

**COMMITTEE OF ADJUSTMENT  
AGENDA  
NORTH YORK PANEL****Hearing Date:** March 9, 2017**Time:** 9:30 a.m.**Location:** Council Chambers - North York Civic Centre - 5100 Yonge Street**1. OPENING REMARKS**

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

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

	<b>File Number</b>	<b>Owner</b>	<b>Property</b>	<b>Community (Ward)</b>
1.	B0056/16NY		85 PECKHAM AVE	Willowdale (23)
1a.	A0776/16NY		85 PECKHAM AVE	Willowdale (23)
			(PART 1)	
1b.	A0777/16NY		85 PECKHAM AVE	Willowdale (23)
			(PART 3)	
1c.	A0778/16NY		85 PECKHAM AVE	Willowdale (23)
			(PART 2)	
1d.	A0779/16NY		85 PECKHAM AVE	Willowdale (23)
			(PART 4)	
1e.	A0780/16NY		85 PECKHAM AVE	Willowdale (23)
			(PART 5)	
1f.	A0781/16NY		85 PECKHAM AVE	Willowdale (23)
			(PART 6)	
1g.	A0782/16NY		85 PECKHAM AVE	Willowdale (23)
			(PART 7)	
1h.	A0783/16NY		85 PECKHAM AVE	Willowdale (23)
			(PART 8)	
2.	B0072/16NY		1153 GLENCAIRN AVE	Eglinton-Lawrence (15)

2a.	A0911/16NY	1153 GLENCAIRN AVE	Eglinton-Lawrence (15)
2b.	A0912/16NY	(PART 2) 1153 GLENCAIRN AVE (PART 1)	Eglinton-Lawrence (15)
3.	B0091/16NY	1 STUART AVE	Willowdale (23)
4.	B0092/16NY	3 STUART AVE	Willowdale (23)
5.	A1008/16NY	42 HEMFORD CRES	Don Valley West (25)
6.	A1112/16NY	747 MILLWOOD RD	Don Valley West (26)
7.	A1113/16NY	91 BROOKE AVE	Eglinton-Lawrence (16)
8.	A1114/16NY	14 GLEN CASTLE ST	Eglinton-Lawrence (16)
9.	A1115/16NY	10 GLENGROVE AVE W	Eglinton-Lawrence (16)
10.	A1116/16NY	94 FRANKLIN AVE	Willowdale (23)
11.	A1117/16NY	130 GILLEY RD	York Centre (09)
12.	A1118/16NY	182 PRINCESS AVE	Willowdale (23)
13.	A1119/16NY	2 WINDMILL RD	Don Valley West (26)
14.	A1120/16NY	147 ROSLIN AVE	Don Valley West (25)
15.	A1121/16NY	111 NORTON AVE	Willowdale (23)
16.	A1122/16NY	160 PARKVIEW AVE	Willowdale (23)
17.	A1123/16NY	339 MAPLEHURST AVE	Willowdale (23)
18.	A1124/16NY	341 MAPLEHURST AVE	Willowdale (23)
19.	A1128/16NY	117 GLOUCESTER GRV	Eglinton-Lawrence (15)
20.	A1129/16NY	357 HILLCREST AVE	Willowdale (23)

**The following applications will be heard at 2:00pm or shortly thereafter:**

	<b>File Number</b>	<b>Owner</b>	<b>Property</b>	<b>Community (Ward)</b>
21.	A1130/16NY		44 TREMONT CRES	Don Valley West (25)

22.	A1131/16NY	235 DELORAINE AVE	Eglinton-Lawrence (16)
23.	A1132/16NY	16 OTTER CRES	Eglinton-Lawrence (16)
24.	A1133/16NY	54 GRANGEMILL CRES	Don Valley West (25)
25.	A1134/16NY	115 MCGILLIVRAY AVE	Eglinton-Lawrence (16)
26.	A1135/16NY	5 SALINGER CRT	Don Valley East (33)
27.	A1138/16NY	7 KAINONA AVE	York Centre (10)
28.	A1139/16NY	15 FLAREMORE CRES	Willowdale (24)
29.	A1140/16NY	16 ERICA AVE	York Centre (10)
30.	A1141/16NY	19 ROLLSCOURT DR	Don Valley West (25)
31.	A1069/16NY	104 MCGILLIVRAY AVE	Eglinton-Lawrence (16)
32.	A1144/16NY	249 PATRICIA AVE	Willowdale (23)
33.	A1145/16NY	28 CASWELL DR	Willowdale (24)
34.	A1148/16NY	365 SPRING GARDEN AVE	Willowdale (23)
35.	A1149/16NY	84 PRINCESS AVE	Willowdale (23)
36.	A1152/16NY	200 LAWRENCE AVE W	Eglinton-Lawrence (16)
37.	A1055/16NY	181 DELL PARK AVE	Eglinton-Lawrence (15)
38.	A0513/15NY	18 IVOR RD	Don Valley West (25)
39.	A0769/16NY	1 LEONA DR	Willowdale (23)
40.	A0067/17NY	21 DENEWOOD CRES	Don Valley West (25)
41.	A0613/16NY	1560 AVENUE RD	Eglinton-Lawrence (16)

### 3. OTHER BUSINESS

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

**1. 85 PECKHAM AVE**

File Number:	B0056/16NY	Zoning	R4(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>85 PECKHAM AVE</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 584 TO LOT 589 PT LOT 583 PT LOT 580 PT LOT 590 PT LOT 574 PT LOT 432 LOT 575 TO LOT		

**THE CONSENT REQUESTED:**

To obtain consent to sever the property into eight residential lots with vehicular access from Peckham Avenue. This site was the subject of a previous consent application (file number B041/14NY) which severed the western portion of the school site to facilitate a future residential development.

**Retained -Part 1**

Address to be assigned

The frontage is 15.694m and the lot area is 749.57m<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).

**Conveyed - Part 2**

Address to be assigned

The frontage is 15.091m and the lot area is 745.83m<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).

**Conveyed - Part 3**

Address to be assigned

The frontage is 15.076m and the lot area is 770.13m<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).

**Conveyed - Part 4**

Address to be assigned

The frontage is 15.018m and the lot area is 778.40m<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).

**Conveyed - Part 5**

Address to be assigned

The frontage is 15.471m and the lot area is 747.76m<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).

**Conveyed - Part 6**

Address to be assigned

The frontage is 16.690m and the lot area is 673.25m<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).

Conveyed - Part 7

Address to be assigned

The frontage is 16.602m and the lot area is 558.18m<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).

**Conveyed - Part 8**

Address to be assigned

The frontage is 36.194m and the lot area is 1,004.95m<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).

**PART 9 is a corner rounding.**

**Files B0056/16NY, A0776/16NY (lot 1), A0778/16NY (lot 2), A0777/16NY (lot 3), A0779/16NY (lot 4), A0780/16NY (lot 5), A0781/16NY (lot 6), A0782/16NY (lot 7), A0783/16NY (lot 8) will be considered jointly.**

**1a. 85 PECKHAM AVE  
(PART 1)**

File Number:	A0776/16NY	Zoning	R4(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>85 PECKHAM AVE (PART 1)</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 584 TO LOT 589 PT LOT 583 PT LOT 580 PT LOT 590 PT LOT 574 PT LOT 432 LOT 575 TO LOT		

**PURPOSE OF THE APPLICATION:**

To construct a new detached two-storey dwelling.

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

- 1. Section 13, (13.2.3(b)(i)), Zoning By-law No. 7625**  
The minimum side yard setback shall be 1.8m on each side.  
The proposed dwelling provides a minimum side yard setback of 1.5m on the north side yard setback.
- 2. Section 13, (13.2.3(b)(i)), Zoning By-law No. 7625**  
The minimum side yard setback shall be 1.8m on each side.  
The proposed dwelling provides a minimum side yard setback of 1.5m on the south side yard setback.
- 3. Section 13, (13.2.4(a)), Zoning By-law No. 7625**  
The maximum Lot coverage shall be 30%.  
The proposed dwelling provides a maximum lot coverage of 32%, excluding porches.
- 4. Section 13, (13.2.5A, 1.1 (b)), Zoning By-law No. 7625**  
The maximum length of dwelling is 16.8m.  
The maximum length of dwelling proposed is 25.0m.
- 5. Section 13, (13.2.6(ii)), Zoning By-law No. 7625**  
A maximum building height of 8.8m and maximum of 2 storeys.  
The proposed dwelling will provide a maximum building height of 9.5m and maximum of 2 storeys.
- 6. Section 6, (6(30)(a)(i)), Zoning By-law No. 7625**  
The finished first floor elevation of a single detached dwelling shall be no higher than 1.5m above established grade.  
The proposed dwelling shall have a maximum finished first floor elevation of 1.8m.

**1b. 85 PECKHAM AVE  
(PART 3)**

File Number:	A0777/16NY	Zoning	R4(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>85 PECKHAM AVE (PART 3)</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 584 TO LOT 589 PT LOT 583 PT LOT 580 PT LOT 590 PT LOT 574 PT LOT 432 LOT 575 TO LOT		

**PURPOSE OF THE APPLICATION:**

To construct a new detached two-storey dwelling.

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

- 1. Section 13, (13.2.3(b)(i)), of By-law No. 7625**  
The minimum side yard setback shall be 1.8m on each side.  
The proposed dwelling provides a minimum side yard setback of 1.5m on the north side yard setback.
- 2. Section 13, (13.2.3(b)(i)), of By-law No. 7625**  
The minimum side yard setback shall be 1.8m on each side.  
The proposed dwelling provides a minimum side yard setback of 1.5m on the south side yard setback
- 3. Section 13, (13.2.4(a)), of By-law No. 7625**  
The maximum Lot coverage shall be 30%.  
The proposed dwelling provides a maximum lot coverage of 32%, excluding porches.
- 4. Section 13, (13.2.5A, 1.1 (b)), of By-law No. 7625**  
The maximum length of dwelling is 16.8m.  
The maximum length of dwelling proposed is 22.0m.
- 5. Section 13, (13.2.6(ii)), of By-law No. 7625**  
A maximum building height of 8.8m and maximum of 2 storeys.  
The proposed dwelling will provide a maximum building height of 9.5m and maximum of 2 storeys.
- 6. Section 6, (6(30)(a)(i)), of By-law No. 7625**  
The finished first floor elevation of a single detached dwelling shall be no higher than 1.5m above established grade.  
The proposed dwelling shall have a maximum finished first floor elevation of 1.8m.

