
**COMMITTEE OF ADJUSTMENT
AGENDA
SCARBOROUGH PANEL**

Hearing Date: February 16, 2017
Time: 9:30 a.m.
Location: Council Chamber - Scarborough Civic Centre - 150 Borough Drive

- 1. OPENING REMARKS**
Declarations of Interest
Confirmation of Minutes from Previous Hearing

- 2. DEPUTATION ITEMS**

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

File Number	Owner	Property	Community (Ward)
<u>COMBINED APPLICATIONS</u>			
1. B0047/16SC, B0048/16SC, A0239/16SC & A0240/16SC	ANDREW SPENCER MELISSA SPENCER	127/129 HAREWOOD AVE	Scarborough Southwest (36)
2. B0060/16SC, A0330/16SC & A0331/16SC	AJIT PAUL	198 RANDALL CRES	Scarborough Southwest (36)
<u>CONSENT APPLICATION</u>			
3. B027/16SC	MADY STEELES 2011 LTD LESSO MALL DEVELOPMENT (TORONTO) LIMITED	5789, 5827, 5883, 5933, 5945 & 5951 STEELES AVE E	Scarborough-Rouge River (41)

MINOR VARIANCE APPLICATIONS

4.	A105/16SC & A106/16SC	DYNASTY DEVELOPERS GROUP INC.	94 PINEGROVE AVE	Scarborough Southwest (36)
5.	A143/16SC	CATHOLIC PARISH STS. PETER & PAUL	231 MILNER AVE	Scarborough-Rouge River (42)
6.	A0223/16SC	2069308 ONTARIO INC	188 SILVER STAR BLVD	Scarborough-Rouge River (41)
7.	A0323/16SC	AYTEN OZKAN AHMET DORTBUDAK	49 FLINTRIDGE RD	Scarborough Centre (37)
8.	A0324/16SC	BIRCHWOOD PROPERTY INC	2950 BIRCHMOUNT RD	Scarborough-Agincourt (39)
9.	A0329/16SC	SAARA L CHETNER GREGORY M BROWN	3 FENWOOD HTS	Scarborough Southwest (36)
10.	A0334/16SC	HUIYAN WANG	7 REDLAND CRES E	Scarborough Southwest (36)
11.	A0348/16SC & A0349/16SC	SANJAY RANCHHODLAL PATEL NEHALKUMARI AMRUTLAL PATEL	18 FREEMAN ST	Scarborough Southwest (36)
12.	A0360/16SC	IOANNIS KATSIS	28-B MAYBOURNE AVE	Scarborough Southwest (35)
13.	A0361/16SC	BURYING GROUNDS MOUNT PLEASANT GROUP OF CEMETERIES	625 BIRCHMOUNT RD	Scarborough Southwest (35)
14.	A0364/16SC	LINA TELESKA MATTHEW APOSTOLI	189 GREYABBEY TRL	Scarborough East (43)
15.	A0367/16SC	MD MAHBUB A. KHAN NASREEN JAHAN	36 ALLISTER AVE	Scarborough Southwest (36)
16.	A0375/16SC	GREGORY YHAN	38 MINNACOTE AVE	Scarborough East (44)
17.	A0376/16SC	GEOFFREY CHUNG KELLY-LEIGH REARDON	73 CLONMORE DR	Scarborough Southwest (36)

18.	A0386/16SC	SUMATHY KRISHNAGOPAL THARMALINGAM KRISHNAGOPAL	12 FELICITY DR	Scarborough Centre (38)
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***The following applications will be heard at 11:00 a.m. or shortly thereafter:**

File Number	Owner	Property	Community (Ward)
<u>COMBINED APPLICATION</u>			
19.	B0051/16SC, A0254/16SC, A0255/16SC	DONG MING LI LI MIN SHANG	8 LAMONT AVE Scarborough-Rouge River (41)
<u>MINOR VARIANCE APPLICATIONS</u>			
20.	A124/13SC	SRI NAGAPOOSHANI AMBIKA NAGA LINGESWARA SPIRITUAL	1830 ELLESMERE RD Scarborough Centre (38)
21.	A0286/16SC	XUE ZHI NA	1 NORCAP AVE Scarborough-Agincourt (39)
22.	A0325/16SC	NISHAMINI RATNALINGAM	43 BUENA VISTA AVE Scarborough-Agincourt (39)
23.	A0352/16SC	983767 ONTARIO LIMITED	1911 KENNEDY RD Scarborough-Agincourt (40)
24.	A0368/16SC	ANDREA PARISE	176 AUDREY AVE Scarborough Southwest (36)
25.	A0369/16SC	YASMIN ISMAIL MUSTAFIZUR RAHMAN BHUIYAN	43 GUILDCREST DR Scarborough East (43)
26.	A0370/16SC	JESLEEN KAUR RANA JIHAD KARIM ABOUALI	39 FISHLEIGH DR Scarborough Southwest (36)
27.	A0374/16SC	NAJNEEN AKHTER MOHAMMAD JASIMUDDIN	25 THATCHER AVE Scarborough Southwest (36)
28.	A0378/16SC	2350819 ONTARIO LTD.	23 ELMVIEW DR Scarborough Southwest (36)
29.	A0379/16SC	NIKITA PURI NEIL PURI	14 KENWORTHY AVE Scarborough Southwest (35)

30.	A0380/16SC	PLUMBERS & STEAMFITTERS LAND CORP	929 WARDEN AVE	Scarborough Centre (37)
31.	A0381/16SC	JENNIFER DUFFY JONATHAN MARQUETTE	42 ST QUENTIN AVE	Scarborough Southwest (36)
32.	A0387/16SC	RUCHI JAIN ALOK JAIN	224 ISLAND RD	Scarborough East (44)
33.	A0388/16SC	PINO IOZZO	135 SCARBORO AVE	Scarborough East (44)
34.	A0389/16SC	FRANK DIPIETRO ALEKSANDRA DIPETRO	17 SONNECK SQ	Scarborough East (43)
35.	A0390/16SC	DANIELA NOLANO	16 WOODLAND PARK RD	Scarborough Southwest (36)
36.	A0393/16SC	COLEMAN BENT MATTHEW BENT	42 HEATHFIELD DR	Scarborough Southwest (36)
37.	A0396/16SC	NADEEM IRFAN IFTIKHAR HUSSAIN	47 LILLINGTON AVE	Scarborough Southwest (36)
38.	A0404/16SC	GAUTAM PAUL	66 NORTH WOODROW BLVD	Scarborough Southwest (35)
39.	A0001/17SC	RANA SIDDIQUI ASHFAQUE AHMED SIDDIQUI	39 SIX NATIONS AVE	Scarborough Centre (38)
40.	A0002/17SC	VERA BANCZA	2412 QUEEN ST E	Scarborough Southwest (36)
41.	A0003/17SC	ROSLYN BAICHOO	213 SYLVAN AVE	Scarborough East (43)
42.	A0004/17SC	SANDEEP SINGH GARCHA	50 ST QUENTIN AVE	Scarborough Southwest (36)
43.	A0008/17SC	BALAKUMARAN THIRAVIAM	63 SCARBORO AVE	Scarborough East (44)
44.	A354/15SC	MELFORD INDUSTRIAL INC CHU AUTO MECHANIC SERVICE	90 MELFORD DRIVE UNIT 19	Scarborough-Rouge River (42)
45.	A176/16SC	1428914 ONTARIO INC	86 MELFORD DR - UNIT 8	Scarborough-Rouge River (42)

46.	A0284/16SC	MELFORD INDUSTRIAL INC	90 MELFORD DR - UNIT 22	Scarborough-Rouge River (42)
47.	A0392/16SC	MELFORD INDUSTRIAL INC	100 MELFORD DR – UNIT 17	Scarborough-Rouge River (42)
48.	A0394/16SC	MELFORD INDUSTRIAL INC	100 MELFORD DR – UNIT 20	Scarborough-Rouge River (42)
49.	A0395/16SC	MELFORD INDUSTRIAL INC	90 MELFORD DR – UNIT 17	Scarborough-Rouge River (42)

3. OTHER BUSINESS

None.

4. ONTARIO MUNICIPAL BOARD

Appeals:

There are currently no appeals for the January 19, 2017 Hearing.

* Website for OMB Orders: <http://www.omb.gov.on.ca/english/eDecisions/eDecisions.html>

5. DATE OF NEXT MEETING: March 16, 2017

6. ADJOURNMENT

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

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

* Website for City Planning "**Application Information Centre**" (AIC);
<http://app.toronto.ca/DevelopmentApplications/mapSearchSetup.do?action=init>
For Committee of Adjustment, please "select" "Committee of Adjustment" prior to entering your search information.

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

1. 127 - 129 HAREWOOD AVE

File Number:	B0047/16SC, B0048/16SC, A0239/16SC & A0240/16SC	Zoning	Residential Detached (RD) & Single Family Residential (S) [ZR]
Owner(s):	ANDREW SPENCER MELISSA SPENCER	Ward:	Scarborough Southwest (36)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	127/129 HAREWOOD AVE	Community:	Cliffcrest Community
Legal Description:	PLAN 2541 LOT 287 288 PT LOT 289		

THE CONSENT REQUESTED:

To obtain consent to sever the rear portions of 127 and 129 Harewood Avenue to create a new lot, with frontage on Randall Crescent.

Conveyed - Parts 2 and 3

The lot will have a frontage of 15.01 m and a combined lot area of 503 m². The property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0239/16SC.

Retained - Parts 1 and 4

Part 1 (129 Harewood) will have a lot area of 464 m² and the frontage will remain as 16.71 m. A 5 m corner rounding on the Southeast corner of Harewood Avenue and Randall Avenue will be conveyed to the city. The existing dwelling and detached garage will be maintained, requiring variances to the Zoning By-law, as outlined in Application A0240/16SC.

Part 4 (127 Harewood) will have a lot area of 467 m² and the frontage will remain as 16.8 m. The existing dwelling will be maintained. There are no requested variances to the Zoning By-law for Part 4.

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

Conveyed – Parts 2 & 3 (A0239/16SC)

By-law No. 569-2013:

1. The proposed dwelling will cover 35.78% of the lot area (180.07 m²);
Whereas the maximum permitted coverage is 33% of the lot area (166.07 m²).
2. The proposed dwelling will have a gross floor area equal to 0.68 times the area of the lot (339.69 m²);
Whereas the maximum permitted floor area is 0.5 times the area of the lot (251.63 m²).

By-law No. 9396:

3. The proposed dwelling will cover 36.5% of the lot area (183.67 m²);
Whereas the maximum permitted coverage is 33% of the lot area (166.07 m²).
4. The proposed dwelling will have a gross floor area equal to 0.641 times the area of the lot (322.34 m²);
Whereas the maximum permitted floor area is 0.5 times the area of the lot (251.63 m²).

By-law No. 569-2013:

5. The proposed dwelling will have a second suite in the basement;
Whereas a secondary suite is only permitted if the entire building was constructed more than 5 years prior to the introduction of a secondary suite.

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

6. No parking spaces are proposed for the second suite;
Whereas one parking space is required for the proposed second suite.
7. The proposed driveway will be 5.54 m wide;
Whereas the maximum permitted width of the driveway is the width of the parking space behind the front wall (5.49 m).

Retained – Part 1 (A0240/16SC)

By-law No. 569-2013:

1. The existing home is located 3.92 m from the front lot line, as measured from the corner rounding;
Whereas the minimum required front yard setback is 6.31 m.
Note: The existing front yard setback of 6.45 m will not change.

By-law No. 9396:

2. The existing home is located 3.92 m from the front lot line, as measured from the corner rounding;
Whereas the minimum required front yard setback is 6 m;
Note: The existing front yard setback of 6.45 m will not change.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT	PLAN 66R-
	RECEIVED AND DEPOSITED
DATE _____	DATE _____
ALEX MARTON ONTARIO LAND SURVEYOR	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF CITY OF TORONTO (No. 66)

SCHEDULE

PART	LOT	REGISTERED PLAN	PART OF PIN	AREA sq.m
1	PART OF 287 AND 288	2541	06416-0082 (LT)	469
2			06416-0083 (LT)	253
3	PART OF 289, 290, 291		06416-0083 (LT)	253
4				464

PLAN OF SURVEY OF
LOTS 287, 288, 289 AND 290
AND PART OF LOT 291
REGISTERED PLAN 2541
CITY OF TORONTO
 (FORMERLY CITY OF SCARBOROUGH)



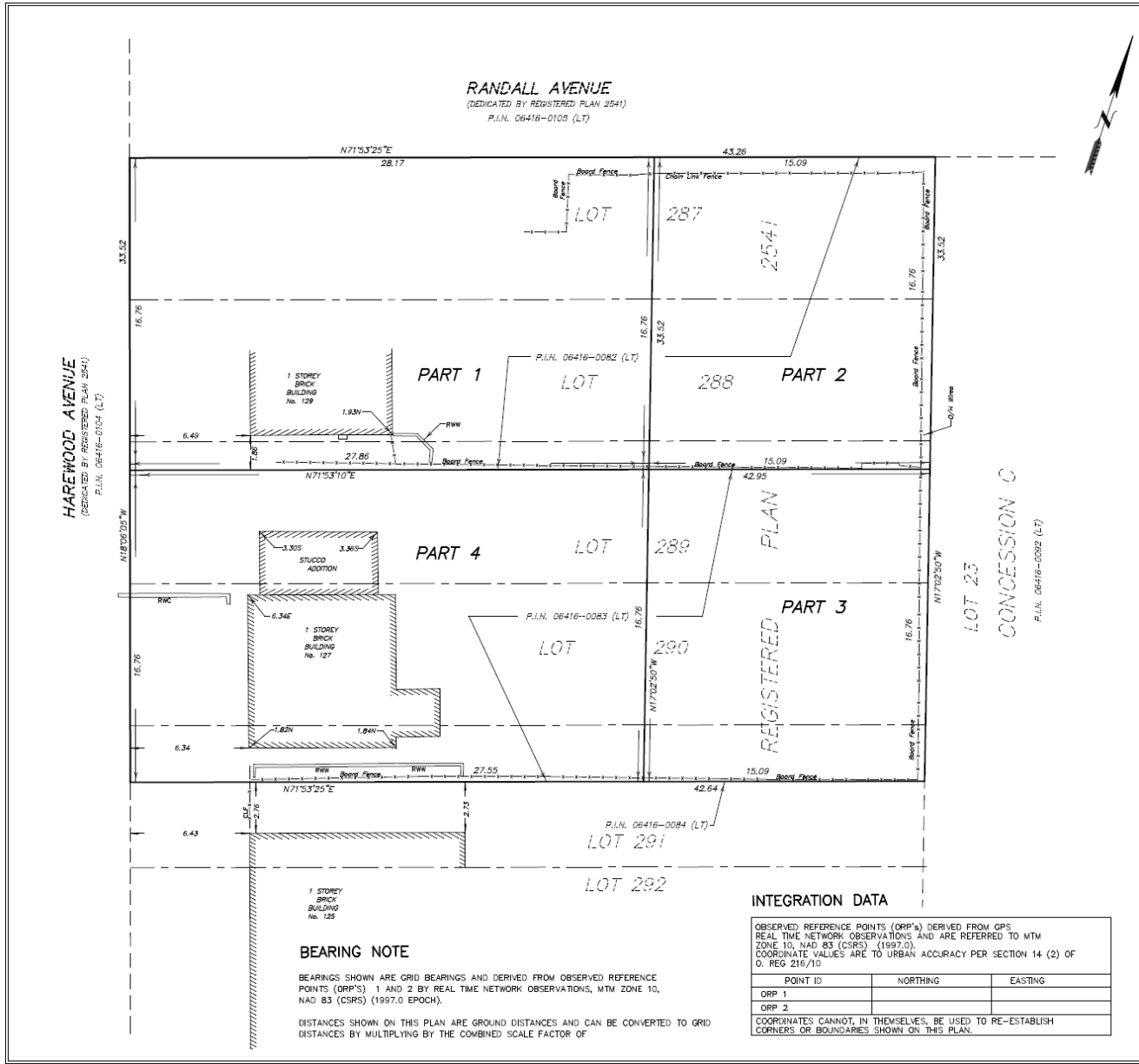
ALEX MARTON LTD.
 ONTARIO LAND SURVEYORS
 2016

METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

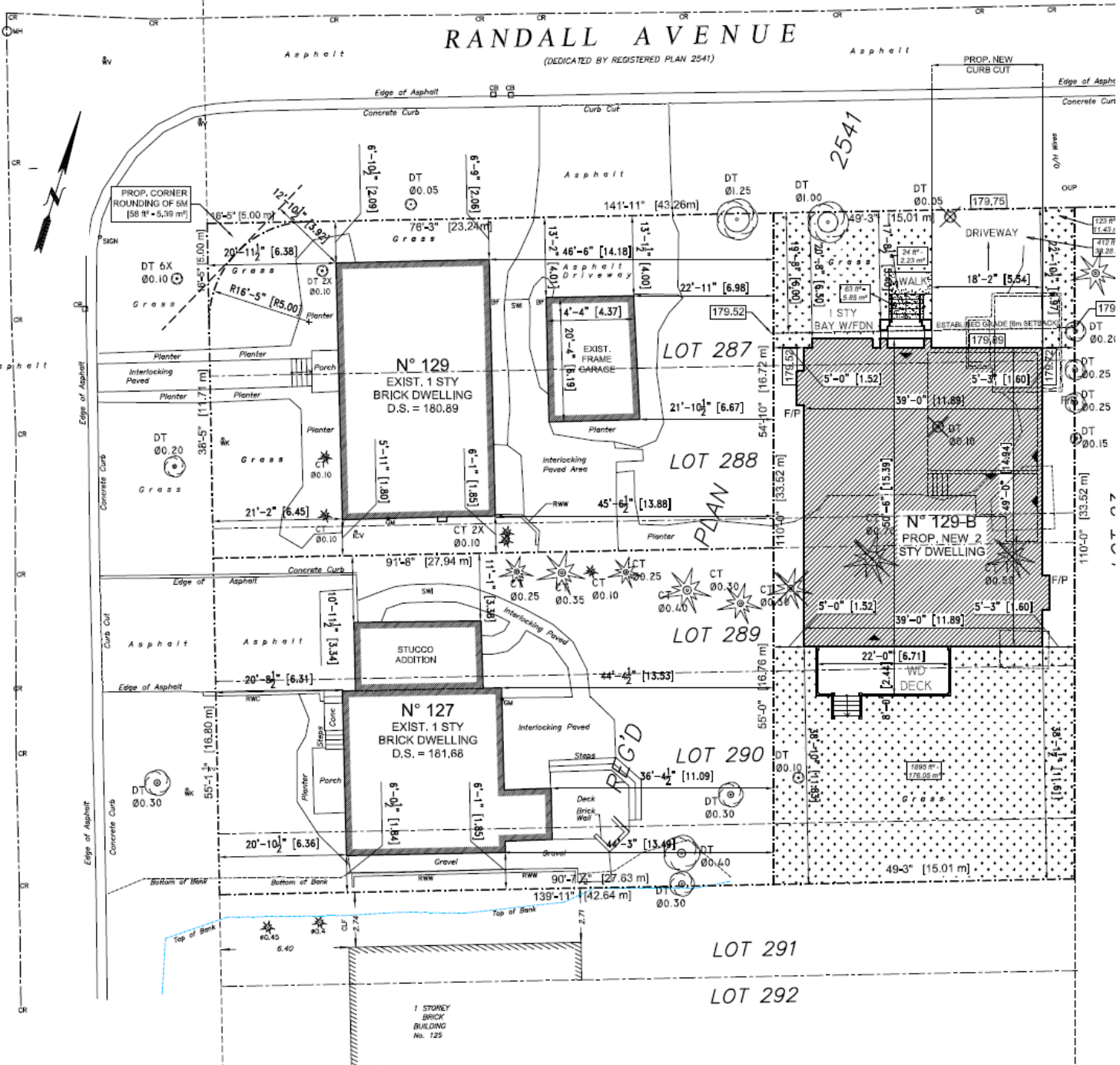
- I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON _____

