m.  
The proposed eaves project 0.85m.

## 19. 22 ROE AVE

|                    |                     |            |                             |
|--------------------|---------------------|------------|-----------------------------|
| File Number:       | A0075/17NY          | Zoning     | R/R2 (f7.5; d0.6) x604 [ZR] |
| Owner(s):          |                     | Ward:      | Eglinton-Lawrence (16)      |
| Agent:             |                     | Heritage:  | Not Applicable              |
| Property Address:  | <b>22 ROE AVE</b>   | Community: | North York                  |
| Legal Description: | PLAN 496E PT LOT 44 |            |                             |

### PURPOSE OF THE APPLICATION:

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

- 1. Chapter 10.5.50.10.(1), By-law No. 569-2013**  
On a lot with a detached house, a minimum of 75.00% of the front yard area must be soft landscaping.  
The proposed front yard soft landscaping area is 71.70%.
- 2. Chapter 10.5.100.1.(1), By-law No. 569-2013**  
The maximum permitted driveway width is 4.47m.  
The proposed driveway will have a width of 4.60m.
- 3. Chapter 10.10.40.10.(1), By-law No. 569-2013**  
The maximum permitted height of a building is 10.00m.  
The proposed height of the building is 10.16m.
- 4. Chapter 10.10.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the side exterior main walls facing a side lot line is 8.14m.
- 5. Chapter 10.10.40.30.(1), By-law No. 569-2013**  
The maximum permitted depth of a building is 17.00m.  
The proposed building depth is 18.84m.
- 6. Chapter 10.10.40.40.(1), By-law No. 569-2013**  
The maximum permitted floor space index is 0.60 times the area of the lot: 215.41m<sup>2</sup>.  
The proposed floor space index is 1.09 times the area of the lot: 392.20m<sup>2</sup>.
- 7. Section 6(3) Part I 1, By-law No. 438-86**  
The maximum permitted gross floor area is 0.60 times the lot area: 215.41m<sup>2</sup>.  
The proposed gross floor area of the building exceeds the maximum permitted by 89.92m<sup>2</sup>.
- 8. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
A minimum side lot line setback of 7.50m is required for a building deeper than 17.00m.  
The proposed east side lot line setback is 0.91m.
- 9. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
A minimum side lot line setback of 7.50m is required for a building deeper than 17.00m.  
The proposed west side lot line setback is 0.91m.

**10. Section 6(3) Part III 3(d)i(D), By-law No. 438-86**

The minimum required front yard soft landscaping is 75.00%.

The front yard soft landscaping is 71.70%.

**11. Section 6(3) Part IV 4(a)ii(B), By-law No. 438-86**

Any driveway located between the front lot line, as projected to the side lot lines, and any wall of the building facing the front lot line is not to exceed a width of 4.47m.

The proposed driveway is 4.60m wide.

## 20. 593 OAKWOOD AVE

|                    |                                |            |                        |
|--------------------|--------------------------------|------------|------------------------|
| File Number:       | A0076/17NY                     | Zoning     | RM/R2 [ZR]             |
| Owner(s):          |                                | Ward:      | Eglinton-Lawrence (15) |
| Agent:             |                                | Heritage:  | Not Applicable         |
| Property Address:  | <b>593 OAKWOOD AVE</b>         | Community: | York                   |
| Legal Description: | PLAN 1687 LOT 56 AND PT LOT 57 |            |                        |

### PURPOSE OF THE APPLICATION:

To permit the construction of a new three-storey mixed use building.

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

- 1. Chapter 10.80.20.10.(1), By-law No. 569-2013**  
The proposed Mixed Use building is not permitted in the RM Residential Zone.
- 2. Chapter 10.80.30.10.(1), By-law No. 569-2013**  
The minimum required lot area is 720.00m<sup>2</sup>.  
The existing lot area is 286.14m<sup>2</sup>.
- 3. Chapter 10.80.30.20.(1), By-law No. 569-2013**  
The minimum required lot frontage is 24.00m.  
The existing lot frontage is 8.53m.
- 4. Chapter 10.80.40.10.(1), By-law No. 569-2013**  
The maximum permitted building height is 12.00m.  
The proposed building height is 12.58m.
- 5. Chapter 10.80.40.40.(1), By-law No. 569-2013**  
The maximum permitted floor space index is 0.80 times the lot area.  
The proposed floor space index is 0.99 times the lot area.
- 6. Chapter 10.80.40.70.(2), By-law No. 569-2013**  
The minimum required rear yard setback is 8.30m.  
The proposed rear yard setback is 8.17m.
- 7. Chapter 10.80.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 2.40m.  
The proposed north side yard setback is 0.30m.
- 8. Chapter 10.80.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 2.40m.  
The proposed south side yard setback is 1.22m.
- 9. Chapter 200.5.10.1.(1), By-law No. 569-2013**  
The minimum required number of parking spaces is five (5).  
The proposed number of parking spaces is two (2).