**1c. 85 PECKHAM AVE  
(PART 2)**

File Number:	A0778/16NY	Zoning	R4(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>85 PECKHAM AVE (PART 2)</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 584 TO LOT 589 PT LOT 583 PT LOT 580 PT LOT 590 PT LOT 574 PT LOT 432 LOT 575 TO LOT		

**PURPOSE OF THE APPLICATION:**

To construct a new detached two-storey dwelling.

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

- 1. Section 13, (13.2.3(b)(i)), Zoning By-law No. 7625**  
The minimum side yard setback shall be 1.8m on each side.  
The proposed dwelling provides a minimum side yard setback of 1.5m on the north side yard setback.
- 2. Section 13, (13.2.3(b)(i)), Zoning By-law No. 7625**  
The minimum side yard setback shall be 1.8m on each side.  
The proposed dwelling provides a minimum side yard setback of 1.5m on the south side yard setback.
- 3. Section 13, (13.2.4(a)), Zoning By-law No. 7625**  
The maximum Lot coverage shall be 30%.  
The proposed dwelling provides a maximum lot coverage of 32%, excluding porches.
- 4. Section 13, (13.2.5A, 1.1 (b)), Zoning By-law No. 7625**  
The maximum length of dwelling is 16.8m.  
The maximum length of dwelling proposed is 22.0m.
- 5. Section 13, (13.2.6(ii)), Zoning By-law No. 7625**  
A maximum building height of 8.8m and maximum of 2 storeys.  
The proposed dwelling will provide a maximum building height of 9.5m and maximum of 2 storeys.
- 6. Section 6, (6(30)(a)(i)), Zoning By-law No. 7625**  
The finished first floor elevation of a single detached dwelling shall be no higher than 1.5m above established grade.  
The proposed dwelling shall have a maximum finished first floor elevation of 1.8m.



**1d. 85 PECKHAM AVE  
(PART 4)**

File Number:	A0779/16NY	Zoning	R4(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>85 PECKHAM AVE (PART 4)</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 584 TO LOT 589 PT LOT 583 PT LOT 580 PT LOT 590 PT LOT 574 PT LOT 432 LOT 575 TO LOT		

**PURPOSE OF THE APPLICATION:**

To construct a new detached two-storey dwelling.

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

- 1. Section 13, (13.2.3(b)(i)), of By-law No. 7625**  
The minimum side yard setback shall be 1.8m on each side.  
The proposed dwelling provides a minimum side yard setback of 1.5m on the north side yard setback.
- 2. Section 13, (13.2.3(b)(i)), of By-law No. 7625**  
The minimum side yard setback shall be 1.8m on each side.  
The proposed dwelling provides a minimum side yard setback of 1.5m on the south side yard setback.
- 3. Section 13, (13.2.4(a)), of By-law No. 7625**  
The maximum Lot coverage shall be 30%.  
The proposed dwelling provides a maximum lot coverage of 32%, excluding porches.
- 4. Section 13, (13.2.5A, 1.1 (b)), of By-law No. 7625**  
The maximum length of dwelling is 16.8m.  
The maximum length of dwelling proposed is 22.0 m.
- 5. Section 13, (13.2.6(ii)), of By-law No. 7625**  
A maximum building height of 8.8m and maximum of 2 storeys.  
The proposed dwelling will provide a maximum building height of 9.5m and maximum of 2 storeys.
- 6. Section 6, (6(30)(a)(i)), of By-law No. 7625**  
The finished first floor elevation of a single detached dwelling shall be no higher than 1.5m above established grade.  
The proposed dwelling shall have a maximum finished first floor elevation of 1.8m.

**1e. 85 PECKHAM AVE  
(PART 5)**

File Number:	A0780/16NY	Zoning	R4(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>85 PECKHAM AVE (PART 5)</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 584 TO LOT 589 PT LOT 583 PT LOT 580 PT LOT 590 PT LOT 574 PT LOT 432 LOT 575 TO LOT		

**PURPOSE OF THE APPLICATION:**

To construct a new detached two-storey dwelling.

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

- 1. Section 13, (13.2.3(b)(i)), of By-law No. 7625**  
The minimum side yard setback shall be 1.8m on each side.  
The proposed dwelling provides a minimum side yard setback of 1.5m on the north side yard setback.
- 2. Section 13, (13.2.3(b)(i)), of By-law No. 7625**  
The minimum side yard setback shall be 1.8m on each side.  
The proposed dwelling provides a minimum side yard setback of 1.5m on the south side yard setback.
- 3. Section 13, (13.2.4(a)), of By-law No. 7625**  
The maximum Lot coverage shall be 30%.  
The proposed dwelling provides a maximum lot coverage of 32%, excluding porches.
- 4. Section 13, (13.2.5A, 1.1 (b)), of By-law No. 7625**  
The maximum length of dwelling is 16.8m.  
The maximum length of dwelling proposed is 22.0m.
- 5. Section 13, (13.2.6(ii)), of By-law No. 7625**  
A maximum building height of 8.8m and maximum of 2 storeys.  
The proposed dwelling will provide a maximum building height of 9.5m and maximum of 2 storeys.
- 6. Section 6, (6(30)(a)(i)), of By-law No. 7625**  
The finished first floor elevation of a single detached dwelling shall be no higher than 1.5m above established grade.  
The proposed dwelling shall have a maximum finished first floor elevation of 1.8m.

**1f. 85 PECKHAM AVE  
(PART 6)**

File Number:	A0781/16NY	Zoning	R4(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>85 PECKHAM AVE (PART 6)</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 584 TO LOT 589 PT LOT 583 PT LOT 580 PT LOT 590 PT LOT 574 PT LOT 432 LOT 575 TO LOT		

**PURPOSE OF THE APPLICATION:**

To construct a new detached two-storey dwelling.

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

- 1. Section 13, (13.2.3(b)(i)) of By-law No. 7625**  
The minimum side yard setback shall be 1.8m on each side.  
The proposed dwelling provides a minimum side yard setback of 1.5m on the north side yard setback.
- 2. Section 13, (13.2.3(b)(i)), of By-law No. 7625**  
The minimum side yard setback shall be 1.8m on each side.  
The proposed dwelling provides a minimum side yard setback of 1.5m on the south side yard setback.
- 3. Section 13, (13.2.4(a)), of By-law No. 7625**  
The maximum Lot coverage shall be 30%.  
The proposed dwelling provides a maximum lot coverage of 32%, excluding porches.
- 4. Section 13, (13.2.5A, 1.1 (b)), of By-law No. 7625**  
The maximum length of dwelling is 16.8m.  
The maximum length of dwelling proposed is 22.0m.
- 5. Section 13, (13.2.6(ii)), of By-law No. 7625**  
A maximum building height of 8.8m and maximum of 2 storeys.  
The proposed dwelling will provide a maximum building height of 9.5m and maximum of 2 storeys.
- 6. Section 6, (6(30)(a)(i)), of By-law No. 7625**  
The finished first floor elevation of a single detached dwelling shall be no higher than 1.5m above established grade.  
The proposed dwelling shall have a maximum finished first floor elevation of 1.8m.

**1g. 85 PECKHAM AVE  
(PART 7)**

File Number:	A0782/16NY	Zoning	R4(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>85 PECKHAM AVE (PART 7)</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 584 TO LOT 589 PT LOT 583 PT LOT 580 PT LOT 590 PT LOT 574 PT LOT 432 LOT 575 TO LOT		

**PURPOSE OF THE APPLICATION:**

To construct a new detached two-storey dwelling.

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

- 1. Section 13, (13.2.3(b)(i)), of By-law No. 7625**  
The minimum side yard setback shall be 1.8m on each side.  
The proposed dwelling provides a minimum side yard setback of 1.5m on the north side yard setback.
- 2. Section 13, (13.2.3(b)(i)), of By-law No. 7625**  
The minimum side yard setback shall be 1.8m on each side.  
The proposed dwelling provides a minimum side yard setback of 1.5m on the south side yard setback.
- 3. Section 13, (13.2.4(a)), of By-law No. 7625**  
The maximum Lot coverage shall be 30%.  
The proposed dwelling provides a maximum lot coverage of 32%, excluding porches.
- 4. Section 13, (13.2.5A, 1.1 (b)), of By-law No. 7625**  
The maximum length of dwelling is 16.8m.  
The maximum length of dwelling proposed is 22.0m.
- 5. Section 13, (13.2.6(ii)), of By-law No. 7625**  
A maximum building height of 8.8m and maximum of 2 storeys.  
The proposed dwelling will provide a maximum building height of 9.5m and maximum of 2 storeys.
- 6. Section 6, (6(30)(a)(i)), of By-law No. 7625**  
The finished first floor elevation of a single detached dwelling shall be no higher than 1.5m above established grade.  
The proposed dwelling shall have a maximum finished first floor elevation of 1.8m.

**1h. 85 PECKHAM AVE  
(PART 8)**

File Number:	A0783/16NY	Zoning	R4(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>85 PECKHAM AVE (PART 8)</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 584 TO LOT 589 PT LOT 583 PT LOT 580 PT LOT 590 PT LOT 574 PT LOT 432 LOT 575 TO LOT		

**PURPOSE OF THE APPLICATION:**

To construct a new detached two-storey dwelling.