DATE : _____ ALEX MARTON
 ONTARIO LAND SURVEYOR



HAREWOOD AVENUE
(DEDICATED BY REGISTERED PLAN 2541)

RANDALL AVENUE
(DEDICATED BY REGISTERED PLAN 2541)



LOT 291

LOT 292

1 STOREY
BRICK
BUILDING
No. 129

2. 198 RANDALL CRES

File Number:	B0060/16SC, A0330/16SC & A0331/16SC	Zoning	Single Family (S) and Residential Detached (RD) Zone [ZR]
Owner:	AJIT PAUL	Ward:	Scarborough Southwest (36)
Agent:	PATRICK MCAULIFFE	Heritage:	Not Applicable
Property Address:	198 RANDALL CRES	Community:	Cliffcrest Community
Legal Description:	PLAN M420 PT LOT 20		

THE CONSENT REQUESTED:

Proposal to sever the land to into two lots for detached dwellings. The proposed lots would each have a frontage of approximately 8.38 m on Randall Crescent and a lot area of approximately 427 m², and are shown as PARTS 1 and 2 on the attached Site Plan.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

PART 1 (File A0330/16SC) and PART 2 (File A0331/16SC)

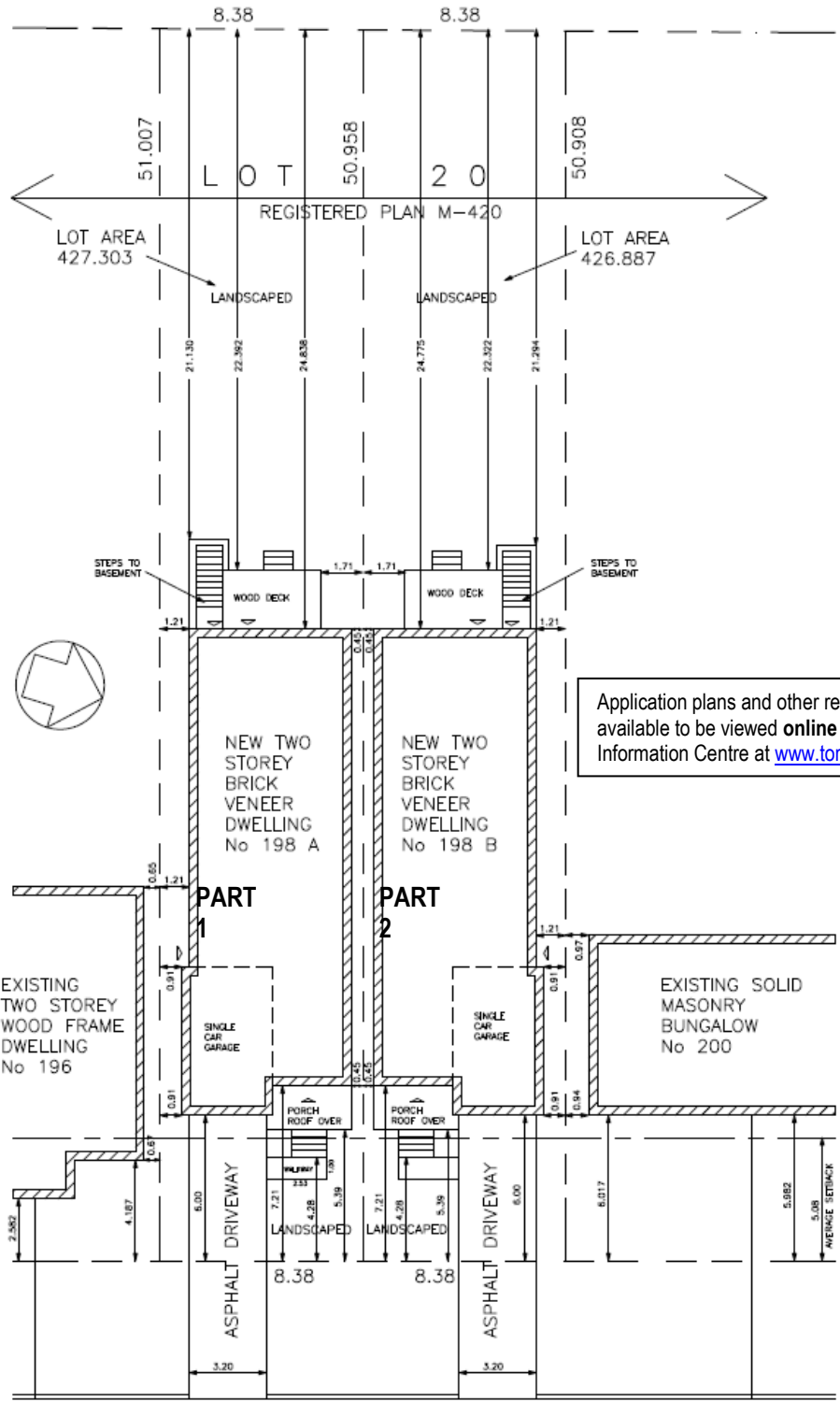
By-law No. 569-2013:

1. The proposed lot frontage is 8.3 m
Whereas the minimum required lot frontage is 12 m
2. The proposed lot area is 427 m²
Whereas the minimum required lot area is 464 m²
3. The proposed floor area is 0.58 x lot area (248.1 m² gross floor area)
Whereas the maximum permitted floor area is 0.5 x lot area (213 m²)
4. The proposed building length is 20.2 m
Whereas the maximum permitted building length is 17 m measured between the portion of the front main wall closest to the front lot line and the portion of the rear main wall closest to the rear lot line.
5. The proposed building depth is 21.1 m
Whereas the maximum permitted building depth is 19 m measured between the front yard setback required on the lot and the portion of the rear main wall furthest from the required front yard setback
6. The proposed roof eave would be 0.11 m from the north side lot line (PART 1)
The proposed roof eave would be 0.11 m from the south side lot line (PART 2)
Whereas the eaves of a roof may encroach into a required minimum building setback a maximum of 0.9 m, if they are no closer to a lot line than 0.3 m

By-law No. 9396:

7. The proposed lot frontage is 8.3 m
Whereas the minimum required lot frontage is 12 m

8. The proposed lot area is 427 m²
Whereas the minimum required lot area is 464 m²
9. The proposed side yard setbacks are 0.45 m on the north side and 0.91 m on the south side (PART 1)
The proposed side yard setbacks are 0.45 m on the south side and 0.91 m on the north side (PART 2)
Whereas the minimum required side yard setback is 1.8 m
10. The proposed floor area is 0.58 x lot area (248.1 m² gross floor area)
Whereas the maximum permitted floor area is 0.5 x lot area (213 m²)
11. The proposed parking space dimensions are 3.2 m x 5.69 m
Whereas the minimum required parking spaces dimensions are 3.3 m x 5.6 m



REVISED NOVEMBER 1, 2016

Application plans and other related materials are available to be viewed **online** by visiting the Application Information Centre at www.toronto.ca/aic

R A N D A L L C R E S C E N T

3. 5789, 5827, 5883, 5933, 5945 & 5951 STEELES AVE E

File Number:	B027/16SC	Zoning	Special District Commercial (SDC) & Industrial (M) Zone [Waiver]
Owners:	MADY STEELES 2011 LTD LESSO MALL DEVELOPMENT (TORONTO) LIMITED	Ward:	Scarborough-Rouge River (41)
Agent:	HRK REALTY SERVICES LTD	Heritage:	Not Applicable
Property Address:	5789, 5827, 5883, 5933, 5945 & 5951 STEELES AVE E	Employment District:	Tapscott Employment District
Legal Description:	CON 5 PT LOT 20		

THE CONSENT REQUESTED:

This application is for consent to sever the land at 5789, 5827, 5883, 5933, 5945, and 5951 Steeles Avenue East into two blocks of land for commercial development and a northerly extension of State Crown Boulevard. The proposed blocks of land are shown on the attached Consent Sketch. The Committee of Adjustment previously gave provisional consent to this severance on three occasions, but each approval lapsed because the conditions were not fulfilled within one year as required by the *Planning Act* (Files B051/14SC, B043/13SC & B028/12SC).

The conveyed lot would have a frontage of 302.2 m, with a depth of 272.4 m and an area of 83,780 m². The retained lot would have a frontage of 627.6 m, with depth of 266.6 m and an area of 80,420 m². The land shown as Part 2 would be dedicated to the City for an extension of State Crown Boulevard.

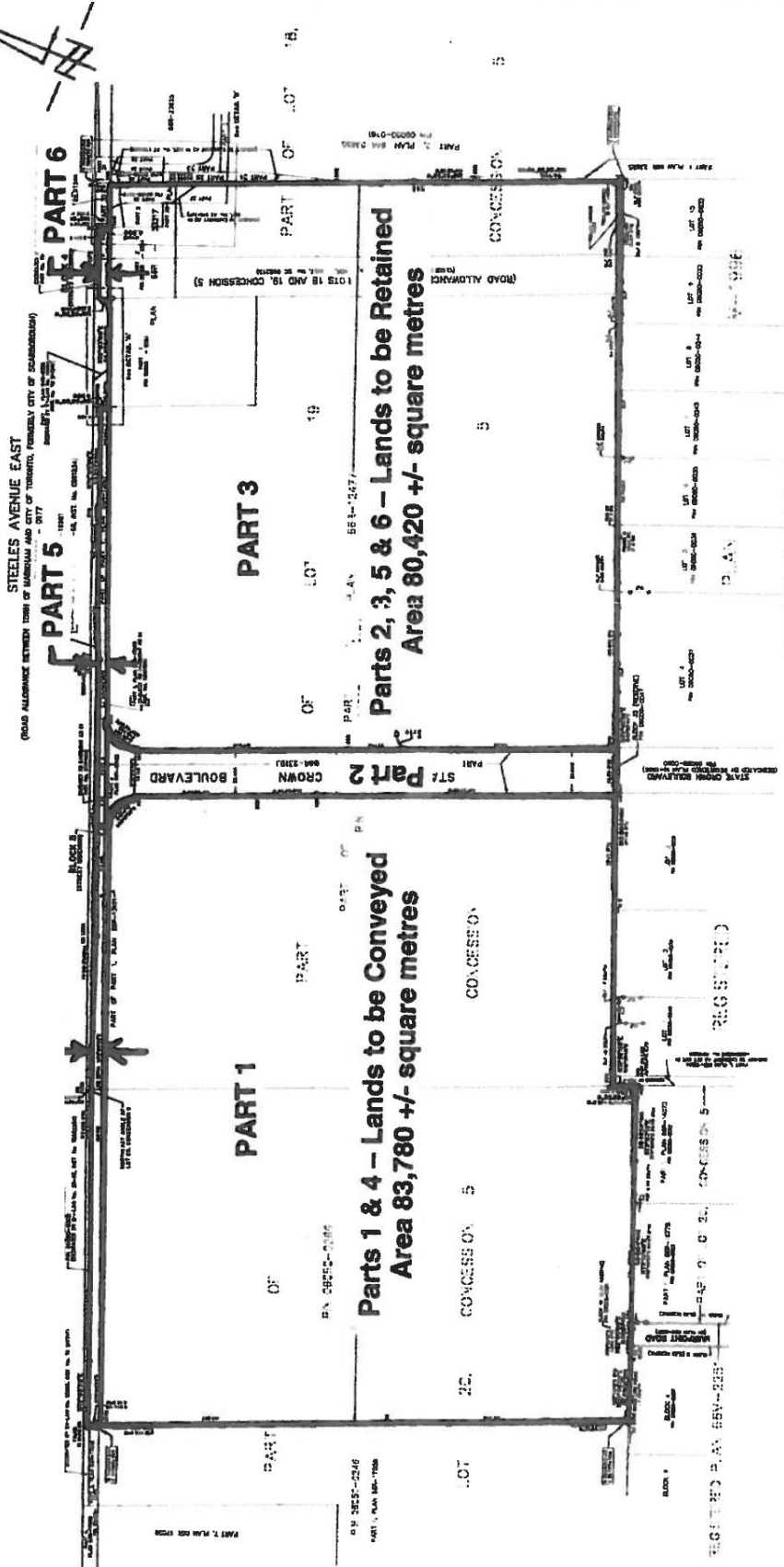
At the hearing on August 4, 2016, the Committee of Adjustment deferred this application to allow the applicants to address matters identified by the Engineering and Construction Services Division.

CONSENT SKETCH

5789, 5883, 5933, 5945 and 5951 Steeles Avenue East

City of Toronto (formerly City of Scarborough)

November 21, 2014



File# B027/16SC

15/07/2016

4. 94 PINEGROVE AVE

File Number:	A105/16SC & A106/16SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	DYNASTY DEVELOPERS GROUP INC.	Ward:	Scarborough Southwest (36)
Agent:	ARC DESIGN GROUP	Heritage:	Not Applicable
Property Address:	94 PINEGROVE AVE	Community:	Cliffside Community
Legal Description:	PLAN 1964 LOT 288 LOT 289		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with integral garage on Lot 288 (Part A) and a new detached dwelling with integral garage on Lot 289 (Part B).

This application was deferred at the May 12, 2016 public hearing for an opportunity to revise the proposal to reduce the number of requested variances and to address concerns from Urban Forestry.

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

Lot 288 (Part A) & Lot 289 (Part B)

By-law 569-2013:

1. The proposed dwelling will cover 38.2% of the lot area (106.69 m²);
Whereas the maximum permitted coverage is 33% of the lot area (92.3 m²).
2. The proposed dwelling will have a gross floor area equal to 0.76 times the lot area (213.3 m²);
Whereas the maximum permitted gross floor area is 0.6 times the lot area (167.8 m²).
3. The proposed dwelling will have a side main wall height of 7.41 m on **Part A**;
The proposed dwelling will have a side main wall height of 7.39 m on **Part B**;
Whereas the maximum permitted height of all exterior main walls facing a side lot line is 7 m.
4. The proposed dwelling will have a first floor height of 1.25 m above established grade on **Part A**;
The proposed dwelling will have a first floor height of 1.23 m above established grade on **Part B**;
Whereas the maximum permitted first floor height is 1.2 m above established grade.
5. A total of 6.57 m² of the first floor is proposed to be within 4 m of the front main wall;
Whereas a minimum of 10 m² of the first floor must be within 4 m of the front main wall.
6. The eaves of the proposed dwelling will be located 0.18 m from the west side lot line on **Part A**;
The eaves of the proposed dwelling will be located 0.19 m from the east side lot line on **Part B**;
Whereas the minimum required side yard setback for an eaves overhang is 0.3 m.

By-law 9364:

7. The proposed dwelling will cover 39.4% of the lot area (110.04 m²);
Whereas the maximum permitted coverage is 33% of the lot area (92.3 m²).
8. The proposed dwelling will have a gross floor area equal to 0.76 times the lot area (213.3 m²);
Whereas the maximum permitted gross floor area is 0.6 times the lot area (167.8 m²).
9. The proposed dwelling will have a basement height of 2.43 m, as measured from the average grade at the front main wall to the ceiling of the basement;
Whereas the maximum permitted basement height is 1 m.

5. 231 MILNER AVE

File Number:	A143/16SC	Zoning	Places of Worship (PW) Zone [ZR]
Owner(s):	CATHOLIC PARISH STS. PETER & PAUL	Ward:	Scarborough-Rouge River (42)
Agent:	STS. PETER & PAUL	Heritage:	Not Applicable
Property Address:	231 MILNER AVE	Employment District:	Malvern Employment District
Legal Description:	RP 64R7436 PART 1		

PURPOSE OF THE APPLICATION:

To permit the existing Montessori school (Educational Use) to continue to occupy classrooms in the building at 231 Milner Avenue in conjunction with a Day Nursery and a Place of Worship (Sts. Peter and Paul Ukrainian Catholic Church).