- 10. Section 3.(a), By-law No. 1-83**  
The minimum required side yard setback is 6.29m.  
The proposed north side yard setback is 0.30m.
- 11. Section 3.(a), By-law No. 1-83**  
The minimum required side yard setback is 6.29m.  
The proposed south side yard setback is 1.22m.
- 12. Section 3.(a), By-law No. 1-83**  
The maximum permitted floor space index is 0.80 times the lot area.  
The proposed floor space index is 0.99 times the lot area.
- 13. Section 8.2, By-law No. 1-83**  
The minimum required lot frontage is 12.00m.  
The existing lot frontage is 8.53m.
- 14. Section 3.2, By-law No. 1-83**  
The minimum required number of parking spaces is seven (7).  
The proposed number of parking spaces is two (2).



## 21. 80 PEMBERTON AVE

|                    |                         |            |                 |
|--------------------|-------------------------|------------|-----------------|
| File Number:       | A0077/17NY              | Zoning     | RD / R4 (ZR)    |
| Owner(s):          |                         | Ward:      | Willowdale (24) |
| Agent:             |                         | Heritage:  | Not Applicable  |
| Property Address:  | <b>80 PEMBERTON AVE</b> | Community: |                 |
| Legal Description: | PLAN 2233 PT LOT 93     |            |                 |

### PURPOSE OF THE APPLICATION:

To construct a detached dwelling with attached garage.

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

- 1. By-law No. 1676-2013**  
The minimum permitted vestibule size is 10 m<sup>2</sup>.  
The proposed vestibule size is 6.3 m<sup>2</sup>.
- 2. Chapter 10.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 30% of the lot area.  
The proposed lot coverage is 32% of the lot area.
- 3. Chapter 10.20.40.10.(2) B(ii), By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.  
The proposed height of the side exterior main walls facing a side lot line is 8.15 m.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
In the RD zone with a minimum required lot frontage of 18.0 m or less, the permitted maximum building length for a detached house is 17.0 m  
The proposed building length is 18.74 m
- 5. Chapter 10.20.40.70.(4), By-law No. 569-2013**  
The required minimum side yard setback is 1.8 m where the required minimum frontage is 12.0 m or less than 18.0 m.  
The proposed west side yard setback is 1.22 m.
- 6. Chapter 10.20.40.70.(4), By-law No. 569-2013**  
The required minimum side yard setback is 1.8 m where the required minimum frontage is 12.0 m or less than 18.0 m.  
The proposed east side yard setback is 0.61 m.
- 7. Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550 m<sup>2</sup>.  
The proposed lot area is 343.73 m<sup>2</sup>.
- 8. Section 13.2.1, By-law No. 7625**  
The minimum required lot frontage is 15 m.  
The proposed lot frontage is 7.62 m.

- 9. 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.
- 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 32% of the lot area.
- 11. Section 13.2.5.A, By-law No. 7625**  
The maximum permitted building length is 16.8 m  
The proposed building length is 18.74 m
- 12. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8 m.  
The proposed building height is 9.02 m
- 13. Section 13.2.3(B), By-law No. 7625**  
The minimum required west side yard setback is 1.5 m.  
The proposed west side yard setback is 1.21 m.
- 14. 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 0.6 m

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

**22. 75 OTONABEE AVE**

|                    |                        |            |                          |
|--------------------|------------------------|------------|--------------------------|
| File Number:       | A0079/17NY             | Zoning     | RD(fl2.0;a370)/ R6 [ZZC] |
| Owner(s):          |                        | Ward:      | Willowdale (24)          |
| Agent:             | ORANG YAZDANI          | Heritage:  | Not Applicable           |
| Property Address:  | <b>75 OTONABEE AVE</b> | Community: | North York               |
| Legal Description: | PLAN 2385 LOT 271      |            |                          |

**PURPOSE OF THE APPLICATION:**

To construct a two-storey single family dwelling. The existing structure would be demolished.