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

- 1. Section 2, (2.52.7(b)(i)) of By-law No. 7625**  
Front Lot Line means the lot line that abuts a street. In the case of a corner lot, the front lot line shall be the shorter lot line that abuts a street.  
The Front Lot Line for Lot 8 shall be Peckham Avenue.
- 2. Section 13, (13.2.3(b)(i)), of By-law No. 7625**  
The minimum side yard setback shall be 1.8m on each side.  
The proposed dwelling provides a minimum side yard setback of 1.5m on the north side yard setback.
- 3. Section 13, (13.2.4(a)), of By-law No. 7625**  
The maximum Lot coverage shall be 30%.  
The proposed dwelling provides a maximum lot coverage of 32%, excluding porches.
- 4. Section 13, (13.2.5A, 1.1 (b)), of By-law No. 7625**  
The maximum length of dwelling is 16.8m.  
The maximum length of dwelling proposed is 22.0m.
- 5. Section 13, (13.2.6(ii)), of By-law No. 7625**  
A maximum building height of 8.8m and maximum of 2 storeys.  
The proposed dwelling will provide a maximum building height of 9.5m and maximum of 2 storeys.
- 6. Section 6, (6(30)(a)(i)), of By-law No. 7625**  
The finished first floor elevation of a single detached dwelling shall be no higher than 1.5m above established grade.  
The proposed dwelling shall have a maximum finished first floor elevation of 1.8m.

## 2. 1153 GLENCAIRN AVE

File Number:	B0072/16NY	Zoning	R4/RD (f12.0; a370)(ZR)
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	<b>1153 GLENCAIRN AVE</b>	Community:	North York
Legal Description:	PLAN 2502 LOT 52		

### **THE CONSENT REQUESTED:**

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

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

Address to be assigned

PART 1 - the frontage is 7.62m and the lot area is 301.09m<sup>2</sup>. The property will be redeveloped as the site of a new detached dwelling requiring variances to the applicable zoning By-law(s).

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

Address to be assigned

PART 2 - the frontage is 7.62m and the lot area is 300.77m<sup>2</sup>. The property will be redeveloped as the site of a new detached dwelling requiring variances to the applicable zoning By-law(s).

**File Numbers B0072/16NY, A0911/16NY and A0912/16NY will be considered jointly.**

## **2a. 1153 GLENCAIRN AVE (PART 2)**

File Number:	A0911/16NY	Zoning	R4/RD (f12.0; a370)(ZR)
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	<b>1153 GLENCAIRN AVE (PART 2)</b>	Community:	North York
Legal Description:	PLAN 2502 LOT 52		

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

To construct a new detached two-storey dwelling. File Numbers B0072/16NY, A0911/16NY and A0912/16NY will be considered jointly.

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

- 1. Chapter 10.5.40.10 (5), Zoning By-law No. 569-2013**  
A minimum of 10m<sup>2</sup> of the first floor must be within 4m of the front main wall.  
The proposed is 3.53m<sup>2</sup>.
- 2. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**  
A) The required minimum lot frontage is 12m.  
The proposed lot frontage is 7.62m.
- 3. Chapter 10.20.40.20.(1), Zoning By-law No. 569-2013**  
In the RD zone with a minimum required lot frontage of 18.0m or less, the permitted maximum building length for a detached house is 17.0m.  
The proposed building length is 17.98m.
- 4. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**  
B)(ii) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.  
The proposed height of the side exterior main walls facing a side lot line is 8.53m
- 5. Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**  
C) The required minimum side yard setback is 1.2m where the required minimum lot frontage is 12.0m to less than 15.0m.  
The proposed west side yard setback is 0.61m.
- 6. Chapter 10.10.30.10.(1), Zoning By-law No. 569-2013**  
A) The required minimum lot area is 370m<sup>2</sup>.  
The proposed lot area is 301.09m<sup>2</sup>.
- 7. Section 14-A(4), Zoning By-law No. 7625**  
The minimum required lot frontage is 12m.  
The proposed lot frontage is 7.62m.

- 8. Section 6(8), Zoning By-law No. 7625**  
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed.
- 9. Section 14-A(5)c, Zoning By-law No. 7625**  
The minimum required west side yard setback is 1.2m.  
The proposed west side yard setback is 0.61m.
- 10. Section 14-A(9), Zoning By-law No. 7625**  
The maximum permitted building length is 15.3m.  
The proposed building length is 17.98m.
- 11. Section 6 (24), Zoning By-law No. 7625**  
The maximum width of the rear deck is 2.89m.  
The proposed is 2.9m.
- 12. Section 6(9)(b), Zoning By-law No. 7625**  
The maximum stair projection is 2.1m.  
The proposed rear stair projection is 4.94m.
- 13. Section 14-A(3), Zoning By-law No. 7625**  
The minimum required lot area is 371m<sup>2</sup>.  
The proposed lot area is 301.09m<sup>2</sup>.



## **2b. 1153 GLENCAIRN AVE (PART 1)**

File Number:	A0912/16NY	Zoning	R4/RD (f12.0; a370)(ZR)
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	<b>1153 GLENCAIRN AVE (PART 1)</b>	Community:	North York
Legal Description:	PLAN 2502 LOT 52		

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

To construct a new detached two-storey dwelling. File Numbers B0072/16NY, A0911/16NY and A0912/16NY will be considered jointly.

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

- 1. Chapter 10.5.40.10(5), Zoning By-law No. 569-2013**  
The minimum size of the front vestibule within 4m of the front wall is 10m<sup>2</sup>.  
The proposed is 3.53m<sup>2</sup>.
- 2. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**  
A) The required minimum lot frontage is 12m.  
The proposed lot frontage is 7.62m.
- 3. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**  
B)(ii) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.  
The proposed height of the side exterior main walls facing a side lot line is 8.53m.
- 4. Chapter 10.20.40.20(1), Zoning By-law No. 569-2013**  
In the RD zone with a minimum required lot frontage of 18.0m or less, the permitted maximum building length for a detached house is 17.0m.  
The proposed building length is 17.98m.
- 5. Chapter 10.20.40.70.(4), Zoning By-law No. 569-2013**  
The required minimum side yard setback is 1.2m where the required minimum frontage is 12.0m to less than 18.0m.  
The proposed (east) side yard setback is 0.61m.
- 6. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**  
A) The required minimum lot area is 370m<sup>2</sup>.  
The proposed lot area is 300.77m<sup>2</sup>.
- 7. Section 14-A(5)c, Zoning By-law No. 7625**  
The minimum required east side yard setback is 1.2m.  
The proposed east side yard setback is 0.61m.

- 8. Section 14-A(9) , Zoning By-law No. 7625**  
The maximum permitted building length is 15.3m.  
The proposed building length is 17.98m.
- 9. Section 6 (24), Zoning By-law No. 7625**  
The maximum width of a rear deck is 2.89m,  
the proposed is 2.9m.
- 10. Section 14-A(4), Zoning By-law No. 7625**  
The minimum required lot frontage is 12m.  
The proposed lot frontage is 7.62m.
- 11. Section 6(8), Zoning By-law No. 7625**  
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed.
- 12. Section 6(9), Zoning By-law No. 7625**  
The maximum permitted stair projection is 2.1m  
The proposed is 4.94m.
- 13. Section 14-A(3), Zoning By-law No. 7625**  
The minimum required lot area is 371m<sup>2</sup>.  
The proposed lot area is 300.77m<sup>2</sup>.

### 3. 1 STUART AVE

File Number:	B0091/16NY	Zoning	R4 and RD (f15.0; a550) (x5)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>1 STUART AVE</b>	Community:	North York
Legal Description:	PLAN M468 E PT BLK X		

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

To obtain consent to sever a portion of land for the purpose of a lot addition. The severed portion would be added to the severed portion from a related lot addition application at 3 Stuart Avenue (application B0092/16NY). The proposal to create three building lots from two existing lots was previously approved by the Committee of Adjustment in October 2015 (application B0035/15NY) however the approval has lapsed. There are no changes proposed to the previously approved related minor variance applications to construct three new houses (applications A0771/15NY, A0772/15NY and A0773/15NY).

#### **Retained - Part 4 on deposited plan 66R-29018**

Address to be assigned

The frontage is 10.74m and the lot area is 383.2m<sup>2</sup>. The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the applicable zoning By-law(s).

#### **Conveyed - Part 3 on deposited plan 66R-29018**

The frontage is 4.76m and the lot area is 174.1m<sup>2</sup>. Part 3 will be added to Part 2 to create a new building lot with a frontage of 10.00m and a lot area of 365.8m<sup>2</sup>. The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the applicable zoning By-law(s).

**Applications B0091/16NY, and B0092/16NY will be considered jointly.**

#### 4. 3 STUART AVE

File Number:	B0092/16NY	Zoning	R4 and RD (f15.0; a550) (x5)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>3 STUART AVE</b>	Community:	North York
Legal Description:	PLAN M489 PT BLK X		

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

To obtain consent to sever a portion of land for the purpose of a lot addition. The severed portion would be added to the severed portion from a related lot addition application at 3 Stuart Avenue (application B0091/16NY) at 1 Stuart Avenue. The proposal to create three building lots from two existing lots was previously approved by the Committee of Adjustment in October 2015 (application B0035/15NY) however the approval has lapsed. There are no changes proposed to the previously approved related minor variance applications to construct three new houses (applications A0771/15NY, A0772/15NY and A0773/15NY).

#### **Retained - Part 1 on deposited plan 66R-29018**

The frontage is 10.00m and the lot area is 365.8m<sup>2</sup>. The property will be redeveloped as the site of a new two-storey dwelling.

#### **Conveyed - Part 2 on deposited plan 66R-29018**

The frontage is 5.24m and the lot area is 191.7m<sup>2</sup>. Part 2 will be added to Part 3 to create a new building lot with a frontage of 10.00m and a lot area of 365.8m<sup>2</sup>. The property will be redeveloped as the site of a new two-storey dwelling.