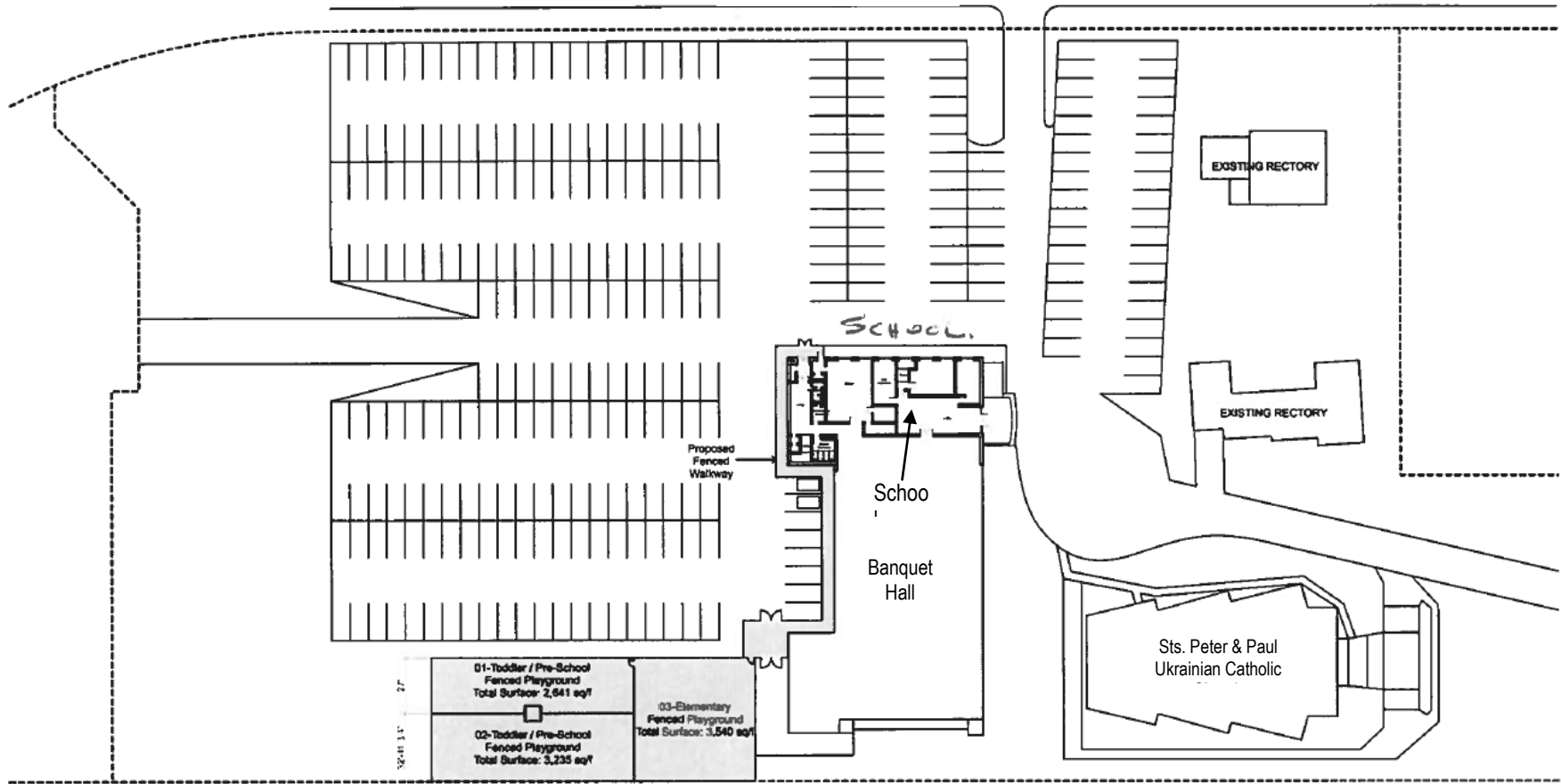
REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

By-law No. 24982:

1. The property is being used for an Educational Use (Montessori school) and a Day Nursery Whereas the zoning by-law permits only a Place of Worship and/or a Day Nursery in the Places of Worship (PW) Zone. An Educational Use (Montessori school) is not a permitted use. (The Committee of Adjustment approved a variance on November 22, 1996 to permit an educational use on the property for a period of 5 years (File A248/96).

MILNER AVENUE
UE

MARKHAM ROAD



01-Toddler / Pre-School
Fenced Playground
Total Surface: 2,641 sqft

02-Toddler / Pre-School
Fenced Playground
Total Surface: 3,235 sqft

03-Elementary
Fenced Playground
Total Surface: 3,540 sqft

Scale 1:100

94-11-100 5/11/14

6. 188 SILVER STAR BLVD

File Number:	A0223/16SC	Zoning	Industrial (M), General Industrial (MG), Special Industrial (MS) Zone [Waiver]
Owners:	2069308 ONTARIO INC	Ward:	Scarborough-Rouge River (41)
Agent:	HENRY W. CHIU ARCHITECT	Heritage:	Not Applicable
Property Address:	188 SILVER STAR BLVD	Employment District:	Milliken Employment District
Legal Description:	PT LOT 7 PLAN M-1852		

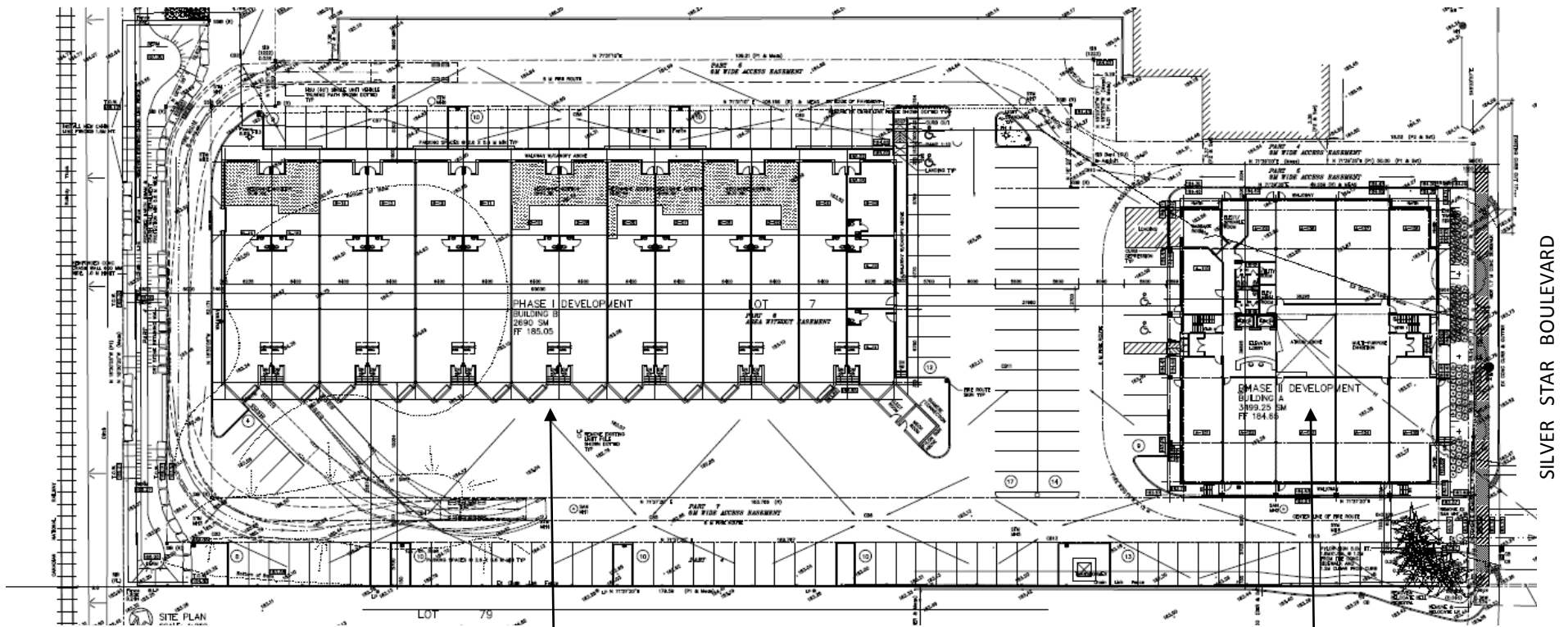
PURPOSE OF THE APPLICATION:

This application is for variances for a proposal to construct a three storey office building, including medical and dental offices and a place of worship. The proposed building is part of a two phase development project that includes the existing one storey mixed use building at 190 Silver Star Boulevard.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

By-law No. 24982:

1. The proposed office building would be used for offices including medical & dental offices
Whereas medical & dental offices are not permitted uses
2. A Place of Worship is proposed in the building
Whereas a Place of Worship is not a permitted use.



190 Silver Star Blvd

188 Silver Star Blvd
Proposed 3-storey building

7. 49 FLINTRIDGE RD

File Number:	A0323/16SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	AYTEN OZKAN AHMET DORTBUDAK	Ward:	Scarborough Centre (37)
Agent:	AHMET DORTBUDAK	Heritage:	Not Applicable
Property Address:	49 FLINTRIDGE RD	Community:	Dorset Park Community
Legal Description:	PLAN 4663 LOT 37		

PURPOSE OF THE APPLICATION:

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

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

By-law No. 569-2013

1. To permit the proposed 36.2% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
2. To permit the proposed 9.3 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.

By-law No. 9508

3. To permit the proposed 36.9% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
4. To permit the proposed 9.3 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
5. To permit the proposed 1.27 metres east and west side yard setback, whereas the Zoning By-law requires a minimum 1.5 metres side yard setback.

8. 2950 BIRCHMOUNT RD

File Number:	A0324/16SC	Zoning	Neighbourhood Commercial (NC) & Commercial Residential (CR) Zone [Waiver]
Owners:	BIRCHWOOD PROPERTY INC	Ward:	Scarborough-Agincourt (39)
Agent:	WALKER NOTT DRAGICEVIC ASSOC LTD	Heritage:	Not Applicable
Property Address:	2950 BIRCHMOUNT RD	Community:	L'Amoreaux Community
Legal Description:	CON 4 PT LOT 30 PLAN 2020 PT LOT 1 RP 64R2763 PART 3 TO 7		

PURPOSE OF THE APPLICATION:

Proposal to use Units 1 and 2 of the existing building, which were formerly used for a bakery, for the purposes of a restaurant with seating for twenty people.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

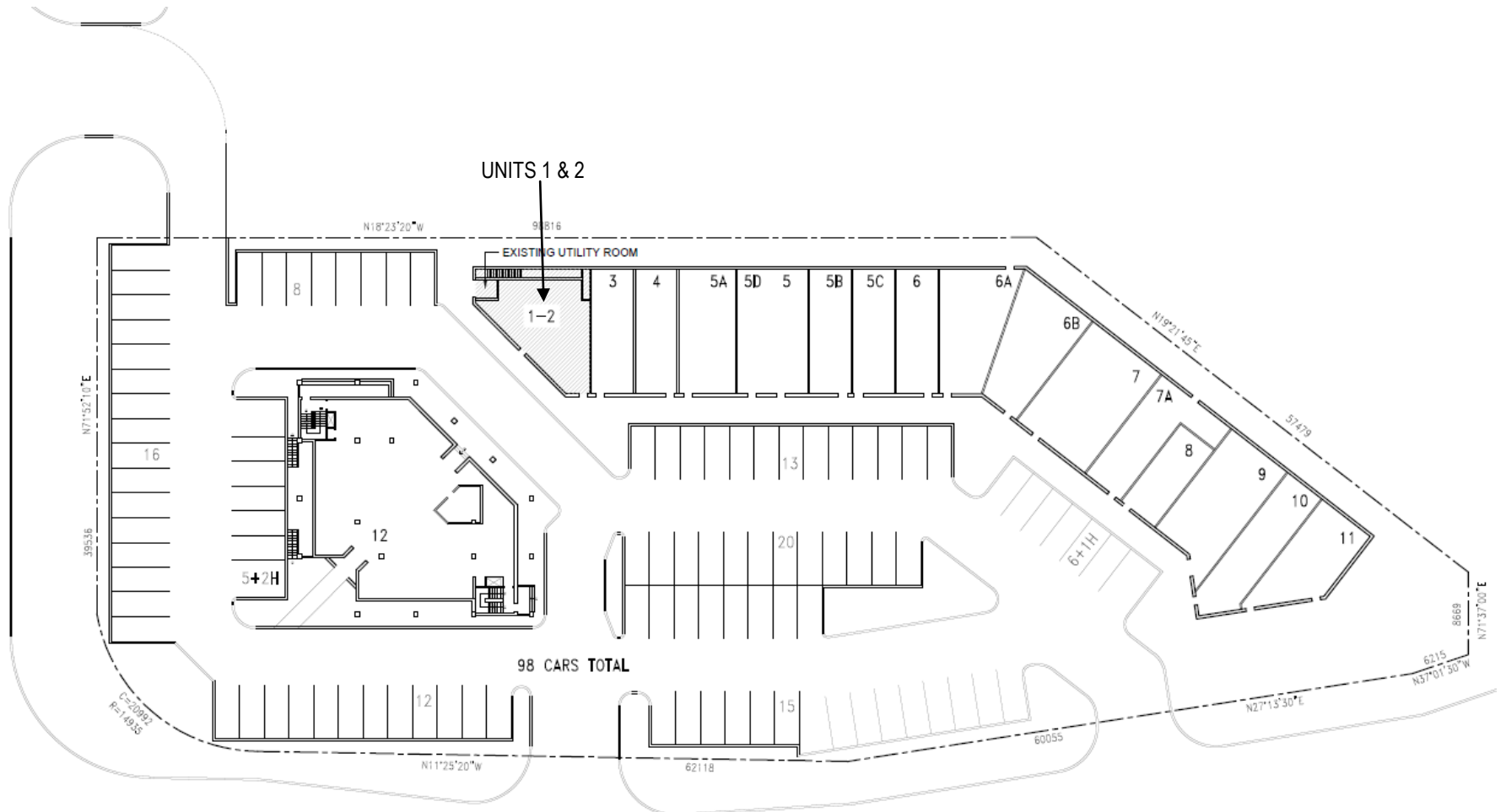
By-law No. 569-2013:

1. An eating establishment is proposed in Units 1 and 2
Whereas an eating establishment is not a permitted use.

By-law No. 12466:

2. A total of 98 existing parking spaces are provided on the site
Whereas a minimum of 123 parking spaces are required
3. The proposed change of use would increase the parking space deficiency
Whereas a parking space deficiency may not be increased as a result of the change to a new use.

FINCH AVENUE EAST



98 CARS TOTAL

BIRCHMOUNT ROAD

9. 3 FENWOOD HTS

File Number:	A0329/16SC	Zoning	Single Family residential (S) & Residential Detached (RD) Zone [Waiver]
Owners:	SAARA L CHETNER GREGORY M BROWN	Ward:	Scarborough Southwest (36)
Agent:	CONSTANTINE RADEFF	Heritage:	Not Applicable
Property Address:	3 FENWOOD HTS	Community:	Cliffcrest Community
Legal Description:	PLAN 3757 LOT 60		

PURPOSE OF THE APPLICATION:

Proposal to construct a new accessory pool house at the rear of the detached single family dwelling.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

By-law No. 569-2013:

1. The proposed lot coverage is 42%
Whereas the maximum permitted lot coverage is 33%

By-law No. 9396:

2. The combined floor area of the existing indoor garage, the existing carport, and the proposed pool house is 93 m²
Whereas the maximum combined floor area may not exceed 75 m²

10. 7 REDLAND CRES E

File Number:	A0334/16SC	Zoning	Single Family (S) & Residential Detached (RD) Zone [ZR]
Owner:	HUIYAN WANG	Ward:	Scarborough Southwest (36)
Agent:	NEXT PROJECT	Heritage:	Not Applicable
Property Address:	7 REDLAND CRES E	Community:	Cliffcrest Community
Legal Description:	PLAN M350 PT BLK H		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

At the hearing on January 19, 2017, the Committee of Adjustment deferred consideration of this application to give the applicant an opportunity to post a notice sign as required by the *Planning Act*.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

By-law No. 569-2013:

1. The proposed building length is 27.2 m
Whereas the maximum permitted building length is 17 m measured between the portion of the front main wall closest to the front lot line and the portion of the rear main wall closest to the rear lot line.
2. The proposed building depth is 27.2 m
Whereas the maximum permitted building length is 19 m measured between the front yard setback required on the lot and the portion of the rear main wall furthest from the required front yard setback

By-law No. 9396:

3. The proposed dwelling would be located 28 m from the top of the bluff
Whereas the extent of Major Open Space (O) is within 76 m of the top of bluff.
(In the Major Open Spaces zone, the erection, structural alteration and/or maintenance of buildings, other than public recreational buildings, is prohibited.)

11. 18 FREEMAN ST

File Number:	A0348/16SC & A0349/16SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	SANJAY RANCHHODLAL PATEL NEHALKUMARI AMRUTLAL PATEL	Ward:	Scarborough Southwest (36)
Agent:	ARC DESIGN GROUP DEVELOPMENT SERVICES INC	Heritage:	Not Applicable
Property Address:	18 FREEMAN ST	Community:	Birchcliff Community
Legal Description:	PLAN 1812 LOT 116 PT LOT 117		

PURPOSE OF THE APPLICATION:

To permit additional variances to construct two new three-storey detached dwellings on Parts 1 and 2, each with an integral garage and rear deck. Previous Committee of Adjustment applications A053/16SC & A054/16SC approved variances for lot coverage, gross floor area, building length, height of first floor above grade and basement height.

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

Part 1 (A0348/16SC)

By-law No. 569-2013:

1. The proposed dwelling will have a first floor height of 1.32 m above established grade
Whereas the maximum permitted height above established grade is 1.2 m.
Note: Previous Committee of Adjustment Application (A053/16SC) approved a first floor height variance of 1.3 m.

By-law No. 8786:

2. The proposed dwelling will be three (3) storeys in height;
Whereas the maximum permitted number of storeys is two (2).