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

- 1. Chapter 10.20.30.40.(1) A), By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area: 136.55m<sup>2</sup>.  
The proposed lot coverage is 32.00% of the lot area: 145.67m<sup>2</sup>.
- 2. Chapter 10.20.40.70.(3) C), By-law No. 569-2013**  
The minimum required side yard setback is 1.20m.  
The proposed east side yard setback is 0.90m.
- 3. Chapter 10.20.40.10.(2) B)(ii), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the east side exterior main wall is 8.24m.
- 4. 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 0.90m.
- 5. Section 14-A(6), By-law No. 7625**  
The maximum permitted lot coverage is 30.00% of the lot area: 136.55m<sup>2</sup>.  
The proposed lot coverage is 32.00% of the lot area: 145.67m<sup>2</sup>.

## 23. 129 GOULDING AVE

|                    |                         |            |                 |
|--------------------|-------------------------|------------|-----------------|
| File Number:       | A0080/17NY              | Zoning     | RD/R4 [BLD]     |
| Owner(s):          |                         | Ward:      | Willowdale (23) |
| Agent:             |                         | Heritage:  | Not Applicable  |
| Property Address:  | <b>129 GOULDING AVE</b> | Community: | North York      |
| Legal Description: | PLAN 2366 L 226         |            |                 |

### **PURPOSE OF THE APPLICATION:**

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

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

- 1. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 20.90m.
- 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 22.25m.
- 3. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 20.90m.

## 24. 459 FAIRLAWN AVE

|                    |                         |            |                        |
|--------------------|-------------------------|------------|------------------------|
| File Number:       | A0081/17NY              | Zoning     | RD / R6(20) (ZR)       |
| Owner(s):          |                         | Ward:      | Eglinton-Lawrence (16) |
| Agent:             |                         | Heritage:  | Not Applicable         |
| Property Address:  | <b>459 FAIRLAWN AVE</b> | Community: |                        |
| Legal Description: | PLAN 2247 PT LOT 55A    |            |                        |

### PURPOSE OF THE APPLICATION:

To construct a pool, deck and accessory structure. The existing pool will be demolished.

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

- 1. Chapter 10.5.50.10.(3), By-law No. 569-2013**  
A lot with a residential building, other than an apartment building, must have a minimum of 50% of the rear yard for soft landscaping if the lot frontage is greater than 6.0 m.  
The proposed rear yard landscaping area is 34.4%.
- 2. Chapter 10.20.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 30% of the lot area.  
The proposed lot coverage is 35.3% of the lot area.
- 3. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
In the RD zone with a minimum required lot frontage of 18.0 m or less, the permitted maximum building length for a detached house is 17.0 m.  
The proposed building length is 21 m.
- 4. Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The permitted maximum building depth for a detached house is 19.0 m.  
The proposed building depth is 21 m.
- 5. Section 14-A(6), By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 35.3% of the lot area.
- 6. Section 14-A(9), By-law No. 7625**  
The maximum permitted building length is 18.9 m  
The proposed building length is 21 m.

## 25. 95 BURNCREST DR

|                    |                             |            |                        |
|--------------------|-----------------------------|------------|------------------------|
| File Number:       | A0082/17NY                  | Zoning     | RD / R6(20) (ZW)       |
| Owner(s):          |                             | Ward:      | Eglinton-Lawrence (16) |
| Agent:             |                             | Heritage:  | Not Applicable         |
| Property Address:  | <b>95 BURNCREST DR</b>      | Community: | North York             |
| Legal Description: | PLAN 1831 PT LOT 125 TO 126 |            |                        |

### PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling.

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

- 1. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**  
The permitted maximum lot coverage is 30 percent of the lot area: 128.18 m<sup>2</sup>.  
The proposed lot coverage is 35.2 percent of the lot area: 150.57 m<sup>2</sup>.
- 2. 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 35.2% of the lot area.
- 3. Section 14-A(9) , Zoning By-law No. 7625**  
The maximum permitted building length is 15.3 m.  
The proposed building length is 15.54 m.
- 4. Section 14-A(8), Zoning By-law No. 7625**  
The maximum permitted building height is 8.8 m.  
The proposed building height is 9.33 m.
- 5. Section 6(30)a , Zoning By-law No. 7625**  
The maximum finished first floor height is 1.5 m.  
The proposed finished first floor height is 1.67 m.
- 6. Section 6(24)(c)(i)(ii)(iii), Zoning By-law No. 7625**  
Unexcavated porches or decks, attached to or detached from the main building shall not exceed 1.0 m in height. When 1.0 m height is exceeded, the porch shall project no more than 2.1 m from the rear main wall, or be wider than half the dwelling's width at the widest point.  
The proposed deck is 2.56 m above grade and the proposed deck projects 2.44 m from the rear main wall.