**Applications B0091/16NY, and B0092/16NY will be considered jointly.**

## 5. 42 HEMFORD CRES

File Number:	A1008/16NY	Zoning	RD/R5 [WAV]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>42 HEMFORD CRES</b>	Community:	North York
Legal Description:	PLAN 4332 LOT 399		

### 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 1.20.3(3)(x5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed north side yard setback is 1.50m.
- 2. Chapter 1.20.3(3)(x5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed south side yard setback is 1.50m.
- 3. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 25.00% of the lot area.  
The proposed lot coverage is 27.60% of the lot area.
- 4. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**  
The minimum required front yard setback is 12.34m.  
The proposed front yard setback is 11.00m.
- 5. 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 1.50m.
- 6. 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.
- 7. Section 14.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 25.00% of the lot area.  
The proposed lot coverage is 27.60% of the lot area.

## 6. 747 MILLWOOD RD

File Number:	A1112/16NY	Zoning	R2A/RM (d0.6) (x263)(ZR)
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	<b>747 MILLWOOD RD</b>	Community:	East York
Legal Description:	PLAN 2121 PT LOT 435 PT LOT 436		

### PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling.

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

- 1. Chapter 900.6.10(263)(D), Zoning By-law No. 569-2013**  
The maximum height is 8.5m and two storeys for a detached house.  
The proposed detached house is 8.9m in height.
- 2. Chapter 900.6.10(263)(E)(i), Zoning By-law No. 569-2013**  
The minimum side yard setback is 0.9m for a detached house.  
The proposed west side yard setback is 0.596m.
- 3. Chapter 10.80.40.40.(1), Zoning By-law No. 569-2013**  
The permitted maximum floor space index is 0.6 times the area of the lot.  
The proposed floor space index is 0.624 times the area of the lot.
- 4. Section 6.4.3, Zoning By-law No. 1916**  
The maximum permitted building height is 8.5m.  
The proposed building height is 8.82m.
- 5. Section 6.4.3, Zoning By-law No. 1916**  
The maximum permitted building length is 16.75m.  
The proposed building length is 17.4m.  
(Note that the front window projection is not a permitted projection. Bay windows must be glazed on all sides.)
- 6. Section 6.4.3, Zoning By-law No. 1916**  
The maximum permitted floor space index is 0.6 x the lot area.  
The proposed floor space index is 0.826 times the lot area.  
(Note that most of the lowest floor does not meet the definition of "basement" or "cellar", and is therefore considered a storey, and included in FSI.)
- 7. Section 6.4.3, Zoning By-law No. 1916**  
The minimum required West side yard setback is 0.9m.  
The proposed west side yard setback is 0.596m.

## 7. 91 BROOKE AVE

File Number:	A1113/16NY	Zoning	RD/R6(20) [WAV]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>91 BROOKE AVE</b>	Community:	North York
Legal Description:	PLAN 1965 PT LOTS 88 & 89		

### PURPOSE OF THE APPLICATION:

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

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

#### 1. Section 14-A(6)(e), By-law No. 7625

The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 38.00% of the lot area.

#### 2. 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 0.91m.

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

The maximum permitted building length is 15.30m.  
The proposed building length is 16.99m.

#### 4. Section 14-A(8)(b), By-law No. 7625

The maximum permitted building height is 8.80m.  
The proposed building height is 9.73m.

#### 5. 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 38.00% of the lot area.

#### 6. 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 0.91m.

#### 7. 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 7.53m<sup>2</sup> within 4.00m of the main front wall.

#### 8. Chapter 10.20.40.10.(1), By-law No. 569-2013

The maximum permitted building height is 10.00m.  
The proposed building height is 10.59m.

#### 9. Chapter 10.20.40.10.(2), By-law No. 569-2013

The maximum permitted height of all exterior main walls is 7.50m.  
The proposed height of the exterior main walls is 8.46m.

## 8. 14 GLEN CASTLE ST

File Number:	A1114/16NY	Zoning	R1 Z0.35/RD (f10.5; d0.35) (x1413)(waiver)
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>14 GLEN CASTLE ST</b>	Community:	Toronto
Legal Description:	PLAN M481 PT LOT 6		

### PURPOSE OF THE APPLICATION:

To construct a one-storey south side addition and a two-storey rear addition at the south corner.

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

- 1. Chapter 10.5.60.20.(3), Zoning By-law No. 569-2013**  
(C)(iii) The minimum side yard setback for an ancillary building or structure in a rear yard and 1.8m or more from the residential building on the lot is 0.3m.  
The proposed (existing) (south) side yard setback for the ancillary building is 0.26m.
- 2. Chapter 10.5.80.10.(3), Zoning By-law No. 569-2013**  
A parking space may not be located in a front yard or a side yard abutting a street.  
The proposed parking spot is located in the front yard.
- 3. Chapter 10.5.100.1.(1), Zoning By-law No. 569-2013**  
(A) For a detached house, semi-detached house, or duplex, and for an individual townhouse dwelling unit if an individual private driveway leads directly to the dwelling unit, a driveway that is located in or passes through the front yard must be a minimum of 2.0m wide.  
The proposed driveway is 1.99m wide.
- 4. Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**  
B) The required minimum side yard setback is 0.9m where the required minimum lot frontage is 6.0m to less than 12.0m.  
The proposed south side yard setback is 0.75m.
- 5. Chapter 10.20.40.40.(1), Zoning By-law No. 569-2013**  
A) The permitted maximum floor space index is 0.35 times the area of the lot: 106.37m<sup>2</sup>.  
The proposed floor space index is 0.602 times the area of the lot: 182.95m<sup>2</sup>.
- 6. Chapter 200.5.1.10.(2), Zoning By-law No. 569-2013**  
(A) The minimum required parking space must have minimum required dimensions of (i) 2.6m in width and (ii) 5.6m in length.  
The proposed parking space has dimensions of 1.99m in width and 5.33m in length.
- 7. Section 6(3) Part I, Zoning By-law No. 438-86**  
The by-law limits the residential gross floor area in an area zoned R1 to Z0.35 times the



area of the lot: 106.37m<sup>2</sup>.

The proposed residential gross floor area of the building is 182.95m<sup>2</sup>.

**8. Section 6(3) Part I 2, Zoning By-law No. 438-86**

The by-law limits an accessory (building, structure) to a floor area not greater than 5% of the area of the lot: 15.20m<sup>2</sup>.

The proposed (existing) accessory structure is 18.25m<sup>2</sup>.

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

The by-law requires a detached house to have a minimum side lot line setback of 0.9m for that portion of the building not exceeding 17.0m in depth, where the side wall contains openings.

The proposed south side lot line setback is 0.75m.

**10. Section 6(3) Part II 7(I), Zoning By-law No. 438-86**

The by-law requires an accessory structure (excluding a garden or storage shed less than 9.0m<sup>2</sup> in floor area, or private garage) to have a minimum lot line setback of 3.0m from all lot lines.

The proposed (existing) lot line setback is 0.63m from the rear lot line, 0.63m from the west lot line and 0.26m from the south lot line.

**11. Section 6(3) Part IV 1(E), Zoning By-law No. 438-86**

The by-law prohibits the parking of motor vehicles on the portion of the lot between the front lot line and the front wall of the building.

The proposed parking does not comply.

(Note: this requirement is not applicable if approval is granted by Works and Emergency Services - Municipal Code Chapter 400)

## 9. 10 GLENGROVE AVE W

File Number:	A1115/16NY	Zoning	RD/R1 Z0.35 [WAV]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>10 GLENGROVE AVE W</b>	Community:	Toronto
Legal Description:	PLAN M87 PT LOT 161		

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

To permit the construction of exterior stairs on the west side of the existing dwelling. Please note a previous application (File # A0235/16NY) with respect to the subject property, was before the Committee of Adjustment on Thursday, April 21, 2016, which was ultimately approved on condition.

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

#### **1. Chapter 10.5.40.60.(3), By-law No. 569-2013**

Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to the lot line than 0.60m.

The proposed stairs are 0.10m from the west lot line.

## 10. 94 FRANKLIN AVE

File Number:	A1116/16NY	Zoning	R6/RD(BLD)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>94 FRANKLIN AVE</b>	Community:	North York
Legal Description:	PLAN M412 LOT 198W 199		

### **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 6A(3), Zoning By-law No. 569-2013**

The minimum required parking space size is 2.6m x 5.6m.

The proposed parking space (second parking space on the driveway) is 2.6m x 5m.

(Note: 2 parking spaces are required.)

## 11. 130 GILLEY RD

File Number:	A1117/16NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	York Centre (09)
Agent:		Heritage:	Not Applicable
Property Address:	<b>130 GILLEY RD</b>	Community:	North York
Legal Description:	PLAN 1764 E PT LOT 91		

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

To construct a rear one-storey addition, in conjunction with a new second storey addition over the existing one-storey dwelling. The applicant is also proposing a new attached garage along with other interior and exterior alterations.

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

- 1. Chapter 900.3.10.(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 0.57m.
- 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 0.57m.

## 12. 182 PRINCESS AVE

File Number:	A1118/16NY	Zoning	R4/RD (f15.0; a550) (x5)(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>182 PRINCESS AVE</b>	Community:	North York
Legal Description:	PLAN 1609 LOT 48		

### 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), Zoning By-law No. 569-2013**  
A) The permitted maximum lot coverage is 30 percent of the lot area: 180.9m<sup>2</sup>.  
The proposed lot coverage is 32 percent of the lot area: 193m<sup>2</sup>.
- 2. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**  
B)(i) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.  
The proposed height of the side exterior main walls facing a side lot line is 7.96m.
- 3. Chapter 900.3.10(5), Zoning By-law No. 569-2013**  
The required minimum side yard setbacks are 1.8m each side.  
The proposed east side yard setback is 1.2m.
- 4. Chapter 900.3.10(5), Zoning By-law No. 569-2013**  
The required minimum side yard setbacks are 1.8m each side.  
The proposed west side yard setback is 1.57m.
- 5. Section 13.2.3(a), Zoning By-law No. 7625**  
The minimum required front yard setback is 7.5m.  
The proposed front yard setback is 6m.
- 6. Section 13.2.3(b), Zoning By-law No. 7625**  
The minimum required east and west side yard setback is 1.8m.  
The proposed east side yard setback is 1.2m.
- 7. Section 13.2.3(b), Zoning By-law No. 7625**  
The minimum required east and west side yard setback is 1.8m.  
The proposed west side yard setback is 1.57m.
- 8. Section 13.2.4, Zoning By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 32% of the lot area.
- 10. Section 13.2.6, Zoning By-law No. 7625**

The maximum permitted building height is 8.8m.  
The proposed building height is 8.92m.