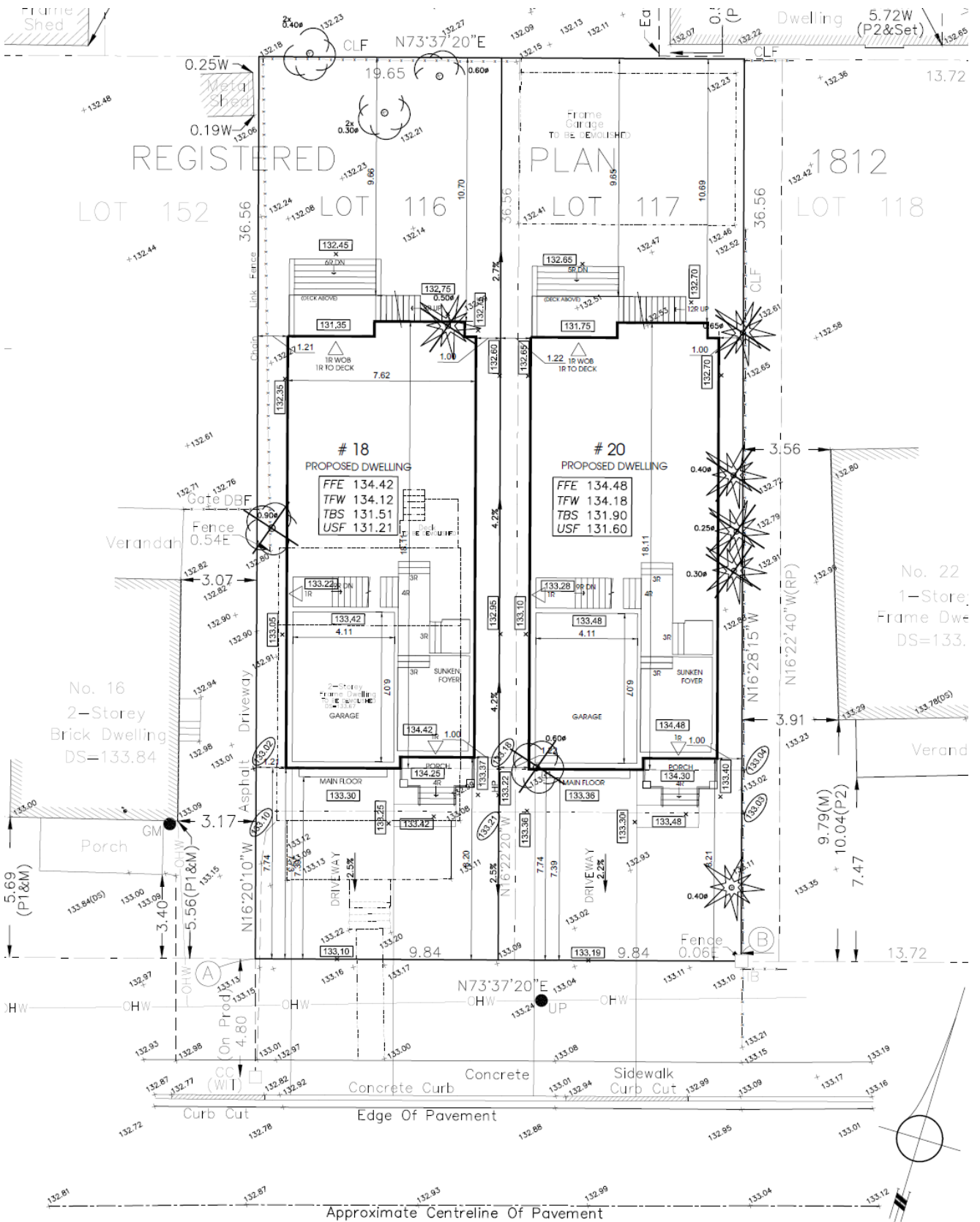
Part 2 (A0349/16SC)

By-law No. 569-2013:

1. The proposed dwelling will have a first floor height of 1.37 m above established grade
Whereas the maximum permitted height above established grade is 1.2 m.
Note: Previous Committee of Adjustment Application (A054/16SC) approved a first floor height variance of 1.3 m.

By-law No. 8786:

2. The proposed dwelling will be three (3) storeys in height;
Whereas the maximum permitted number of storeys is two (2).



12. 28-B MAYBOURNE AVE

File Number:	A0360/16SC	Zoning	Single Family Residential (S) & Residential Detached (RD) Zone [ZR]
Owners:	IOANNIS KATSIS	Ward:	Scarborough Southwest (35)
Agent:	ELIAS KATSIS DRAWINGS	Heritage:	Not Applicable
Property Address:	28-B MAYBOURNE AVE	Community:	Clairlea Community
Legal Description:	PLAN 1859 LOT 234		

PURPOSE OF THE APPLICATION:

To extend the front porch and stairs at the front of the existing single family dwelling.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

1. The front porch and stairs would have two platforms at the front of the house
Whereas there may be no more than one platform on each of the front, rear and each side of the house.
2. The proposed coverage is 41.1%
Whereas the maximum permitted coverage is 33%
In April, 2015, the Ontario Municipal Board approved a variance to permit a maximum lot coverage of 39.6% (File A167/14SC).

13. 625 BIRCHMOUNT RD

File Number:	A0361/16SC	Zoning	Institutional (I) & Open Space - Cemetery (OC) Zone [Waiver]
Owners:	BURYING GROUNDS MOUNT PLEASANT GROUP OF CEMETERIES	Ward:	Scarborough Southwest (35)
Agent:	WALKER NOTT DRAGICEVIC ASSOC LTD	Heritage:	Not Applicable
Property Address:	625 BIRCHMOUNT RD	Community:	Kennedy Park Community
Legal Description:	CON C PT LOT 29,30		

PURPOSE OF THE APPLICATION:

Mount Pleasant Group of Cemeteries is proposing to construct a new maintenance building to replace the existing one-storey maintenance building on the east side of Pine Hills Cemetery, adjacent to Kennedy Road. The existing building foundation would be partially retained so that the proposed maintenance building maintains the existing side yard setbacks to Kennedy Road.

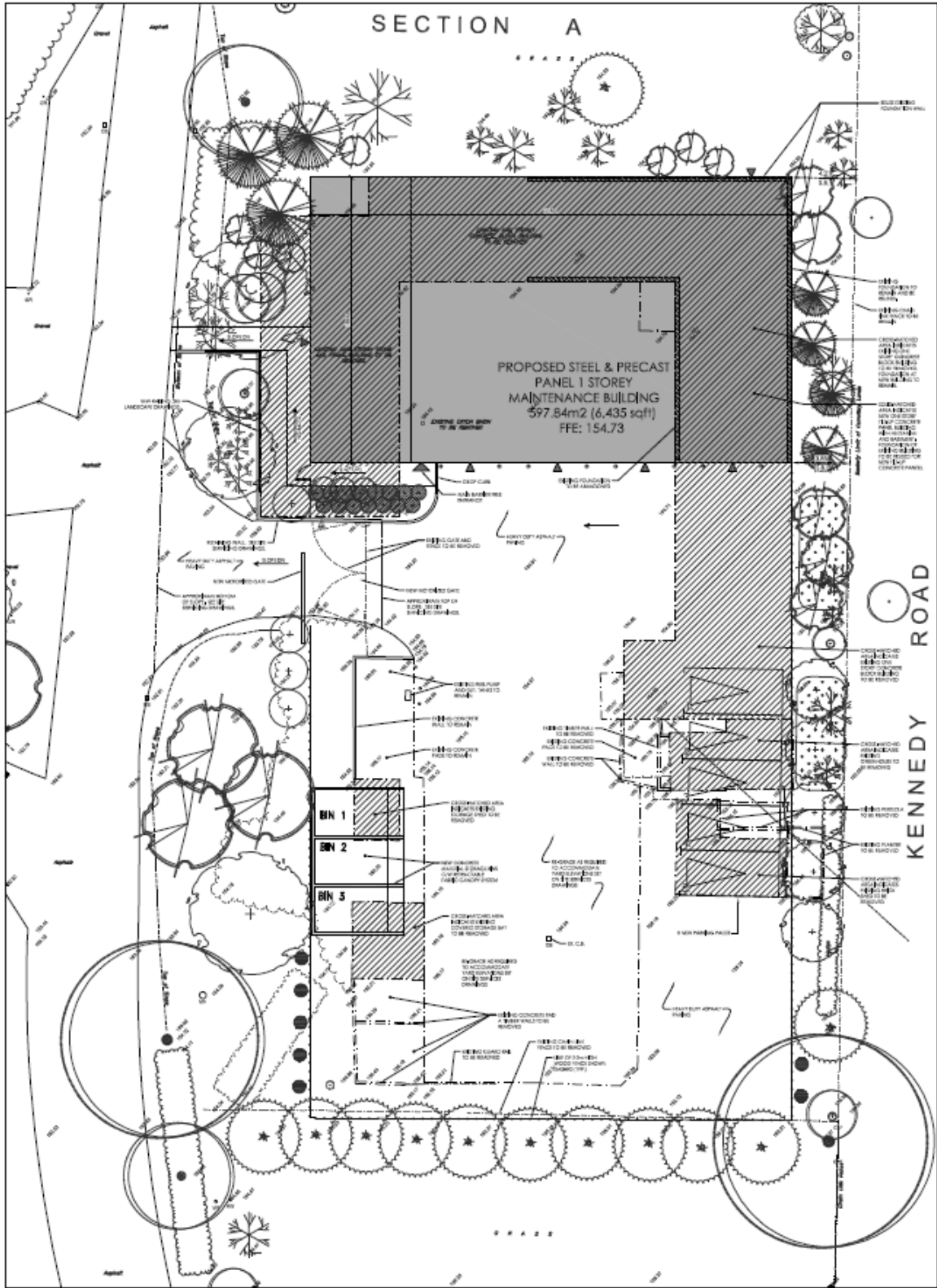
REQUESTED VARIANCES TO THE ZONING BY-LAW:

By-law No. 569-2013:

1. The proposed building setback is 3.85 m from the side lot line at Kennedy Road (the proposed building setback is the same as the existing building setback)
Whereas the minimum required building setback is a distance equal to the height of the building, which is 7.77 m

By-law No. 9276:

2. The proposed building setback from the centreline of the original road allowance of Kennedy Road is 16.9 m (the proposed building setback is the same as the existing building setback)
Whereas the minimum required building setback is 25 m from the centreline of the original road allowance of Kennedy Road



1 SITE PLAN

14. 189 GREYABBEY TRL

File Number:	A0364/16SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	LINA TELESCA MATTHEW APOSTOLI	Ward:	Scarborough East (43)
Agent:	MATTHEW APOSTOLI	Heritage:	Not Applicable
Property Address:	189 GREYABBEY TRL	Community:	Guildwood Community
Legal Description:	PLAN M977 LOT 2		

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing dwelling and a two storey front addition to replace the existing covered porch.

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

By-law No. 569-2013:

1. The altered dwelling will have a floor space index equal to 0.57 times the lot area (269.83 m²);
Whereas the maximum permitted floor space index is 0.5 times the lot area (238.69 m²).
2. The altered dwelling will have a length of 17.12 m;
Whereas the maximum permitted building length is 17 m.
3. The proposed dwelling will have a total depth of 19.53 m;
Whereas the maximum permitted building depth, as measured from the minimum front yard setback line, is 19 m.

By-law No. 9676:

4. The altered dwelling will cover 33.2% of the lot area (158.55 m²);
Whereas the maximum permitted coverage is 33% of the lot area (157.53 m²).
5. The altered dwelling will have a total floor area equal to 0.56 times the lot area (265.39 m²);
Whereas the maximum permitted floor area is 0.5 times the lot area (238.69 m²).

15. 36 ALLISTER AVE

File Number:	A0367/16SC	Zoning	Residential Detached (RD) & Single Family (S) [Waiver]
Owner(s):	MD MAHBUB A. KHAN NASREEN JAHAN	Ward:	Scarborough Southwest (36)
Agent:	ARC DESIGN GROUP	Heritage:	Not Applicable
Property Address:	36 ALLISTER AVE	Community:	Cliffcrest Community
Legal Description:	PLAN 2541 LOT 231 LOT 232		

PURPOSE OF THE APPLICATION:

The applicant is seeking additional variances to the Zoning By-law to construct a new two storey single family dwelling. A previous Committee of Adjustment application (A078/16SC) that was heard on May 12, 2016 approved variances for coverage, floor area and balcony area.

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

By-law No. 569-2013:

1. The proposed dwelling, including the existing detached shed, will cover 34.7% of the lot area; Whereas the maximum permitted coverage is 33% of the lot area.
Note: Committee of Adjustment Application (A078/16SC) approved a lot coverage of 33.7%.
2. None of the area of the first floor is proposed to be within 4 m of the front main wall; Whereas a minimum of 10 m² of the first floor must be located within 4 m of the front main wall.

By-law No. 9396:

3. The proposed dwelling, including the existing detached shed, will cover 34.7% of the lot area; Whereas the maximum permitted coverage is 33% of the lot area.
Note: Committee of Adjustment Application (A078/16SC) approved a lot coverage of 33.7%.

FOR PERMIT

REGISTERED

LOT 230

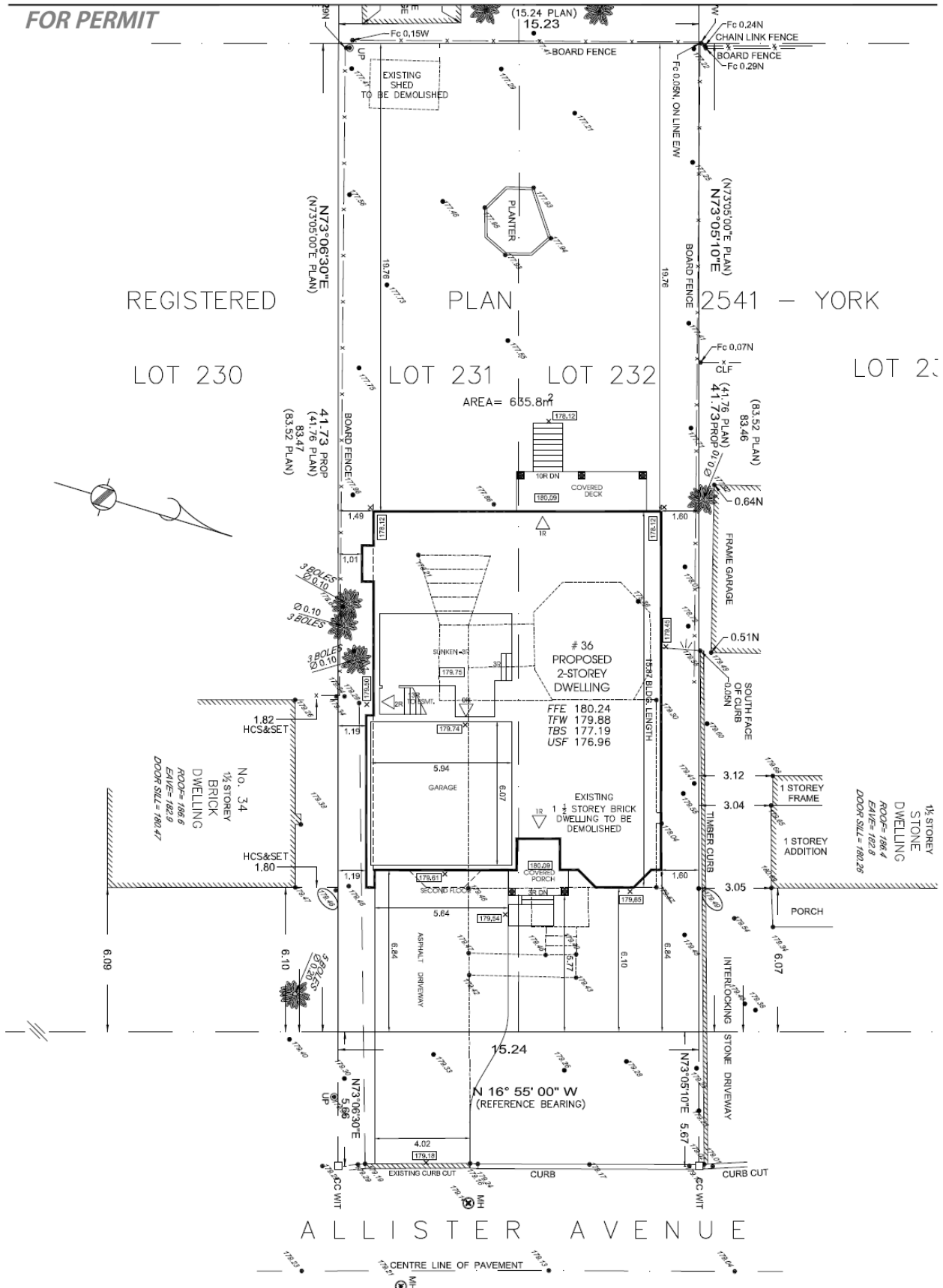
PLAN

LOT 231 LOT 232

2541 - YORK

LOT 233

AREA = 635.8m²



16. 38 MINNACOTE AVE

File Number:	A0375/16SC	Zoning	RD - Residential Detached/S - Single Family Residential [WAIVER]
Owner(s):	GREGORY YHAN	Ward:	Scarborough East (44)
Agent:	JR CONTRACTING	Heritage:	Not Applicable
Property Address:	38 MINNACOTE AVE	Community:	West Hill Community
Legal Description:	PLAN 2441 PT LOT 53		

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new roof over the existing side deck.

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

By-law No. 569-2013

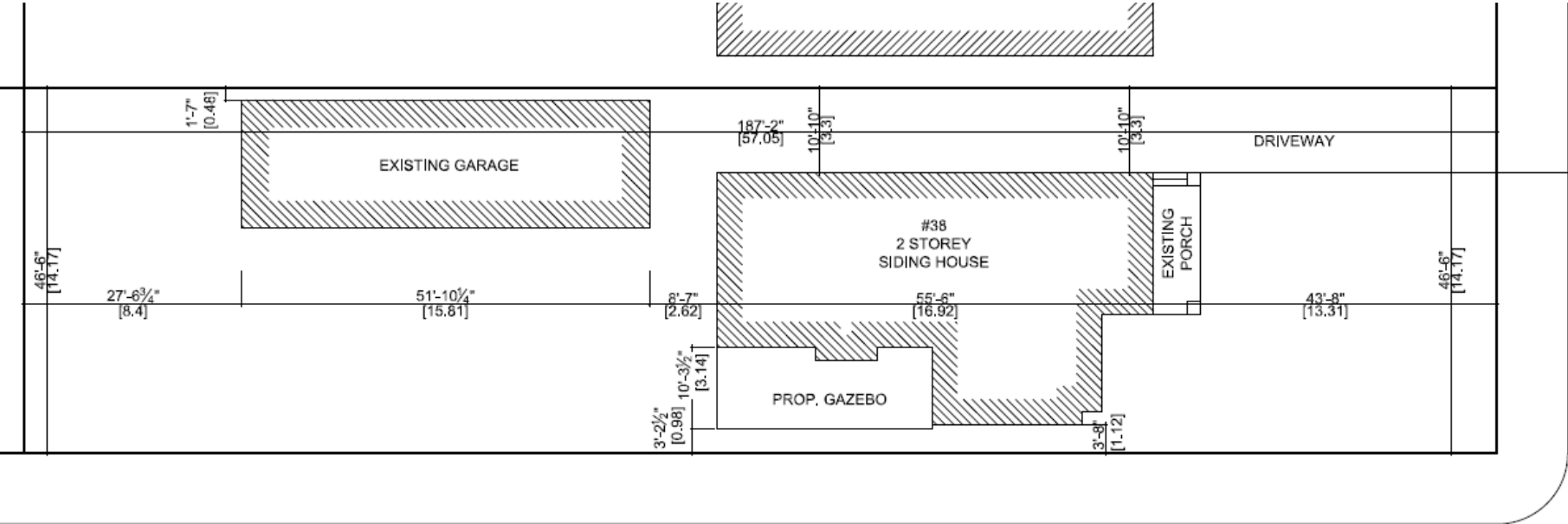
1. To permit the proposed 0.98 metres south side yard deck setback, whereas the Zoning By-law requires a minimum 2.1 metres side yard deck setback.