## 26. 119 PARK HOME AVE

|                    |                          |            |                 |
|--------------------|--------------------------|------------|-----------------|
| File Number:       | A0084/17NY               | Zoning     | RD / R6 (ZR)    |
| Owner(s):          |                          | Ward:      | Willowdale (23) |
| Agent:             |                          | Heritage:  | Not Applicable  |
| Property Address:  | <b>119 PARK HOME AVE</b> | Community: |                 |
| Legal Description: | PLAN 3924 L 73           |            |                 |

### **PURPOSE OF THE APPLICATION:**

To construct a new rear yard deck on the existing dwelling.

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

- 1. Chapter 10.5.40.60.(1), By-law No. 569-2013**  
The maximum rear deck projection is 2.5 m.  
The proposed rear deck projection is 3.19 m.
- 2. Section 6(24), By-law No. 7625**  
The maximum rear deck projection is 2.1 m and a width of 4.88 m.  
The proposed rear deck projection is 3.19 m and a width of 6.54 m.

## 27. 53 CHERITAN AVE

|                    |                        |            |   |
|--------------------|------------------------|------------|---|
| File Number:       | A0087/17NY             | Zoning     | RD (f12.0; d0.35)x411/R1<br>Z0.35 [ZZC] |
| Owner(s):          |                        | Ward:      | Eglinton-Lawrence (16)                  |
| Agent:             |                        | Heritage:  | Not Applicable                          |
| Property Address:  | <b>53 CHERITAN AVE</b> | Community: | North York                              |
| Legal Description: | PLAN 605E PT LOT 156   |            |   |

### PURPOSE OF THE APPLICATION:

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

- 1. Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted floor space index is 0.35 times the area of the lot: 161.75m<sup>2</sup>.  
The proposed floor space index is 0.47 times the area of the lot: 215.51m<sup>2</sup>.
- 2. Section 6(3) Part I 1, By-law No. 438-86**  
The permitted gross floor area is 0.35 times the area of the lot: 161.75m<sup>2</sup>.  
The proposed gross floor area of the building exceeds the maximum by approximately 53.76m<sup>2</sup>.



## 28. 24 MOORE PARK AVE

|                    |                          |            |                  |
|--------------------|--------------------------|------------|------------------|
| File Number:       | A0091/17NY               | Zoning     | Rd / R4 (Waiver) |
| Owner(s):          |                          | Ward:      | Willowdale (23)  |
| Agent:             |                          | Heritage:  | Not Applicable   |
| Property Address:  | <b>24 MOORE PARK AVE</b> | Community: |                  |
| Legal Description: | PLAN 3788 LOT 6          |            |                  |

### **PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with attached garage. The existing dwelling and detached accessory structure will be demolished.

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

- 1. Chapter 10.20.30.40.(I), By-law No. 569-2013**  
The maximum lot coverage shall be 30%.  
The proposed lot coverage is 31.92%.
- 2. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum side yard setback shall be 1.80 m.  
The proposed west side yard setback is 1.52 m.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum side yard setback shall be 1.80 m.  
The proposed east side yard setback is 1.52 m.
- 4. Chapter 10.20.40.20.(2), By-law No. 569-2013**  
The permitted maximum height of the one story rear extension is 5.0 m.  
The proposed one story rear extension will be 5.87 m.
- 5. 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 7.5 m.  
The proposed height of all side exterior main walls facing a side lot line is 8.26 m.
- 6. Section 13.2.4.(a), By-law No. 7625**  
The maximum lot coverage shall be 30%.  
The proposed lot coverage is 31.92%.
- 7. Section 13.2.6, By-law No. 7625**  
The maximum building height shall be 8.80 m to the midpoint of the roof.  
The proposed building height shall be 9.10 m to the midpoint of the roof.
- 8. Section 13.2.3.(b), By-law No. 7625**  
The minimum side yard setback shall be 1.80 m.  
The proposed west side yard setback is 1.52 m.
- 9. Section 13.2.3.(b), By-law No. 7625**  
The minimum side yard setback shall be 1.80 m.  
The proposed east side yard setback is 1.52 m.