### 13. 2 WINDMILL RD

File Number:	A1119/16NY	Zoning	RD/R1B [ZZC]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	<b>2 WINDMILL RD</b>	Community:	East York
Legal Description:	PLAN 3331 LOT 36		

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

To permit the installation of a new inground swimming pool.

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

- 1. Chapter 10.5.60.20.(8)(A)(ii), By-law No. 569-2013**  
The minimum required rear yard setback for an inground swimming pool is 3.00m.  
The proposed rear yard setback is 1.55m.
- 2. Chapter 10.5.60.20.(9)(A)(ii), By-law No. 569-2013**  
The minimum required side yard setback for an inground swimming pool. on a corner lot is 2.70m.  
The proposed south side yard setback is 1.99m.

## 14. 147 ROSLIN AVE

File Number:	A1120/16NY	Zoning	R2Z 0.6/R (f7.5; d0.6) (x933)(waiver)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>147 ROSLIN AVE</b>	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 195		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Section Part II, Zoning By-law 438-86**  
Maximum permitted GFA is 0.6 times the lot area.  
Whereas the proposed GFA is 0.73 times the lot area.
- 2. Section 6(3) Part II 3, Zoning By-law 438-86**  
The by-law requires a detached house to have a minimum side lot line setback of 7.5m from the side lot line for that portion of the building exceeding 17.0m in depth.  
The proposed side lot line setback is 0.45m on the east for the portion of the building beyond the 17m depth.
- 3. Section 6(3) Part II 3, Zoning By-law 438-86**  
The by-law requires a detached house to have a minimum side lot line setback of 7.5m from the side lot line for that portion of the building exceeding 17.0m in depth.  
The proposed side lot line setback is 1.07m on the west side for the portion of the building beyond the 17m depth.
- 4. Section 6(3) Part II 8, Zoning By-law 438-86**  
Maximum permitted height of rear platform is 1.2m above adjacent grade.  
Whereas the proposed rear platform is 2m above grade.
- 5. Section 6(3) Part II 3, Zoning By-law 438-86**  
Minimum required distance to the west wall of the east neighbour (#149 Roslin) is 0.9m if it does not contain openings and 1.2m if it contains openings.  
Whereas the proposed distance to west wall of east neighbour is 0.68m.
- 6. Chapter 10.10.40.40, Zoning By-law 569-2013**  
Maximum permitted FSI is 0.6 times the lot area.  
Whereas the proposed FSI is 0.73 times the lot area.
- 7. Chapter 10.5.40.10 (5), Zoning By-law 569-2013**  
A minimum of 10.0m<sup>2</sup> of the first floor must be within 4.0m of the front main wall.  
Proposed first floor within 4m of the front main wall is 2.1m<sup>2</sup>.
- 8. Chapter 10.10.40.10, Zoning By-law 569-2013**



Proposed wall height of 7.8m for pair of side walls.  
Whereas the maximum permitted is 7.5m.

## 15. 111 NORTON AVE

File Number:	A1121/16NY	Zoning	RD/R6 [WAV]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>111 NORTON AVE</b>	Community:	North York
Legal Description:	PLAN 2400 LOT 327		

### 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 pair of exterior main walls facing a side lot line is 7.80m.
- 3. Chapter 10.5.80.40.(3), By-law No. 569-2013**  
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.  
The proposed vehicle access to a parking space is from the street on which the lot fronts.
- 4. Section 14-A(6), By-law No. 7625**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.00% of the lot area.
- 5. Section 14-A(8), By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.10m.
- 6. Section 14-A(9), By-law No. 7625**  
The maximum permitted building length is 15.30m.  
The proposed building length is 17.46m.

## 16. 160 PARKVIEW AVE

File Number:	A1122/16NY	Zoning	R6/RD(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>160 PARKVIEW AVE</b>	Community:	North York
Legal Description:	PLAN 1790 PT LOT 765 LOT 764 PLAN 3194 PT LOT 34 LOT 33		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10, By-law No. 569-2013**  
The maximum permitted wall height is 7.5m.  
The proposed wall height is 7.8m for pair of side walls.
- 2. Chapter 10.20.40.20, By-law No. 569-2013**  
The maximum permitted building length is 17m.  
The proposed building length of 17.83m,
- 3. Chapter 10.5.40.10, By-law No. 569-2013**  
A minimum of 10m<sup>2</sup> of the 1st floor must be within 4m of the main front wall.  
The proposed first floor within 4m of the main front wall is 7.5m<sup>2</sup>.
- 4. Chapter 10.20.40.70, By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed east side yard is 1.2m.
- 5. Chapter 10.20.40.70, By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed west side yard is 1.2m.
- 6. Section 14-A(8), By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.1m.
- 7. Section 14-(9), By-law No. 7625**  
The maximum permitted length of dwelling is 15.3m.  
Proposed length of dwelling is 17.83m.

## 17. 339 MAPLEHURST AVE

File Number:	A1123/16NY	Zoning	RD/R4 [WAV]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>339 MAPLEHURST AVE</b>	Community:	North York
Legal Description:	PLAN M372 LOT 47		

### 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 pair of exterior main walls facing a side lot line is 7.80m.
- 3. 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.
- 4. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.10m.

## 18. 341 MAPLEHURST AVE

File Number:	A1124/16NY	Zoning	R4 / RD(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>341 MAPLEHURST AVE</b>	Community:	North York
Legal Description:	PLAN M372 LOT 46		

### 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%.  
The proposed lot coverage is 32% of the lot area.
- 2. Chapter 10.5.40.80, By-law No. 569-2013**  
The maximum permitted wall height is 7.5m.  
The proposed wall height is 7.8 for pair of side walls.
- 3. Chapter 10.20.40.10, By-law No. 569-2013**  
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.  
The proposed vehicle access to a parking space is from the street on which the lot fronts.
- 4. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30%.  
The proposed lot coverage is 32% of the lot area.
- 5. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.1m.

## 19. 117 GLOUCESTER GRV

File Number:	A1128/16NY	Zoning	R2/RM(ZR)
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	<b>117 GLOUCESTER GRV</b>	Community:	York
Legal Description:	PLAN 1672 E PT LOT 31		

### 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 10.80.40.20.(1), Zoning By-law No. 569-2013**  
In the RM zone, the permitted maximum building length is 17.0m.  
The proposed building length is 17.45m.
- 2. Chapter 10.80.40.70.(3), Zoning By-law No. 569-2013**  
A) The required minimum side yard setback for a detached house is 1.2m.  
The proposed east side yard setback is 0.6m.
- 3. Chapter 10.80.40.70.(3), Zoning By-law No. 569-2013**  
A) The required minimum side yard setback for a detached house is 1.2m.  
The proposed west side yard setback is 1.04m.
- 4. Section 3.(a), York Zoning By-law 1-83**  
The minimum side yard setback is 1.2m.  
The proposed west side yard setback is 1.04m.
- 5. Section 3.4.7, York Zoning By-law 1-83**  
The maximum rear deck projection is 2.4m.  
The proposed is 2.44m.

## 20. 357 HILLCREST AVE

File Number:	A1129/16NY	Zoning	RD/R4 [WAV]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>357 HILLCREST AVE</b>	Community:	North York
Legal Description:	PLAN 1609 LOT 369		

### PURPOSE OF THE APPLICATION:

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

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

#### 1. Section 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.

#### 2. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.  
The proposed building height is 9.06m.

#### 3. 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.

#### 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 1.52m.

#### 5. Section 13.2.5(a), By-law No. 7625

The maximum permitted height of a one-storey rear extension is 5.00m.  
The proposed height of the rear one-storey extension is 6.16m.

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

Bay windows may project up to 3.00m from the front or rear wall if glazed.  
The proposed bay windows in the front wall project 0.61m and are not glazed.

#### 7. Chapter 10.20.30.40.(1), By-law No. 569-2013

The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.00% of the lot area.

#### 8. Chapter 10.20.40.70.(3), By-law No. 569-2013

The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.52m.

#### 9. Chapter 10.20.40.70.(3), By-law No. 569-2013

The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.52m.

**10. Chapter 10.20.40.20.(3), By-law No. 569-2013**

The maximum permitted height of a one-storey rear extension is 5.00m.

The proposed height of the rear one-storey extension is 6.16m.

**11. 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 8.50m for both sides.



**The following applications will be heard at 2:00pm or shortly thereafter:  
21. 44 TREMONT CRES**

File Number:	A1130/16NY	Zoning	R5/RD(ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>44 TREMONT CRES</b>	Community:	North York
Legal Description:	PLAN 4332 LOT 21		

**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), Zoning By-law 569-2013**  
A) The permitted maximum lot coverage is 25 percent of the lot area: 154m<sup>2</sup>.  
The proposed lot coverage is 30 percent of the lot area: 184.88m<sup>2</sup>.
- 2. Chapter 10.20.40.10.(2), Zoning By-law 569-2013**  
The permitted maximum height of the exterior portion of main walls for a detached house is 7.5m.  
The proposed height of the front exterior main walls is 8.76m.  
The proposed height of the rear exterior main walls is 8.76m.  
The proposed height of the side exterior main walls facing the west side lot line is 8.5m.
- 3. Chapter 900.3.10(5) - Exceptions for RD Zone, Zoning By-law 569-2013**  
The required minimum side yard setbacks are 1.8m each side.  
The proposed west side yard setback is 1.5m.
- 4. Section 14.2.3(b), Zoning By-law No. 7625**  
The minimum required west side yard setback is 1.8m.  
The proposed west side yard setback is 1.5m.
- 5. Section 14.2.4, Zoning By-law No. 7625**  
The maximum permitted lot coverage is 25% of the lot area.  
The proposed lot coverage is 30% of the lot area.
- 6. Section 14.2.6, Zoning By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.1m.
- 7. Section 6(30)a, Zoning By-law No. 7625**  
The maximum finished first floor height is 1.5m.  
The proposed finished first floor height is 1.67m.