By-law No. 10327

2. To permit the proposed 0.98 metres south side yard deck setback, whereas the Zoning By-law requires a minimum 2.05 metres side yard deck setback.
3. To permit the proposed 3.8 metres by 8.3 metres side deck dimensions, whereas the Zoning By-law permits maximum 7.6 metre by 7.6 metres deck dimensions.

VARIANCE:

- Side Yard Setbacks
- Deck Dimensions



MINNACOTE AVE.

FERGALEA AVE

17. 73 CLONMORE DR

File Number:	A0376/16SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	GEOFFREY CHUNG KELLY-LEIGH REARDON	Ward:	Scarborough Southwest (36)
Agent:	MARIO SILVA	Heritage:	Not Applicable
Property Address:	73 CLONMORE DR	Community:	Birchcliff Community
Legal Description:	PLAN 4302 LOT 21		

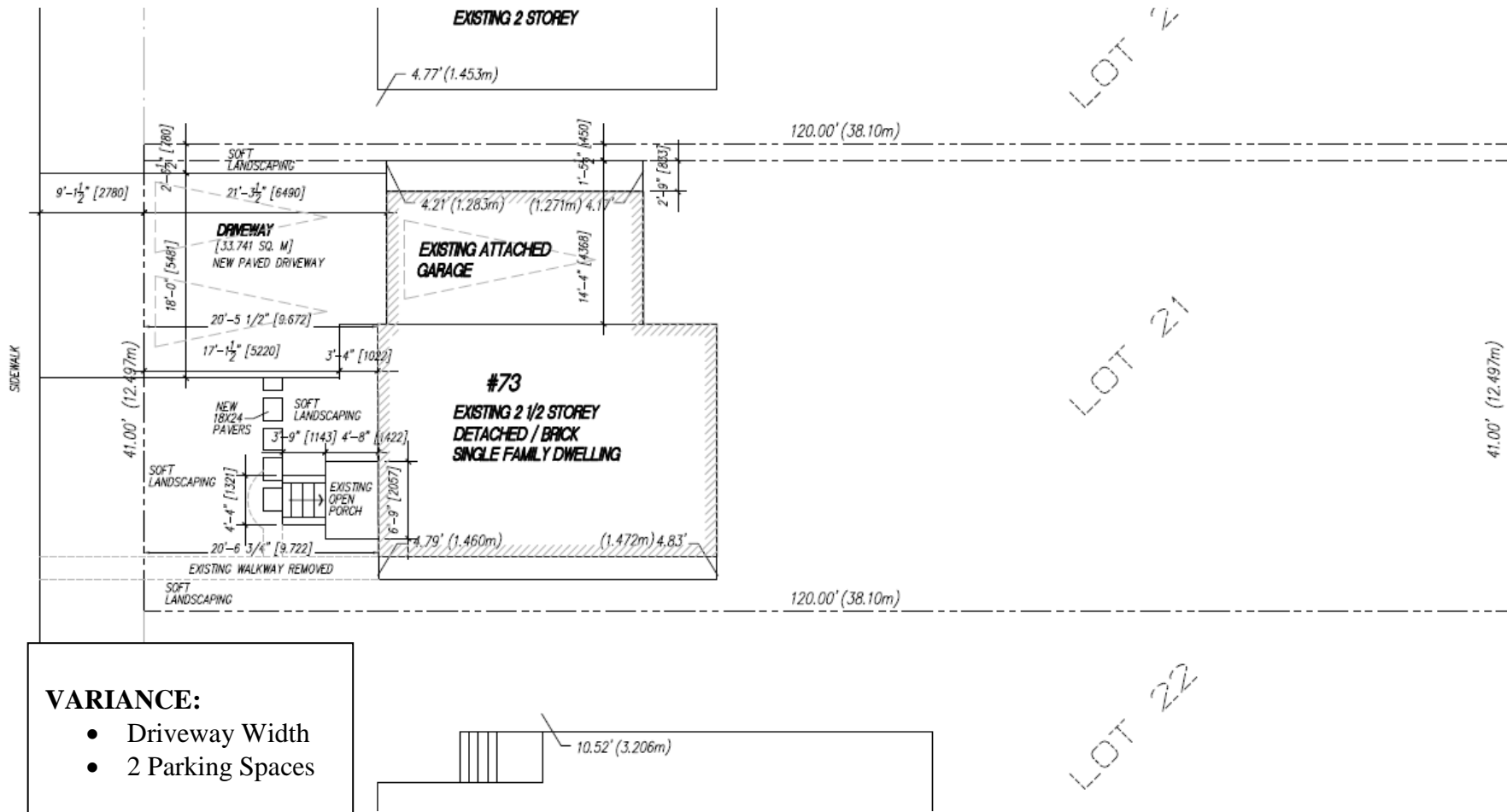
PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to legalize the already built driveway.

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

By-law No. 569-2013 & By-law No. 8786

1. To permit the 5.5 metres wide driveway, whereas the Zoning By-law permits maximum 3.2 metres wide driveway.
2. To permit 2 parking spaces, whereas the Zoning By-law permits maximum 1 parking space leading directly to a parking space.



VARIANCE:

- Driveway Width
- 2 Parking Spaces

18. 12 FELICITY DR

File Number:	A0386/16SC	Zoning	Single Family (S) & Residential Detached(RD) Zone [ZR]
Owners:	SUMATHY KRISHNAGOPAL THARMALINGAM KRISHNAGOPAL	Ward:	Scarborough Centre (38)
Agent:	SUBRAMANIAM KATHIRGAMANATHAN	Heritage:	Not Applicable
Property Address:	12 FELICITY DR	Community:	Woburn Community
Legal Description:	PLAN M802 LOT 294		

PURPOSE OF THE APPLICATION:

Proposed second storey addition to the existing house.

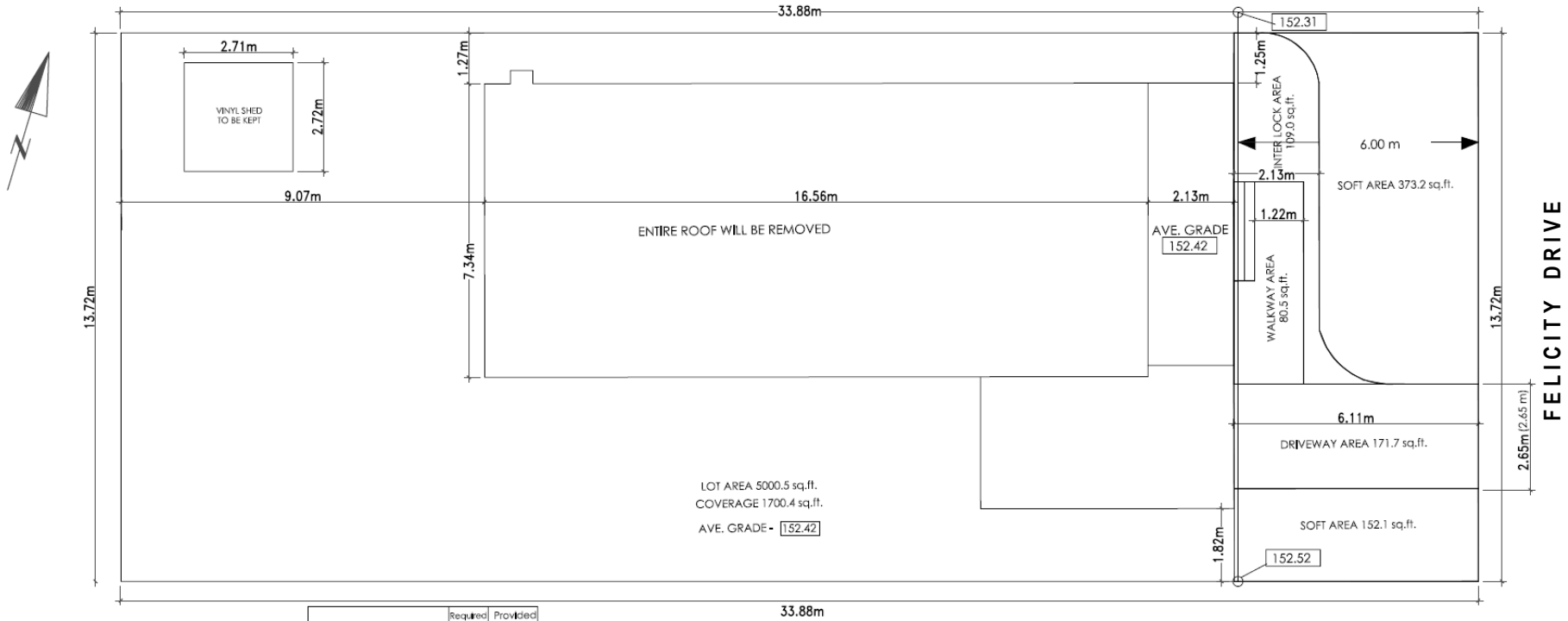
REQUESTED VARIANCES TO THE ZONING BY-LAW:

By-law No. 569-2013:

1. The existing/proposed building length is 18.7 m
Whereas the maximum permitted building length is 17 m measured between the portion of the front main wall closest to the front lot line and the portion of the rear main wall closest to the rear lot line.
2. The area of the proposed front balcony is 6.0 m²
Whereas the maximum permitted area of a platform with access from the second storey or above is 4.0 m²
3. The proposed front yard setback is 6.1 m
Whereas the minimum required front yard setback is the average of the front yard setbacks of those buildings on the abutting lots (6.4 m)

By-law No. 9510:

4. The proposed north side yard setback is 1.24 m
Whereas the minimum required side yard setback is 1.8 m
5. The proposed lot coverage is 35.6%
Whereas the maximum permitted lot coverage is 33%



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

19. 8 LAMONT AVE

File Number:	B0051/16SC, A0254/16SC, A0255/16SC	Zoning	RD - Residential Detached/ S- Single Family Residential [WAIVER]
Owner(s):	DONG MING LI LI MIN SHANG	Ward:	Scarborough-Rouge River (41)
Agent:	TAES ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	8 LAMONT AVE	Community:	Agincourt Community
Legal Description:	PLAN 3395 LOT 26		

THE CONSENT REQUESTED:

This application is for consent to sever the land into two lots. Part 2 would have a frontage of 12.17 metres and a lot area of 549.7 square metres. Part 1 would have a frontage of 12.21 metres and a lot area of 551.5 square metres. The proposed lots are shown on the attached Site Plan. The owner is proposing to demolish the existing house and build two new detached houses. In order to facilitate the proposed development, relief from the provision of the Zoning By-law was requested, as outlined in A0254/16SC and A0255/16SC.

Part 1 - A0254/16SC

By-law No. 569-2013

1. To permit the proposed 12.21 metres lot frontage, whereas the Zoning By-law requires a minimum 24.38 metres lot frontage.
2. To permit the proposed 551.5 square metres lot area, whereas the Zoning By-law requires a minimum 1,101.2 square metres lot area.
3. To permit the proposed building length of 19 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
4. To permit the proposed 1 metres north side yard setback, whereas the Zoning By-law requires a minimum 1.2 metres side yard setback.
5. To permit the proposed 321 square metres floor area or 0.582 times the lot area, whereas the Zoning By-law permits maximum 275.7 square metres floor area or 0.5 times the lot area.

By-law No. 10076

6. To permit the proposed 321 square metres floor area or 0.582 times the lot area, whereas the Zoning By-law permits maximum 275.7 square metres floor area or 0.5 times the lot area.

Part 2 - A0255/16SC

By-law No. 569-2013

1. To permit the proposed 12.17 metres lot frontage, whereas the Zoning By-law requires a minimum 24.38 metres lot frontage.
2. To permit the proposed 549.7 square metres lot area, whereas the Zoning By-law requires a minimum 1,101.2 square metres lot area.
3. To permit the proposed building length of 19 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
4. To permit the proposed 0.94 metres north side yard setback, whereas the Zoning By-law requires a minimum 1.2 metres side yard setback.
5. To permit the proposed 321 square metres floor area or 0.584 times the lot area, whereas the Zoning By-law permits maximum 275.7 square metres floor area or 0.5 times the lot area.

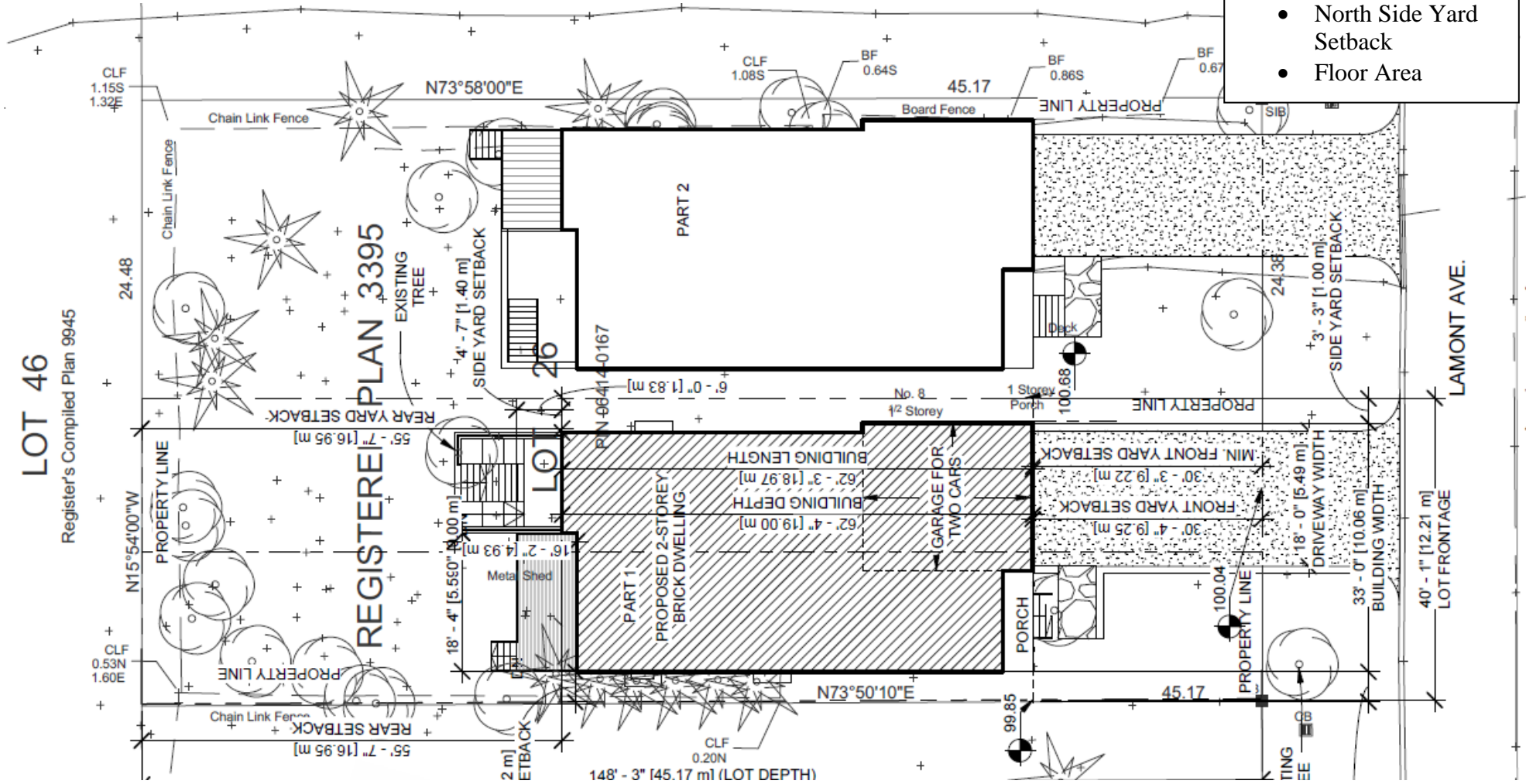
By-law No. 10076

6. To permit the proposed 321 square metres floor area or 0.584 times the lot area, whereas the Zoning By-law permits maximum 275.7 square metres floor area or 0.5 times the lot area.

LOT 46

Register's Compiled Plan 9945

- VARIANCE:**
- Frontage
 - Lot Area
 - Building Length
 - North Side Yard Setback
 - Floor Area



20. 1830 ELLESMERE RD

File Number:	A124/13SC	Zoning	Industrial (M) Zone [ZR]
Owners:	SRI NAGAPOOSHANI AMBIKA NAGA LINGESWARA SPIRITUAL	Ward:	Scarborough Centre (38)
Agent:	MARILYN YPES		
Property Address:	1830 ELLESMERE RD	Employment District:	Progress Employment District
Legal Description:	CON 2 PT LOT 21 RP 66R11439 PART 1,2 & 5		

PURPOSE OF THE APPLICATION:

This application is for a variance to reduce the parking requirement for a proposal to convert the existing 2,484 m² industrial building into a Place of Worship.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

1. Proposed 3.22 parking spaces per 100 m² of gross floor area for a Place of Worship (80 parking spaces) WHEREAS the zoning by-law requires a minimum of 7.7 parking spaces per 100 m² of gross floor area for a Place of Worship (192 parking spaces)
2. Proposed drive aisles having a width of 5.2 m WHEREAS the zoning by-law requires a minimum drive aisle width of 6 m

21. 1 NORCAP AVE

File Number:	A0286/16SC	Zoning	Residential Detached (RD) & Single-Family Residential (S) Zone [ZR]
Owner(s):	XUE ZHI NA	Ward:	Scarborough-Agincourt (39)
Agent:	ALLERA ENGINEERING AND CONSTRUCTION INC	Heritage:	Not Applicable
Property Address:	1 NORCAP AVE	Community:	L'Amoreaux Community
Legal Description:	PLAN 4827 LOT 32		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage. The existing detached dwelling will be demolished.

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

By-law No. 569-2013:

1. The proposed dwelling will have a floor space index equal to 0.54 times the lot area (376.95 m²); Whereas the maximum permitted floor space index is 0.4 times the lot area (283.57 m²).
2. The proposed dwelling will be located 4.49 m from the west side lot line; Whereas the minimum required setback from a side lot line that abuts a street is 5.7 m.
3. The proposed dwelling will have a height of 9.96 m; Whereas the maximum permitted height of a dwelling is 9 m.
4. The proposed dwelling will have a length of 18.16 m; Whereas the maximum permitted dwelling length is 17 m.
5. The proposed dwelling will have a length of 20.22 m, as measured from the required front yard setback to the furthest portion of the buildings main rear wall. Whereas the maximum permitted building depth is 19 m.
6. The proposed west side porch will encroach into the required minimum side yard setback by 2 m; Whereas the maximum permitted encroachment into the required minimum side yard setback is 1.5 m.