**10. Section 13.2.5.A.(3).(c), By-law No. 7625**

The maximum height of a one storey rear extension is 5.0 m.

The proposed one storey rear yard extension height is 6.14 m.

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

Windows may project up to 0.30 m from the front or rear wall if glazed on only one side.

The proposed bay windows in the front wall project 0.61 m and are not glazed on side.

## 29. 9 MILLGATE CRES

|                    |                        |            |                 |
|--------------------|------------------------|------------|-----------------|
| File Number:       | A0092/17NY             | Zoning     | RD/R4 [WAIVER]  |
| Owner(s):          |                        | Ward:      | Willowdale (24) |
| Agent:             |                        | Heritage:  | Not Applicable  |
| Property Address:  | <b>9 MILLGATE CRES</b> | Community: | North York      |
| Legal Description: | PLAN 4847 LOT 2        |            |                 |

### PURPOSE OF THE 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 of total lot area is 30.00% (174.88m<sup>2</sup>).  
The proposed lot coverage of total lot area is 31.93% (186.11m<sup>2</sup>).
- 2. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum permitted side yard setback is 1.80m.  
The proposed south side yard setback is 1.55m.
- 3. Chapter 10.20.40.20.(2), By-law No. 569-2013**  
The maximum permitted height for a one-storey rear extension is 5.00m.  
The proposed one-storey rear extension height is 5.62m.
- 4. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of side exterior main walls facing a side lot line is 7.50m.  
The proposed height of side exterior main walls facing a side lot line is 8.01m.
- 5. Section 13.2.4.(a), By-law No. 7625**  
The maximum lot coverage shall be 30.00%: 174.88m<sup>2</sup>.  
The proposed lot coverage is 31.93%: 186.11m<sup>2</sup>.
- 6. Section 13.2.6, By-law No. 7625**  
The maximum building height is 8.80m.  
The proposed building height is 9.10m.
- 7. Section 13.2.3.(b), By-law No. 7625**  
The minimum permitted side yard setback is 1.80m.  
The proposed south side yard setback is 1.55m.
- 8. Section 6.(30)a, By-law No. 7625**  
The maximum permitted finished first floor height is 1.50m.  
The proposed first floor height is 1.67m.
- 9. Section 13.2.5.A.3(3).(c), By-law No. 7625**  
The maximum permitted height of a one-storey rear extension is 5.00m.  
The proposed one-storey rear extension is 6.15m.

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

The maximum permitted projection of a window on the front or rear wall that is glazed on only one side is 0.30m.

The proposed window with glazing on only one side on the front wall projects 0.61m.

**11. Section 12.5A, By-law No. 7625**

The maximum permitted building length is 16.80m.

The proposed building length is 19.07m.

## 30. 138 SHELBORNE AVE

|                    |                          |            |                        |
|--------------------|--------------------------|------------|------------------------|
| File Number:       | A1013/16NY               | Zoning     | RD/R4 [WAV]            |
| Owner(s):          |                          | Ward:      | Eglinton-Lawrence (15) |
| Agent:             |                          | Heritage:  | Not Applicable         |
| Property Address:  | <b>138 SHELBORNE AVE</b> | 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. Please note, this application was previously deferred Thursday, January 26, 2017, in order to allow the applicant an opportunity to revise their application.

### 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.

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

The length of a dwelling may be increased from 16.80m to 18.90m by a 2.10m one-storey extension to the rear of the dwelling if the extension is no wider than half the width of the dwelling and does not exceed 5.00m in height.

The proposed building length is 19.836m.

**4. 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 1.163m.

**5. 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 1.219m.

**6. Chapter 10.20.40.20.(2), By-law No. 569-2013**

The maximum permitted building length is 19.00m including a rear one-storey extension..

The proposed building length is 19.836m including the rear one-storey extension.

**7. Chapter 10.20.40.70.(2), By-law No. 569-2013**

The minimum required rear yard setback is 10.50m.

The proposed rear yard setback is 9.819m.

- 8. Chapter 900.3.10.(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.163m.
- 9. Chapter 900.3.10.(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.219m.
- 3. OTHER BUSINESS**