## 22. 235 DELORAINA AVE

File Number:	A1131/16NY	Zoning	R/R2 Z0.6 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>235 DELORAINA AVE</b>	Community:	Toronto
Legal Description:	PLAN 1627 PT LOT 23		

### 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 4.45m<sup>2</sup> within 4.00m of the main front wall.

#### 2. Chapter 10.20.40.40.(1), By-law No. 569-2013

The maximum permitted floor space index is 0.60 times the lot area.  
The proposed floor space index is 0.653 times the lot area.

#### 3. Chapter 10.5.40.60.(1), By-law No. 569-2013

A platform without main walls, attached to or less than 0.30m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.50m if it is no closer to a side lot line than the required side yard setback.  
The proposed platform encroaches 3.34m into the required front yard setback.

#### 4. Chapter 10.20.40.30.(1), By-law No. 569-2013

The maximum permitted building depth is 17.00m.  
The proposed building depth is 18.82m.

#### 5. Chapter 10.20.40.10.(2), By-law No. 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the side exterior main walls facing a side lot line is 8.63m.

#### 6. Section 6(3) Part I 1, By-law No. 438-86

The maximum permitted gross floor area is 0.60 times the lot area.  
The proposed gross floor area is 0.65 times the lot area.

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

The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.  
The proposed west side yard setback is 0.45m for the 1.81m portion of the dwelling exceeding 17.00m in depth.

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

The minimum required side yard setback is 7.50m for the 1.81m portion of the dwelling exceeding 17.00m in depth.  
The proposed east side yard setback is 1.06m for the portion of the dwelling exceeding 17.00m in depth.

**9. Section 6(3) Part II 8 D(I), By-law No. 438-86**

The permitted maximum height of an uncovered platform which projects into the required setbacks is 1.20m above grade.

The proposed height of the uncovered platform at the rear is 2.40m above grade.

## 23. 16 OTTER CRES

File Number:	A1132/16NY	Zoning	R7/RD (f9.0; a275) (x1463)(ZR)
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>16 OTTER CRES</b>	Community:	North York
Legal Description:	PLAN 1505 PT LOT 47		

### PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition, with a basement entrance, and a new detached garage.

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

- 1. Chapter 10.5.60.20.(2), Zoning By-law No. 569-2013**  
(B) If an ancillary building or structure is located on a lot with a lot depth greater than 45m, and its height is greater than 2.5m or its floor area, including areas for the purpose of parking, is greater than 10m<sup>2</sup>, the minimum rear yard setback for the ancillary building or structure is equal to half the height of the ancillary building or structure: 2.59m  
The proposed rear yard setback for the ancillary building is 0.3m.
- 2. Chapter 10.5.60.40.(2), Zoning By-law No. 569-2013**  
(B) The maximum height of an ancillary building or structure is 4.0m.  
The proposed height of the ancillary structure is 4.9m.
- 3. Chapter 10.5.60.50.(2), Zoning By-law No. 569-2013**  
(B) The maximum total floor area of all ancillary buildings or structures on a lot is 40.0m<sup>2</sup>.  
The proposed total floor area of all ancillary buildings is 52.26m<sup>2</sup>.
- 4. Chapter 10.20.40.20.(1), Zoning By-law No. 569-2013**  
In the RD zone with a minimum required lot frontage of 18.0m or less, the permitted maximum building length for a detached house is 17.0m.  
The proposed building length is 20.54m.
- 5. Chapter 10.20.40.30.(1), Zoning By-law No. 569-2013**  
The permitted maximum building depth for a detached house is 19.0m.  
The proposed building depth is 20.54m.
- 6. Section 14-B(9), Zoning By-law No. 7625**  
The maximum permitted building length is 15.3m.  
The proposed building length is 20.54m.
- 7. Section 6(23)E(iv), Zoning By-law No. 7625**  
The maximum height of an accessory building is 3.7m.  
The proposed height is 3.94m.

## 24. 54 GRANGEMILL CRES

File Number:	A1133/16NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>54 GRANGEMILL CRES</b>	Community:	North York
Legal Description:	PLAN 4758 LOT 299		

### PURPOSE OF THE APPLICATION:

To construct a new two-storey addition to the south portion of the existing dwelling, in conjunction with a new second storey addition over the existing one-storey dwelling, along 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 7.70m.

The proposed front yard setback is 5.02m.

**2. Chapter 10.20.40.20.(1), By-law No. 569-2013**

The maximum permitted building length is 17.00m.

The proposed building length is 17.18m.

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

The maximum permitted building length is 16.80m.

The proposed building length is 17.18m.

**4. Section 13.2.3(a), By-law No. 7625**

The minimum required front yard setback is 6.50m.

The proposed front yard setback is 5.02m.

**5. Section 13.2.3(c), By-law No. 7625**

The minimum required rear yard setback is 9.50m.

The proposed rear yard setback is 9.20m.

## 25. 115 MCGILLIVRAY AVE

File Number:	A1134/16NY	Zoning	R6(20)/RD (f12.0; a370) (x1463)(ZR)
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>115 MCGILLIVRAY AVE</b>	Community:	North York
Legal Description:	PLAN 1831 W PT LOT 90		

### 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), Zoning By-law No. 569-2013**  
A) The permitted maximum lot coverage is 30 percent of the lot area: 128.19m<sup>2</sup>.  
The proposed lot coverage is 47.7 percent of the lot area: 203.77m<sup>2</sup>.  
(NOTE: Coverage includes excavated deck, which covers 8% of the lot area.)
- 2. Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**  
C) The required minimum side yard setback is 1.2m where the required minimum lot frontage is 12.0m to less than 15.0m.  
The proposed east side yard setback is 0.88m.
- 3. Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**  
C) The required minimum side yard setback is 1.2m where the required minimum lot frontage is 12.0m to less than 15.0m.  
The proposed west side yard setback is 0.98m
- 4. Section 14-A(5)c, Zoning By-law No.7625**  
The minimum required side yard setback is 1.2m.  
The proposed east side yard setback is 0.88m.
- 5. Section 14-A(5)c, Zoning By-law No.7625**  
The minimum required side yard setback is 1.2 m.  
The proposed west side yard setback is 0.98m.
- 6. 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 47.7% of the lot area.
- 7. Section 14-A(8), Zoning By-law No.7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.34m.
- 8. Section 14-A(9) , Zoning By-law No.7625**

The maximum permitted building length is 15.3m.  
The proposed building length is 16.77m.

**9. Section 6(30)a, Zoning By-law No.7625**

The maximum finished first floor height is 1.5m.  
The proposed finished first floor height is 1.8m.

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

The maximum width of an unexcavated deck in the rear that projects less than 2.1m from

the wall and is greater than 1m above all points of the adjacent ground is 50% of the width of the dwelling.

The proposed deck is 100% of the width of the dwelling.

## 26. 5 SALINGER CRT

File Number:	A1135/16NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Don Valley East (33)
Agent:		Heritage:	Not Applicable
Property Address:	<b>5 SALINGER CRT</b>	Community:	North York
Legal Description:	PLAN 8283 L 11 WDNS RR		

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

To construct a second storey addition, front one-storey addition and rear one-storey addition to the existing 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 9.15m.

The proposed front yard setback is 7.50m.

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

The minimum required rear yard setback is 7.50m.

The proposed rear yard setback is 7.30m.

#### **3. Chapter 10.20.30.40.(1), By-law No. 569-2013**

The maximum permitted lot coverage is 30.00% of the lot area.

The proposed lot coverage is 33.20% of the lot area.

#### **4. Section 13.2.3(c), By-law No. 7625**

The minimum required rear yard setback is 9.50m.

The proposed rear yard setback is 7.30m.

#### **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 33.20% of the lot area.



## 27. 7 KAINONA AVE

File Number:	A1138/16NY	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	7 KAINONA AVE	Community:	
Legal Description:	PLAN 4551 LOT 9		

### PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 13.2.4, By-law 7625**  
The maximum permitted lot coverage is 30% of the lot area (225.35 m<sup>2</sup>).  
The new dwelling will cover 32.14% of the lot area (241.44 m<sup>2</sup>).
- Section 10.20.40.70.(3), By-law No. 569-2013 and Section 13.2.3(b), By-law 7625**  
The minimum required side yard setback is 1.8 m.  
The proposed south side yard setback is 1.47 m.
- Section 10.20.40.10.(1)(A), By-law No. 569-2013**  
The maximum permitted building height is 10 m.  
The new dwelling height is 10.29 m.  
**Section 13.2.6, By-law 7625**  
The maximum permitted building height is 8.8 m.  
The new dwelling height is 9.02 m.
- Section 10.5.40.10.(5), By-law No. 569-2013**  
A minimum of 10 m<sup>2</sup> of the first floor area must be within 4 m of the main front wall.  
The new dwelling will have 0 m<sup>2</sup> of the first floor within the required 4 m of the main front wall.
- Section 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 7.5 m.  
The proposed height of the side exterior main walls facing a side lot line (north and south) is 7.55 m.
- Section 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length for a detached house is 17 m.  
The new dwelling length is 17.95 m.  
**Section 13.2.5.A, By-law 7625**  
The maximum permitted building length for a detached house is 16.8 m.  
The new dwelling length is 20.43 m.
- Section 13.2.5A(3), By-law No. 7625**  
The length of a dwelling may be increased from 16.8 m to 18.9 m by a one-storey extension to the rear of the dwelling if the extension is no wider than half the width of the dwelling (at its widest point), has a minimum 3 m side yard setback on each side and does not exceed 5 m in height.  
The new dwelling length, including the rear one-storey extension, is 21.04 m.