By-law No. 12466:

7. The proposed dwelling will have a total floor area equal to 0.49 times the lot area (347.24 m²); Whereas the maximum permitted floor area is 0.4 times the lot area (283.57 m²).
8. The proposed dwelling will be located 4.49 m from the west side lot line; Whereas the minimum required setback from a side lot line on a corner lot is 5.7 m.
9. The proposed dwelling will have a height of 9.96 m; Whereas the maximum permitted dwelling height is 9 m.

22. 43 BUENA VISTA AVE

File Number:	A0325/16SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	NISHAMINI RATNALINGAM	Ward:	Scarborough-Agincourt (39)
Agent:	MEMAR ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	43 BUENA VISTA AVE	Community:	Tam O'Shanter Community
Legal Description:	PLAN 4401 LOT 110		

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling. The existing dwelling will be demolished. Please note this application was deferred at the January 19th hearing to allow the applicant to meet with the Councillor and members of the Community.

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

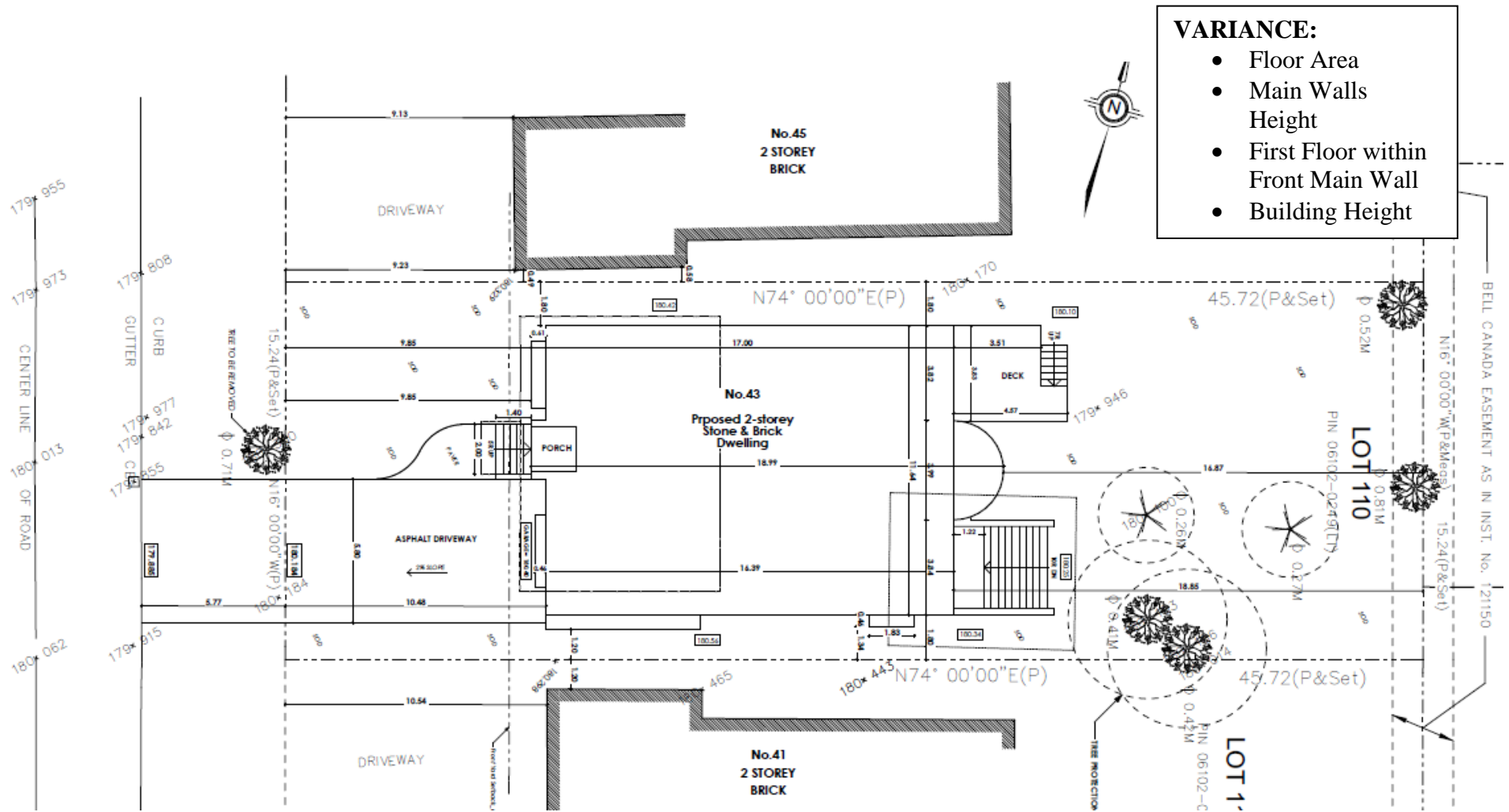
By-law No. 569-2013

1. To permit the proposed 346 square metres floor area, whereas the Zoning By-law permits maximum 279 square metres floor area.
2. To permit the proposed 7.3 metres side main walls height, whereas the Zoning By-law permits maximum 7 metres side main walls height.
3. To permit 0 square metres of the first floor to be within 4 metres of the front main wall, whereas the Zoning By-law requires a minimum of 10 square metres of the first floor to be within 4 metres of the front main wall.
4. To permit the proposed 9.3 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.

By-law No. 12360

5. To permit the proposed 346 square metres floor area, whereas the Zoning By-law permits maximum 279 square metres floor area.

BUENA VISTA AVENUE
 BY REGISTERED PLAN 4401
 PIN 06102-0356(LT)



- VARIANCE:**
- Floor Area
 - Main Walls Height
 - First Floor within Front Main Wall
 - Building Height



23. 1911 KENNEDY RD

File Number:	A0352/16SC	Zoning	Mixed Employment (ME) & Industrial District Commercial (MDC) Zone [ZR]
Owner(s):	983767 ONTARIO LIMITED	Ward:	Scarborough-Agincourt (40)
Agent:	983767 ONTARIO LIMITED	Heritage:	Not Applicable
Property Address:	1911 KENNEDY RD	Employment District:	Progress Employment District
Legal Description:	CON. 2 PT LOT 28 NOW PLAN 9953 RCP LOT 22		

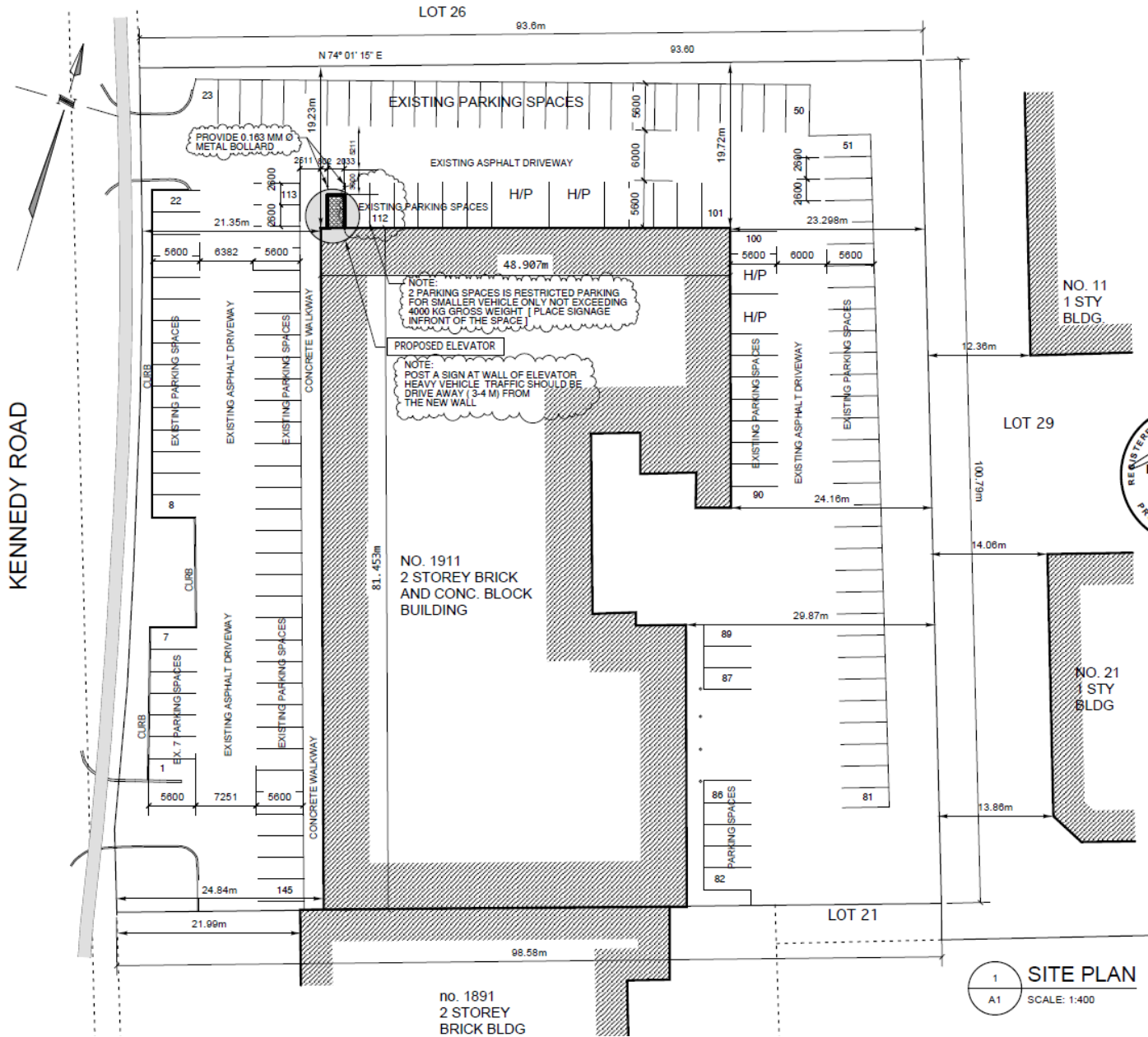
PURPOSE OF THE APPLICATION:

Proposal to install an elevator in a proposed two-storey, 26 square metre addition at the northwest corner of the existing building.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

Zoning Bylaw #24982:

1. The proposed gross floor area including the area of all basement storage rooms of any Retail Stores, Personal Service Shops, Restaurants, Health Clubs and Financial Institutions is 4,444 m²
Whereas the maximum permitted gross floor area plus the area of all basement storage rooms of all Retail Stores, Personal Service Shops, Restaurants, Health Clubs and Financial Institutions may not exceed 0.5 times the total built gross floor area plus the area of all basement storage rooms (maximum 3,811 m²)
2. There are 147 existing parking spaces on the site
Whereas the minimum required number of parking spaces is 317



24. 176 AUDREY AVE

File Number:	A0368/16SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	ANDREA PARISE	Ward:	Scarborough Southwest (36)
Agent:	FINE LINE DESIGN	Heritage:	Not Applicable
Property Address:	176 AUDREY AVE	Community:	Birchcliff Community
Legal Description:	PLAN 1477 PT LOT 17		

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a second storey addition with a new covered front porch and an uncovered landing at the rear of the existing one storey dwelling.

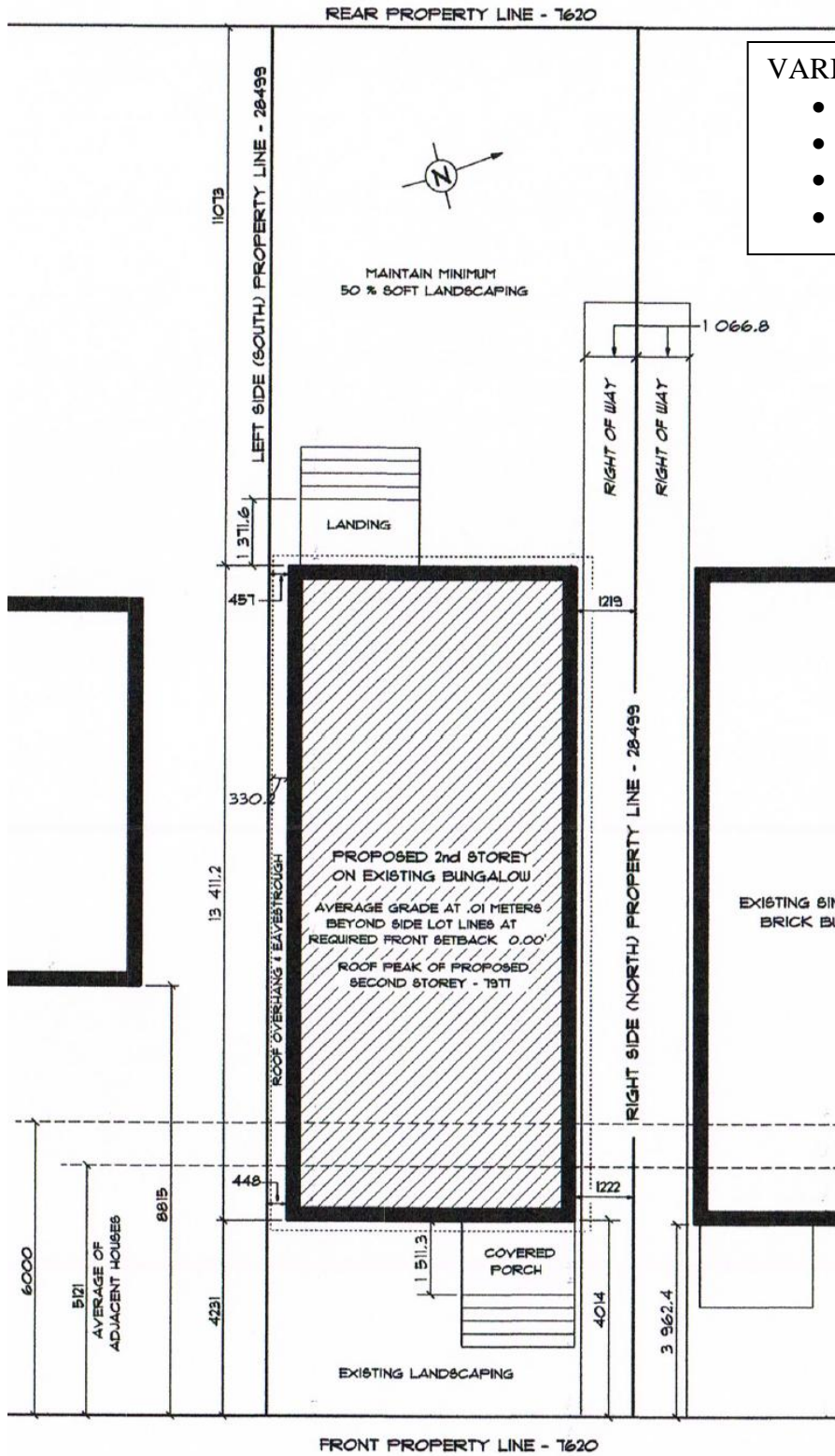
REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

By-law No. 569-2013

1. To permit the proposed 160 square metres floor area or 0.74 times the lot area, whereas the Zoning By-law permits maximum 130 square metres or 0.6 time the lot area.
2. To permit the 0.33 metres roof eaves projections from building face, whereas the Zoning By-law permits maximum 0.157 metres roof eaves projection from building face.

By-law No. 8786

3. To permit the proposed 160 square metres floor area or 0.74 times the lot area, whereas the Zoning By-law permits maximum 130 square metres or 0.6 time the lot area.
4. To permit the proposed 4 metres building setback from the street line, whereas the Zoning By-law requires a minimum 6 metres building setback from the street line.
5. To permit the proposed 0.4 metres south side yard setback, whereas the Zoning By-law requires a minimum 0.9 metres side yard setback.



- VARIANCE:
- Floor Area
 - Eaves Projection
 - Building Setback
 - Side Yard Setback

AUDREY AVENUE

25. 43 GUILDCREST DR

File Number:	A0369/16SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	YASMIN ISMAIL MUSTAFIZUR RAHMAN BHUIYAN	Ward:	Scarborough East (43)
Agent:	MUSTAFIZUR RAHMAN BHUIYAN	Heritage:	Not Applicable
Property Address:	43 GUILDCREST DR	Community:	Guildwood Community
Legal Description:	TORONTO CON D PT LOT 15 PLAN 3136 PT BLK A RP 66R649 PART 1		

PURPOSE OF THE APPLICATION:

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

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

By-law No. 569-2013 & By-law No. 9676

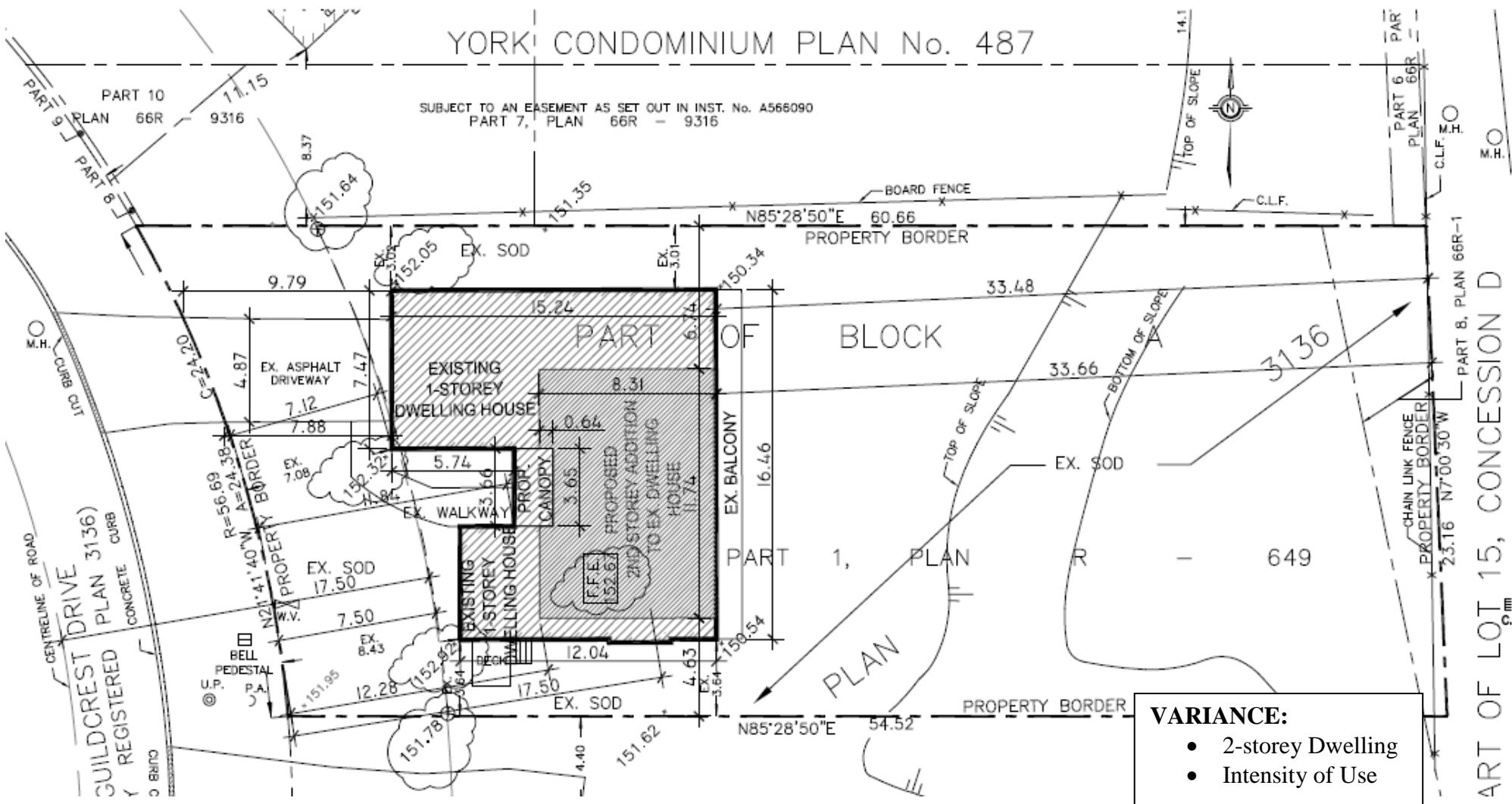
1. To permit the proposed two storey dwelling, whereas the Zoning By-law permits maximum one storey dwelling.

By-law No. 9676

2. To permit the existing single family dwelling on a part of a lot of the Registered Plan 3136, whereas the Zoning By-law permits maximum one single family dwelling per lot as show on a Registered Plan.

YORK CONDOMINIUM PLAN No. 487

SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. A566090
PART 7, PLAN 66R - 9316



VARIANCE:

- 2-storey Dwelling
- Intensity of Use

ART OF LOT 15, CONCESSION D

26. 39 FISHLEIGH DR

File Number:	A0370/16SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	JESLEEN KAUR RANA JIHAD KARIM ABOUALI	Ward:	Scarborough Southwest (36)
Agent:	TAYLOR SMYTH ARCHITECTS	Heritage:	Not Applicable
Property Address:	39 FISHLEIGH DR	Community:	Cliffside Community
Legal Description:	PLAN 4072 LOT 24		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage and roof top patio.

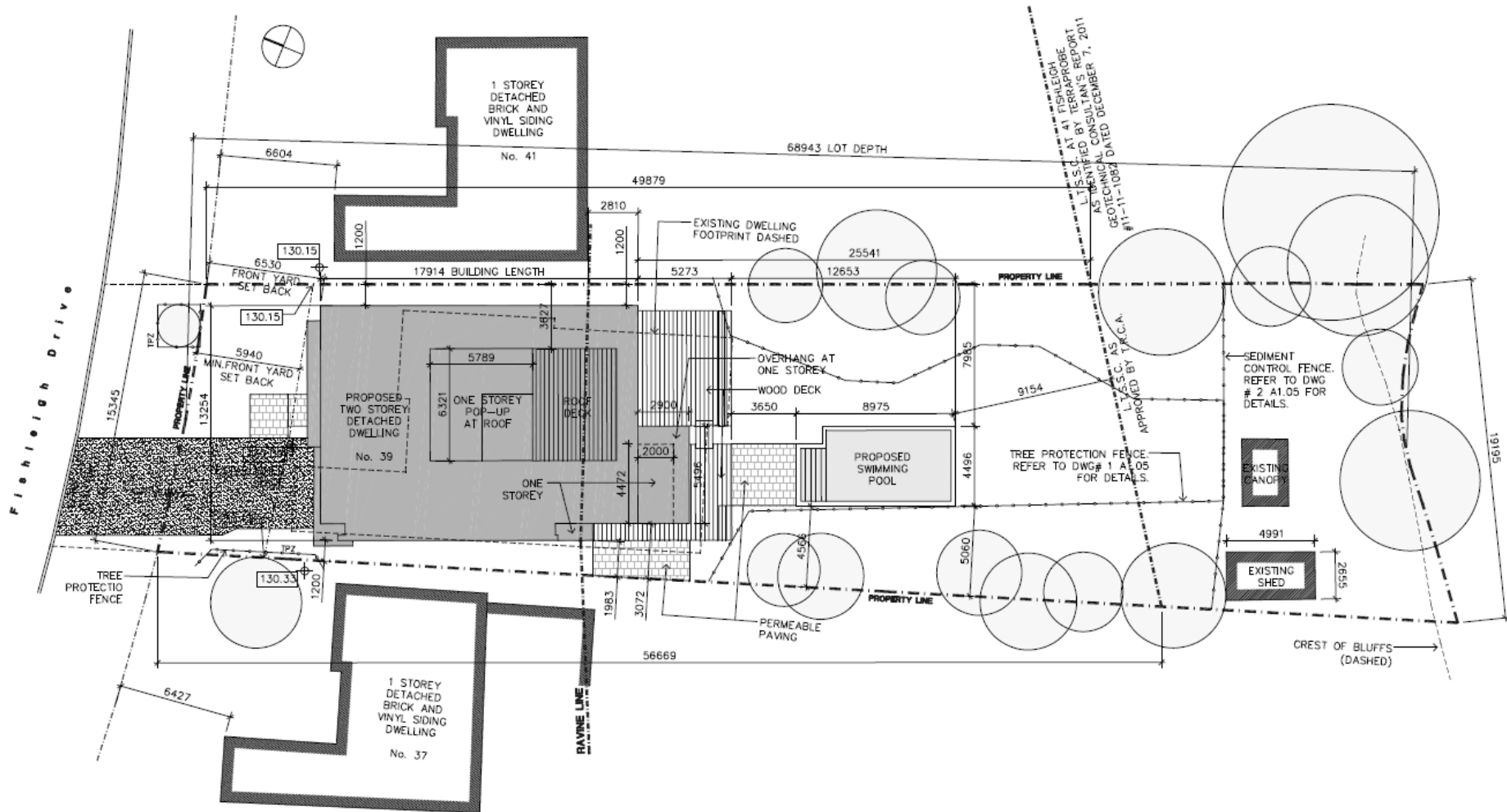
REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

By-law No. 569-2013:

1. The proposed dwelling will have a floor space index equal to 0.451 times the lot area (400 m²); Whereas the maximum permitted floor space index is 0.4 times the lot area (354 m²).
2. The proposed dwelling will have a height of 9.61 m, as measured from established grade to top of roof access stair; Whereas the maximum permitted height of a dwelling with a flat roof is 7.2 m.
3. The proposed dwelling will be three (3) storeys; Whereas the maximum permitted number of storeys is two (2).
4. The proposed dwelling will have a length of 17.92 m; Whereas the maximum permitted dwelling length is 17 m.
5. The total length of the proposed dwelling, including a single storey rear extension, is 20.82 m; Whereas the maximum permitted dwelling length, including a one storey extension, is 19 m.
6. The proposed dwelling will have a total depth of 20.82 m; Whereas the maximum permitted building depth, as measured from the minimum front yard setback line, is 19 m.
7. The proposed roof top patio will have an area of 52.56 m²; Whereas the maximum permitted area of a platform (patio) at or above the second storey is 4 m².
8. The proposed dwelling has an architectural feature that projects 0.75 m into the front yard; Whereas the maximum permitted projection for an architectural feature is 0.6 m.

By-law No. 9364:

9. The proposed dwelling will be located 1.2 m from the east and west side lot lines;
Whereas the minimum required side yard setback is 1.2 m plus 0.6 m for each additional storey, for a total required side yard setback of 1.8 m.
10. The proposed dwelling will have a height of 9.6 m, as measured from mean grade;
Whereas the maximum permitted height of a dwelling is 9 m.
11. The proposed dwelling will be three (3) storeys;
Whereas the maximum permitted number of storeys is two (2).



27. 25 THATCHER AVE

File Number:	A0374/16SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	NAJNEEN AKHTER MOHAMMAD JASIMUDDIN	Ward:	Scarborough Southwest (36)
Agent:	6IX DESIGN	Heritage:	Not Applicable
Property Address:	25 THATCHER AVE	Community:	Cliffcrest Community
Legal Description:	PLAN M350 PT LOT 39 PT LOT 38		

PURPOSE OF THE APPLICATION:

To construct a new two storey detached dwelling.

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

By-law No. 569-2013:

1. The proposed dwelling will cover 37.93% of the lot area (190.24 m²);
Whereas the maximum permitted coverage is 33% of the lot area (165.53 m²).
2. The proposed dwelling will have a floor space index equal to 0.53 times the lot area (263.4 m²);
Whereas the maximum permitted floor space index is 0.5 times the lot area (250.81 m²).
3. The proposed dwelling will have a height of 8.8 m, as measured from established grade to top of glass feature wall;
Whereas the maximum permitted height of a dwelling with a flat roof is 7.2 m.
4. The proposed south side platform (balcony) will have an area of 25.16 m²;
Whereas the maximum permitted area of a platform at or above the second storey is 4 m².

By-law No. 9396:

5. The proposed dwelling will cover 33.72% of the lot area (169.17 m²);
Whereas the maximum permitted coverage is 33% of the lot area (165.53 m²).
6. The proposed dwelling will have a total floor area equal to 0.53 times the lot area (263.4 m²);
Whereas the maximum permitted floor area is 0.4 times the lot area (200.65 m²).

28. 23 ELMVIEW DR

File Number:	A0378/16SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	2350819 ONTARIO LTD.	Ward:	Scarborough Southwest (36)
Agent:	M J DESIGN CONSULTANTS INC	Heritage:	Not Applicable
Property Address:	23 ELMVIEW DR	Community:	Birchcliff Community
Legal Description:	PLAN 3223 LOT 133		

PURPOSE OF THE APPLICATION:

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

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

By-law No. 569-2013

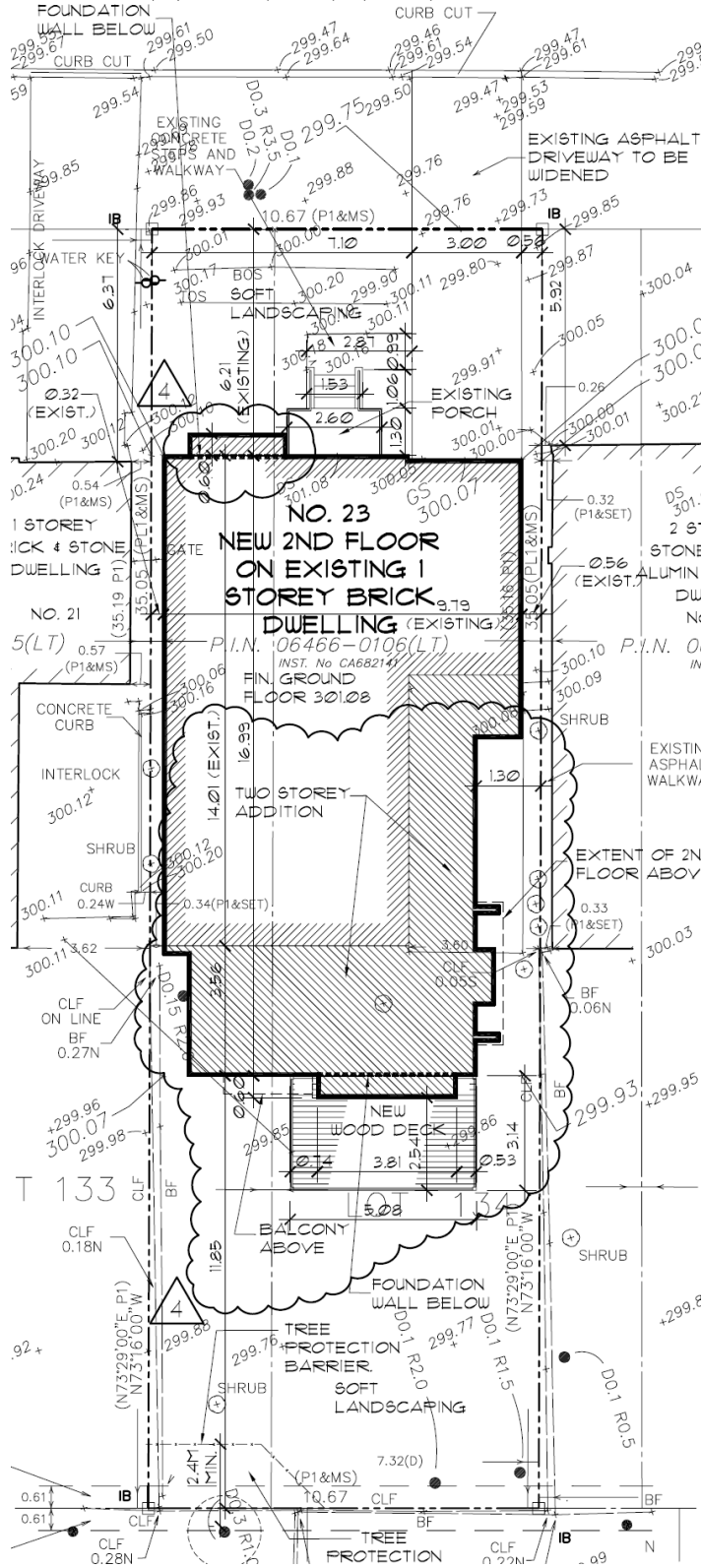
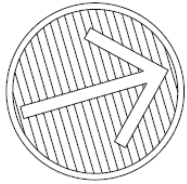
1. To permit the proposed 298 square metres floor area, whereas the Zoning By-law permits maximum 204 square metres floor area.
2. To permit the proposed 0.1 metres setback between the eaves/eavestrough and the property line, whereas the Zoning By-law requires a minimum 0.3 metres distance between eaves, eavestrough and property line.
3. To permit the proposed 41% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
4. To permit the proposed/existing 2.8 metres by 5.4 metres parking space dimension, whereas the Zoning By-law requires a minimum 3.2 metres by 5.6 metres parking space dimensions.

By-law No. 8786

5. To permit the proposed 0.32 metres south side yard setback, whereas the Zoning By-law requires a minimum 0.45 metres side yard setback.
6. To permit the proposed 43% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
7. To permit the proposed 296 square metres floor area, whereas the Zoning By-law permits maximum 204 square metres floor area.

8. To permit the proposed/existing 2.8 metres by 5.4 metres parking space dimension, whereas the Zoning By-law requires a minimum 3.3 metres by 5.6 metres parking space dimensions.
9. To permit the proposed/existing 2 metres wide driveway width, whereas the Zoning By-law requires a minimum 2.6 metres driveway width.

ELMVIEW DRIVE



- VARIANCE:**
- Floor Area
 - Eaves
 - Coverage
 - Parking Space Dimension
 - South Side Yard Setback
 - Driveway Width

29. 14 KENWORTHY AVE

File Number:	A0379/16SC	Zoning	RS - Residential Semi Detached/T - Two Family Residential [ZZC]
Owner(s):	NIKITA PURI NEIL PURI	Ward:	Scarborough Southwest (35)
Agent:	EDEN ENGINEERING & DESIGN INC	Heritage:	Not Applicable
Property Address:	14 KENWORTHY AVE	Community:	Oakridge Community
Legal Description:	PLAN 1929 LOT 20		

PURPOSE OF THE APPLICATION:

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

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

By-law No. 569-2013

1. To permit the proposed eavestrough to be 0 metres close to the north line, whereas the Zoning By-law permits the eaves of a roof to encroach into a required minimum building setback a maximum 0.9 metres, if they are no closer to a lot line than 0.3 metres.

By-law No. 9812

2. To permit the proposed 0.19 metres north side yard setback, whereas the Zoning By-law requires a minimum 0.3 metres side yard setback.