- 8. Section 10.5.40.60.(3)(A)(ii), By-law No. 569-2013**  
The maximum permitted width of exterior stairs is 2 m.  
The proposed width of the exterior stairs is 3.04 m.
- 9. Section 10.5.100.1.(1)(C), By-law 569-2013**  
The maximum permitted driveway width is 4.1 m.  
The proposed driveway will have a width of 5.79 m.

## 28. 15 FLAREMORE CRES

File Number:	A1139/16NY	Zoning	RD & R3 (Waiver)
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	<b>15 FLAREMORE CRES</b>	Community:	North York
Legal Description:	PLAN M676 LOT 76		

### PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1), By-law 569-2013 and Section 13.2.4, By-law 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The new dwelling will cover 32% of the lot area.
- Section 10.20.40.70.(3)E, By-law 7625 and Section 13.2.3.(b), By-law 7625**  
The minimum required side yard setback is 1.8 m.  
The new dwelling will be located 1.22 m from the east side lot line.
- Section 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17 m (19.1 m in total for a main floor extension).  
**Section 13.2.5.A, By-law 7625**  
The maximum permitted building length is 16.8 m (18.9 m in total for a main floor extension).  
**Section 10.20.40.20.(1), By-law 569-2013 and Section 13.2.5.A, By-law 7625**  
The new dwelling will have a length of 16.8 m (18.35 m in total for the ground and second floor).
- Section 13.2.3.(b), By-law 7625**  
The maximum permitted building height is 8.8 m.  
The new dwelling will have a height of 9.1 m.
- Section 10.20.40.10.(2), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side exterior main wall is 7.5 m.  
The new dwelling will have a side exterior main wall height of 7.8 m facing a side exterior main wall.
- Section 10.5.80.40.(3), By-law 569-2013**  
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.  
The proposed access is from the front lot line.

## 29. 16 ERICA AVE

File Number:	A1140/16NY	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	<b>16 ERICA AVE</b>	Community:	North York
Legal Description:	PLAN 4883 LOT 115 PT LOT 114		

### PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Section 10.20.30.40.(1), By-law 569-2013 and 13.2.4 By-law 7625.**  
The permitted maximum lot coverage is 30% of the lot area.  
The proposed lot coverage is 43.3% of the lot area.
- 2. Section 10.20.40.70. (1), By-law No. 569-2013.**  
The required minimum required front yard setback is 7.77m.  
The proposed dwelling will be located 6.53 m from the front lot line.
- 3. Section 900.3.10 (5), By-law No. 569-2013 and 13.2.3(b), By-law No. 7625.**  
The required minimum required side yard setback is 1.8 m.  
The proposed dwelling will be located 1.67 m from the west side lot line and 1.52 m from the east side lot line.
- 4. Section 13.2.3c, By-law No. 7625.**  
The minimum required rear yard setback is 9.5 m.  
The proposed dwelling will be located 8.44 m from the rear lot line.
- 5. Section 10.20.40.20.(1), By-law No. 569-2013.**  
The maximum permitted building length is 17 m.  
**Section 13.2.5.A, By-law 7625**  
The maximum permitted building length is 16.8 m.  
**Section 10.20.40.20.(1), By-law No. 569-2013. and Section 13.2.5.A, By-law 7625**  
The proposed dwelling will have a length of 18.52 m.
- 6. Section 13.2.6, By-law No. 7625.**  
The maximum permitted building height is 8.8 m.  
The proposed dwelling will have a height of 9.15 m.

### **30. 19 ROLLCOURT DR**

File Number:	A1141/16NY	Zoning	RD (ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>19 ROLLCOURT DR</b>	Community:	
Legal Description:	PLAN M707 LOT 35		

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

To permit the installation of a new swimming pool.

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

##### **Section 10.5.60.20.(9)(ii), By-law No. 569-2013**

The minimum required side yard setback for a swimming pool on a corner lot is 4.5 m.  
The proposed pool will be located 1.2 m from the side lot line abutting Rollscourt Drive.

### 31. 104 MCGILLIVRAY AVE

File Number:	A1069/16NY	Zoning	RD/R6 [WAV]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>104 MCGILLIVRAY AVE</b>	Community:	North York
Legal Description:	PLAN 1831 PT LOT 111		

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

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please note a previous application (File # A0871/16NY) with respect to the subject property, was before the Committee of Adjustment on Thursday, November 10, 2016, which was ultimately modified and approved.

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

- 1. Section 10.20.30.40 (1)(A), By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 36.00% of the lot area.
- 2. Chapter 14-A(6), By-law No. 7625**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 33.50% of the lot area.

## 32. 249 PATRICIA AVE

File Number:	A1144/16NY	Zoning	RD/R4 [WAV]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>249 PATRICIA AVE</b>	Community:	North York
Legal Description:	PLAN 1880 LOT 211		

### PURPOSE OF THE APPLICATION:

To legalize and maintain the existing dwelling, as constructed.

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

#### 1. 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 height of the west side exterior main wall facing a side lot line is 7.80m.

#### 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 height of the east side exterior main wall is 8.67m for 12.00% and the remainder is 7.80m.

#### 3. Chapter 10.10.40.10.(1), By-law No. 569-2013

The maximum permitted building height is 10.00m.  
The building height is 10.42m.

#### 4. Chapter 10.5.40.60.(5), By-law No. 569-2013

A chimney breast, on a building, may encroach into a required building setback a maximum of 0.60m, if it is no wider than 2.00m.  
The chimney is 2.22m wide.

#### 5. Section 13.2.6.(ii), By-law No. 7625

The maximum permitted building height is 8.80m.  
The building height is 9.56m.

### 33. 28 CASWELL DR

File Number:	A1145/16NY	Zoning	RD & R3 (ZR)
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	<b>28 CASWELL DR</b>	Community:	
Legal Description:	PLAN 4855 LOT 69		

#### PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 12.6, By-law 7625**  
The maximum permitted lot coverage is 30% of the lot area (217.2 m<sup>2</sup>).  
The new dwelling will cover 32% of the lot area (231.4 m<sup>2</sup>).
- 2. Section 10.20.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 10 m.  
The new dwelling will have a height of 10.3 m.  
**Section 12.7, By-law 7625**  
The maximum permitted building height is 8.8 m.  
The new dwelling will have a height of 9.95 m.
- 3. Section 6(30)a, By-law 7625**  
The maximum permitted finished first floor height is 1.5 m.  
The new dwelling will have a finished first floor height of 2.19 m.
- 4. Section 10.5.100.1.(1)(C), By-law 569-2013 and Section 6A(5)a, By-law 7625**  
The maximum permitted driveway width is 6 m.  
The proposed driveway will have a width of 8.8 m.



## 34. 365 SPRING GARDEN AVE

File Number:	A1148/16NY	Zoning	RD/R3 [WAV]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>365 SPRING GARDEN AVE</b>	Community:	North York
Legal Description:	PLAN 3237 PT LOT 5 RP 64R10346 PART 3		

### 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 19.00m.

**2. Chapter 10.20.40.70.(3), By-law No. 569-2013**

The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.20m.

**3. Chapter 10.20.40.70.(3), By-law No. 569-2013**

The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.20m.

**4. Chapter 10.20.40.10.(1), By-law No. 569-2013**

The maximum permitted building height is 10.00m.  
The proposed building height is 10.50m.

**5. Section 12.2 & 6(8), By-law No. 7625**

The minimum required lot frontage and width is 22.00m.  
The existing lot frontage and width is 20.32m.

**6. Section 12.4(b), By-law No. 7625**

The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.20m.

**7. Section 12.4(b), By-law No. 7625**

The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.20m.

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

The maximum permitted building length is 16.80m.  
The proposed building length is 19.00m

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

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

The proposed rear deck projects 2.80m from the rear wall, and exceeds 1.00m in height.

**10. Section 12.7, By-law No. 7625**

The maximum permitted building height is 8.80m.

The proposed building height is 9.00m.

### 35. 84 PRINCESS AVE

File Number:	A1149/16NY	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>84 PRINCESS AVE</b>	Community:	
Legal Description:	PLAN 1609 LOT 22		

#### PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 13.2.4, By-law 7625**  
The maximum permitted lot coverage is 30% of the lot area (182.03 m<sup>2</sup>).  
The new dwelling will cover 31.8% of the lot area (192.9 m<sup>2</sup>).
- Section 900.3.10.(5)(A), By-law 569-2013 and Section 13.2.3.(b), By-law 7625**  
The minimum required side yard setback is 1.8 m.  
The new dwelling will be located 1.22 m from the east side lot line.
- Section 13.2.6, By-law 7625**  
The maximum permitted building height is 8.8 m.  
The new dwelling will have a height of 9.1 m.

## 36. 200 LAWRENCE AVE W

File Number:	A1152/16NY	Zoning	R/R2 Z0.6 [WAV]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>200 LAWRENCE AVE W</b>	Community:	Toronto
Legal Description:	PLAN 1645 E PT LOT 624		

### PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition, in conjunction with a new second storey addition over the existing one-storey dwelling. The applicant is also proposing a new detached garage along with other interior and exterior alterations. The existing detached garage would be demolished.

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

#### 1. Section 6(3) Part I 1, By-law No. 438-86

The maximum permitted gross floor area is 0.60 times the lot area.  
The proposed gross floor area is 0.787 times the lot area.

#### 2. Section 6(3) Part I 2, By-law No. 438-86

The maximum permitted accessory structure lot coverage is 5.00% of the lot area.  
The proposed accessory structure is 8.70% of the lot area.

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

The minimum required side yard setback is 0.90m.  
The existing and proposed east side yard setback is 0.29m.

#### 4. Section 6, By-law No. 438-86

The minimum required rear yard setback for accessory structure is 0.30m.  
The proposed rear yard setback for the accessory structure is 0.20m.

#### 5. Section 6, By-law No. 438-86

The minimum required side yard setback for accessory structure is 0.30m.  
The proposed west side yard setback for the accessory structure is 0.20m.

#### 6. Chapter 10.5.40.60.(7), By-law No. 569-2013

Roof eaves may project a maximum of 0.90m provided that they are no closer than 0.30m to a lot line.  
The proposed east eaves are 0.09m. from the lot line.

#### 7. Chapter 10.5.60.20.(2)(C), By-law No. 569-2013

The minimum required rear yard setback for accessory structure is 0.30m.  
The proposed rear yard setback for the accessory structure is 0.20m.

#### 8. Chapter 10.5.60.20.(2)(C)(iii), By-law No. 569-2013

The minimum required side yard setback for accessory structure is 0.30m.  
The proposed west side yard setback for the accessory structure is 0.20m.

**9. Chapter 10.20.40.40.(1), By-law No. 569-2013**

The maximum permitted floor space index is 0.60 times the lot area.

The proposed floor space index is 0.787 times the lot area.

**10. Chapter 10.20.40.70.(3), By-law No. 569-2013**

The minimum required side yard setback is 0.90m.

The existing and proposed east side yard setback is 0.29m.

**11. Chapter 10.10.60.70.(1)(A), By-law No. 569-2013**

The maximum permitted accessory structure lot coverage is 5.00% of the lot area.

The proposed accessory structure is 8.70% of the lot area.

### 37. 181 DELL PARK AVE

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

#### PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please note this application was previously deferred Thursday, February 9, 2017, in order to allow an opportunity, to revise the list of requested variances, as outlined below.

#### 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 41.53% 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 west side yard setback is 1.20m.

##### 3. Section 14.2.3(a), By-law No. 7625

The minimum required front yard setback is 6.50m.  
The proposed front yard setback is 6.00m.

##### 4. Section 14-A(3), By-law No. 7625

The minimum required lot area is 550.00m<sup>2</sup>.  
The existing lot area is 513.20m<sup>2</sup>.

##### 5. Section 14.2.4, By-law No. 7625

The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 38.60% of the lot area.

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

A deck in the rear yard shall not exceed 1.00m in height, project more than 2.10m from the rear wall, and shall not be more than 0.50 times the width of the dwelling.  
The proposed deck in the rear is 1.35m in height, projects 3.66m from the rear main wall, and is 0.56 times the width of the dwelling.

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

All unexcavated porches and decks, attached to or detached from the main building, and located in the side and rear yard, shall not occupy more than 5.00% of the lot area.  
The unexcavated deck in the rear yard occupies 5.43% of the lot area.

### 38. 18 IVOR RD

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

#### PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage on the vacant lot. Please be advised this application was deferred from the January 12, 2017 Committee of Adjustment hearing.

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

- 1. Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted building height is 10.0m.  
The proposed building height is 11.24m.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted main wall height is 7.5m.  
The proposed main wall height is 8.76m.
- 3. Chapter 10.20.40.10.(3), By-law No. 569-2013**  
The maximum permitted number of storeys is 2.  
The proposed number of storeys is 3.
- 4. Chapter 10.20.40.10.(6), By-law No. 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2m.  
The proposed height of the first floor above established grade is 2.74m.
- 5. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.0m.  
The proposed building length is 22.23m.
- 6. Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The maximum permitted building depth is 19.0m.  
The proposed building depth is 22.97m.
- 7. Chapter 10.5.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 8.05m.  
The proposed front yard setback is 6.5m.
- 8. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed east side yard setback is 1.2m.
- 9. Chapter 10.20.30.20.(1), By-law No. 569-2013**

The minimum required lot frontage is 18.0m.  
The existing lot frontage is 15.24m.

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



## 39. 1 LEONA DR

File Number:	A0769/16NY	Zoning	RD/R4 [WAV]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>1 LEONA DR</b>	Community:	North York
Legal Description:	PLAN 3421 LOT 129		

### PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please note this application was previously deferred Thursday, October 6, 2016, in order to allow the applicant an opportunity to revise their application.

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

**1. Chapter 900.3.10.(5), By-law No. 569-2013**

The minimum required side yard setback is 1.80m.  
The proposed north side yard setback is 1.22m.

**2. Chapter 900.3.10.(5), By-law No. 569-2013**

The minimum required side yard setback is 1.80m.  
The proposed south side yard setback is 1.22m.

**3. Chapter 10.20.40.20.(1), By-law No. 569-2013**

The maximum permitted building length is 17.00m.  
The proposed building length is 18.95m.

**4. Chapter 10.20.40.30.(1), By-law No. 569-2013**

The maximum permitted building depth is 19.00m.  
The proposed building depth is 19.96m.

**5. 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 32.70% of the lot area.

**6. Chapter 10.5.60.20.(6)(B), By-law No. 569-2013**

The minimum required side yard setback for a detached garage from an abutting street is 6.00m.  
The proposed detached garage is setback 5.49m.

**7. Section 13.2.1, By-law No. 7625**

The minimum required lot frontage is 15.00m.  
The existing lot frontage is 12.19m.

**8. 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 existing lot width is 12.19m.

**9. Section 13.2.3(b), By-law No. 7625**

The minimum required side yard setback is 1.52m.

The proposed north side yard setback is 1.22m.

**10. Section 13.2.3(b), By-law No. 7625**

The minimum required side yard setback is 1.52m.

The proposed south side yard setback is 1.22m.

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

Exterior stairways, wheelchair ramps, and porches and decks 2.30m<sup>2</sup> or less in area, shall be permitted to project into one minimum side yard setback only, not more than 1.60m, but no closer than 0.60m from any side lot line.

The proposed south exterior stairs and porch are 4.51m<sup>2</sup> and are 0.00m from the south side lot line.

**12. Section 13.2.3(A), By-law No. 7625**

The maximum permitted building length is 16.80m.

The proposed building length is 18.95m.

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

The maximum permitted lot coverage is 30.00% of the lot area.

The proposed lot coverage is 32.70% of the lot area.

## 40. 21 DENEWOOD CRES

File Number:	A0067/17NY	Zoning	RD/R2 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>21 DENEWOOD CRES</b>	Community:	North York
Legal Description:	PLAN 4758 LOT 431		

### PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please note a previous application (File # A1019/16NY) with respect to the subject property, was before the Committee of Adjustment on Thursday, January 26, 2016, which was ultimately refused.

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

**1. Chapter 900.3.10.(70), By-law No. 569-2013**

The minimum required front yard setback is 9.00m.  
The proposed front yard setback is 7.25m.

**2. Chapter 10.20.40.10.(1), By-law No. 569-2013**

The maximum permitted building height is 10.00m.  
The proposed building height is 10.24m.

**3. Chapter 10.20.30.40.(1), By-law No. 569-2013**

The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 33.80% of the lot area.

**4. Chapter 10.5.80.40.(1), By-law No. 569-2013**

The maximum permitted combined width of all vehicle entrances through the front main wall of the residential building is 6.00m.  
The proposed combined width of all vehicle entrances through the front main wall is 7.76m.

**5. Chapter 10.5.80.40.(3), By-law No. 569-2013**

Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.  
The proposed vehicle access to a parking is not from the flanking street.

**6. Section 11.2.5, By-law No. 7625**

The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 33.80% of the lot area.

**7. Section 11.2.4(c), By-law No. 7625**

The minimum required rear yard setback is 9.50m.  
The proposed rear yard setback is 9.10m.

**8. Section 11.2.4(a), By-law No. 7625**

The minimum required front yard setback is 9.00m.  
The proposed front yard setback is 7.25m.

## 41. 1560 AVENUE RD

File Number:	A0613/16NY	Zoning	C4(12)(ZR)
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>1560 AVENUE RD</b>	Community:	North York
Legal Description:	PLAN 1537 PT LOT 988		

### PURPOSE OF THE APPLICATION:

To construct a new three-storey mixed-use (retail, office and residential) building. This application was deferred from the August 25, 2016 Committee of Adjustment hearing.

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

- 1. Section 1543, Zoning By-law 569-2013**  
The rear lot line requires a 1.5m landscaped strip.  
The proposed has 0m.
- 2. Chapter 200.5.10.1.(1), Zoning By-law 569-2013**  
The required minimum number of parking spaces is 4 spaces.  
The proposal will have 3 spaces.
- 3. Chapter 200.5.1.10.(12), Zoning By-law 569-2013**  
(A) The required minimum vehicle entrance and exit for a two-way driveway is 5.5m.  
The proposed vehicle entrance and exit will have a dimension of 4.58m.
- 4. Chapter 220.5.10.1.(11), Zoning By-law 569-2013**  
(B) The required minimum number of Type B Loading Spaces is 1.  
There will be 0 Type B Loading Spaces.
- 5. Chapter 40.10.80.20.(1), Zoning By-law 569-2013**  
A parking space that is not in a building or structure must be set back at least 0.5m from a lot line.  
The proposed 2 parking spaces are set back 0m from the side lot line.
- 6. Chapter 40.10.80.20.(2), Zoning By-law 569-2013**  
On a corner lot a parking space must be set back at least 7.5m from a lot in the Residential Zone category, Residential Apartment Zone category or Open Space zone category.  
The proposed parking space is set back 4.58m from a lot in the Residential Zone category, Residential Apartment Zone category or Open Space zone category.
- 7. Section C4 (12), Zoning By-law No. 7625**  
The rear of the lot requires a 1.5m landscaped strip.  
The proposed has 0m landscaped strip.

- 8. Section 26(7), Zoning By-law No. 7625**  
The minimum required number of parking spaces is 16 spaces.  
The proposed number of parking spaces is 3 spaces.
- 9. Section 6A(16)(a), Zoning By-law No. 7625**  
The minimum required number of loading spaces is 1 space.  
The proposed number of loading spaces is 0 spaces.
- 10. Section 6A(5), Zoning By-law No. 7625**  
The minimum access required for parking areas is 6m.  
The proposed access to parking is 4.58m.

### **3. OTHER BUSINESS**