30. 929 WARDEN AVE

File Number:	A0380/16SC	Zoning	Mixed Employment (ME) Zone [Waiver]
Owners:	PLUMBERS & STEAMFITTERS LAND CORP	Ward:	Scarborough Centre (37)
Agent:	CHRIS BARRETT	Heritage:	Not Applicable
Property Address:	929 WARDEN AVE	Employment District:	Golden Mile Employment District
Legal Description:	CON D PT LOT 32 PLAN 4087 LOT 11 NOW RP 64R12171 PART 1		

PURPOSE OF THE APPLICATION:

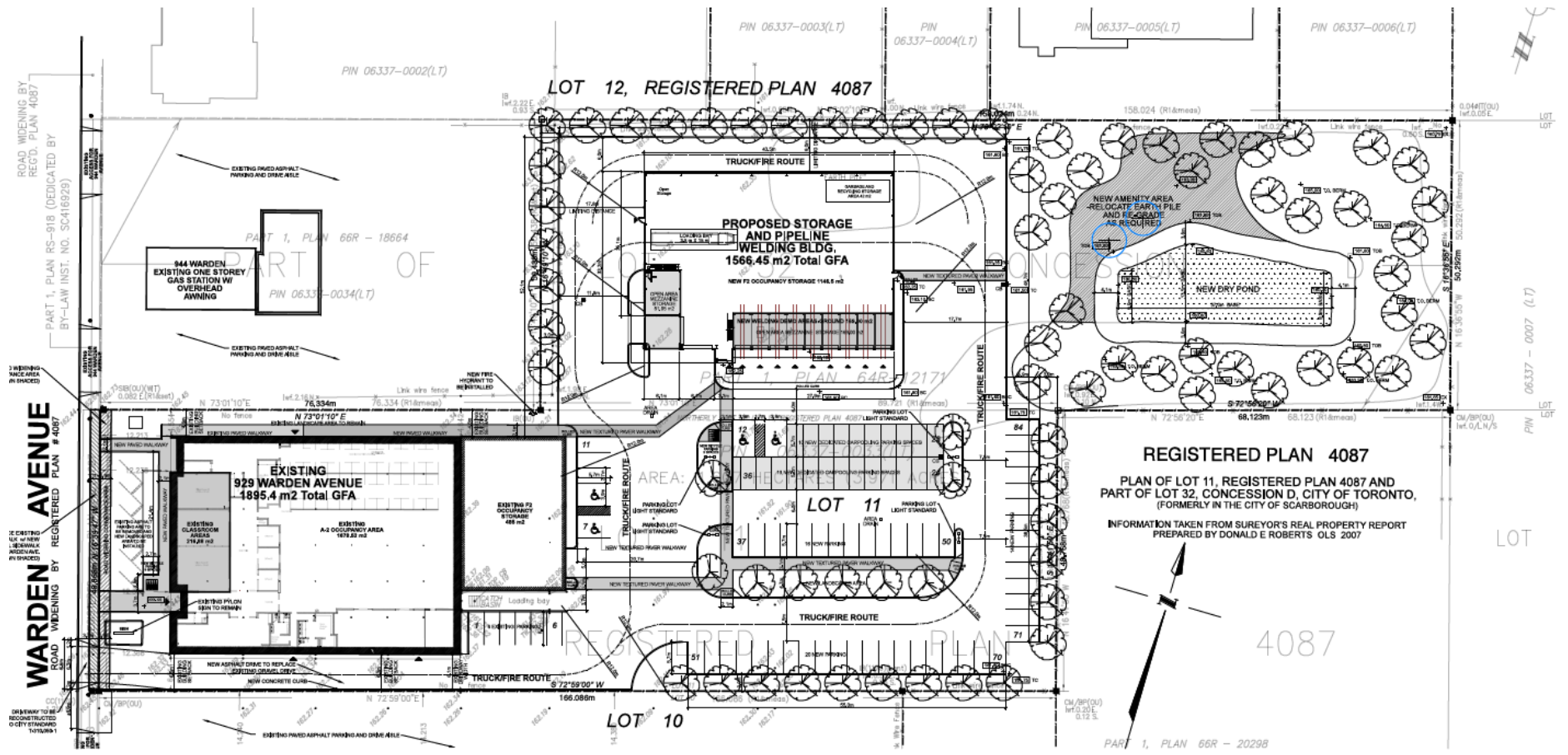
This application is for a proposed 1,567 m² storage and pipeline welding building at the rear of the Plumbers and Steamfitters building, as shown on the attached Site Plan.

The total proposed parking supply on the site is 84 parking spaces. The applicants are proposing to use 63 of these parking spaces for the Industrial Skills and Training use in the existing building. The remaining 21 parking spaces would satisfy the parking requirement for the existing and proposed storage space on the site.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

By-law No. 24982:

1. The proposed parking rate for the floor area used for Industrial Skills Training is 3.05 parking spaces per 100 m² (63 parking spaces)
Whereas the minimum required parking rate is 5.0 parking spaces per 100m² of gross floor area (104 parking spaces)



31. 42 ST QUENTIN AVE

File Number:	A0381/16SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	JENNIFER DUFFY JONATHAN MARQUETTE	Ward:	Scarborough Southwest (36)
Agent:	G AND S DESIGNS AND ASSOCIATES	Heritage:	Not Applicable
Property Address:	42 ST QUENTIN AVE	Community:	Cliffcrest Community
Legal Description:	PLAN M350 LOT 54		

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a one-storey rear addition with a full basement to the existing one storey dwelling and partially attached to existing detached garage.

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

By-law No. 569-2013

1. To permit the proposed building length of 22.8 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
2. To permit the proposed building depth of 21.6 metres measured from the front yard setback requirement on a lot to the rear wall, whereas the Zoning By-law permits maximum building depth of 19 metres.
3. To permit the existing 0.83 metres south side yard setback, whereas the Zoning By-law requires a minimum 0.9 metres side yard setback.

By-law No. 9396

4. To permit the existing rear yard setback of 10.78 metres, whereas the Zoning By-law requires a minimum rear yard setback of 11.32 metres.
5. To permit the existing 0.83 metres south side yard setback, whereas the Zoning By-law requires a minimum 0.9 metres side yard setback.

32. 224 ISLAND RD

File Number:	A0387/16SC	Zoning	Single Family (S) & Residential Detached(RD) Zone [ZR]
Owners:	RUCHI JAIN ALOK JAIN	Ward:	Scarborough East (44)
Agent:	IBRAHIM NARIMAN	Heritage:	Not Applicable
Property Address:	224 ISLAND RD	Community:	Rouge Community
Legal Description:	PLAN 320 PT LOTS 35 AND 36		

PURPOSE OF THE APPLICATION:

Proposed second storey addition over the existing house, and two-storey addition to the east side of the house addition.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

By-law No. 569-2013:

1. The proposed floor area is 0.56 x the lot area (335 m²)
Whereas the maximum permitted floor area is 0.5 x the lot area to a maximum of 279 m²
2. The proposed front yard setback is 8.2 m
Whereas the minimum required front yard setback is the average of the front yard setbacks of those buildings on the abutting lots (10.33 m)

By-law No. 12077:

3. The proposed floor area is 0.56 x the lot area (337 m²)
Whereas the maximum permitted floor area is 0.5 x the lot area to a maximum of 279 m²

33. 135 SCARBORO AVE

File Number:	A0388/16SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	PINO IOZZO	Ward:	Scarborough East (44)
Agent:	APHRODITE LIAGHAT	Heritage:	Not Applicable
Property Address:	135 SCARBORO AVE	Community:	Highland Creek Community
Legal Description:	PLAN 2098 PT LOT 37		

PURPOSE OF THE APPLICATION:

To construct a new two storey detached dwelling with an integral garage.

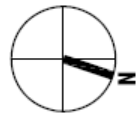
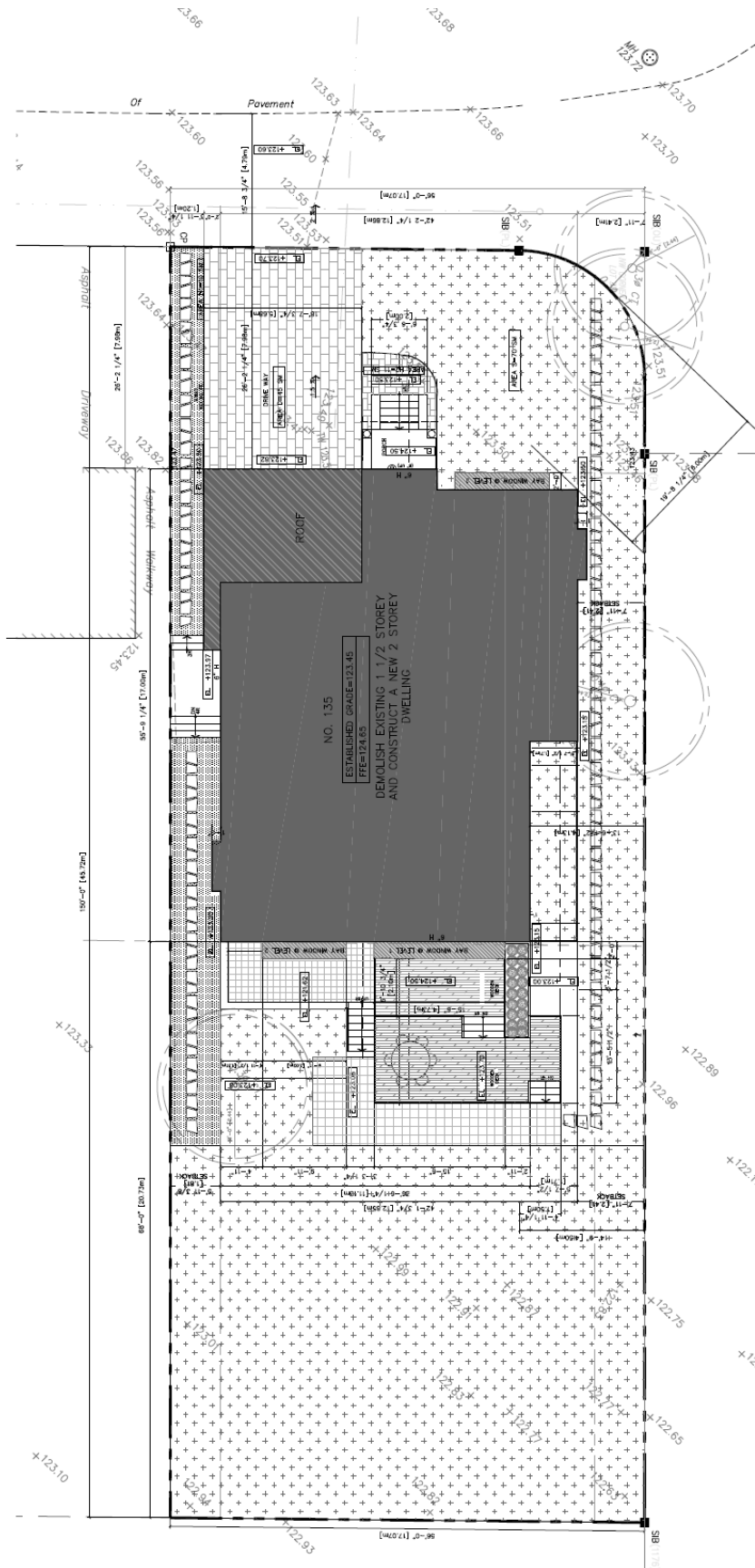
REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

By-law No. 569-2013 & No. 10827:

1. The proposed dwelling will have a floor space index equal to 0.45 times the lot area (346.92 m²);
Whereas the maximum permitted floor space index/area is 0.4 times the lot area (310.14 m²).

By-law No. 569-2013:

2. The proposed dwelling will be located 6 m from the front lot line;
Whereas the minimum required front yard setback is 7.98 m.



34. 17 SONNECK SQ

File Number:	A0389/16SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	FRANK DIPIETRO ALEKSANDRA DIPETRO	Ward:	Scarborough East (43)
Agent:	DAVID SMITH	Heritage:	Not Applicable
Property Address:	17 SONNECK SQ	Community:	Guildwood Community
Legal Description:	PLAN M943 LOT 168		

PURPOSE OF THE APPLICATION:

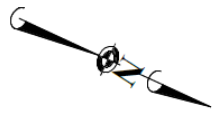
The applicant is seeking relief from the provisions of the Zoning By-law to construct a second floor addition, a two storey rear addition, and a covered front porch.

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

By-law No. 569-2013

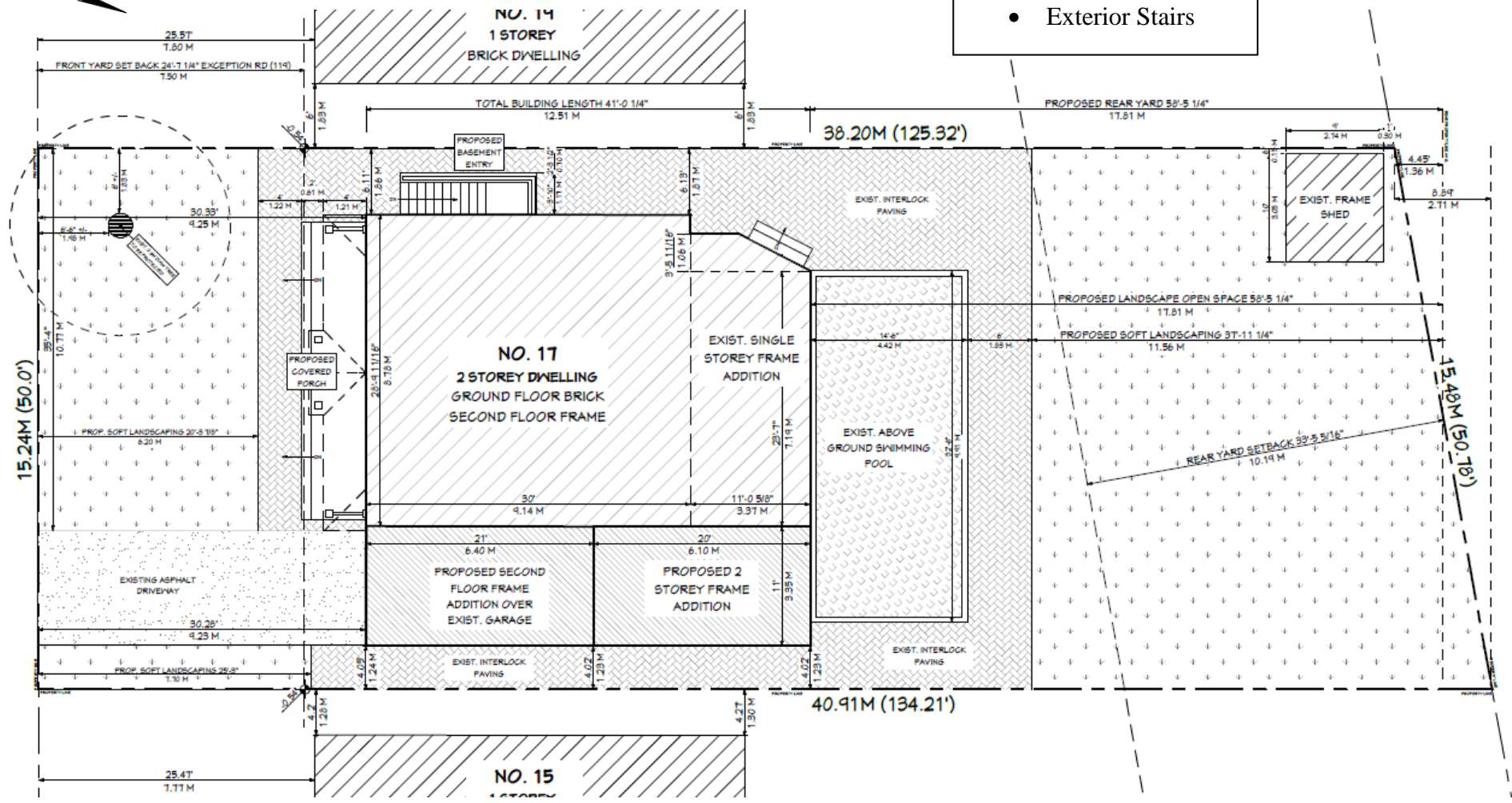
1. To permit the proposed 8.4 metres wide exterior stairs, whereas the Zoning By-law permits maximum 2 metres wide exterior stairs.

SONNECK SQUARE



VARIANCE:

- Exterior Stairs



35. 16 WOODLAND PARK RD

File Number:	A0390/16SC	Zoning	Single Family (S) & Residential Detached (RD) Zone [ZR]
Owner:	DANIELA NOLANO	Ward:	Scarborough Southwest (36)
Agent:	SETLESS ARCHITECTURE	Heritage:	Not Applicable
Property Address:	16 WOODLAND PARK RD	Community:	Birchcliff Community
Legal Description:	PLAN 3223 LOT 74		

PURPOSE OF THE APPLICATION:

To permit additional floor area above the garage in the house under construction. By creating additional floor area above the garage, the house would be considered a three-storey dwelling.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

By-law No. 569-2013 and By-law No. 8786:

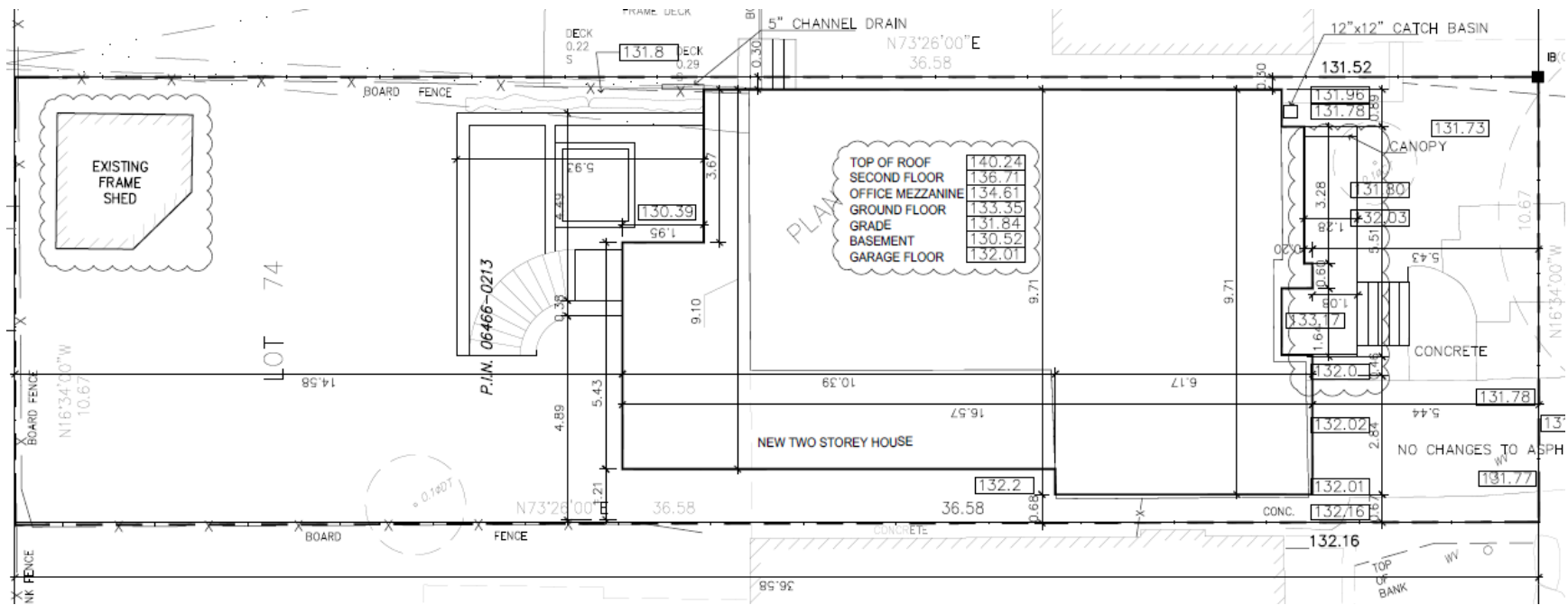
1. The existing/proposed building coverage is 42%
Whereas the maximum permitted building coverage is 33%
2. The house would be a 3 storey dwelling
Whereas the maximum permitted number of storeys excluding basement is 2

By-law No. 569-2013

3. The existing/proposed first floor height above the established grade is 1.51 m
Whereas the maximum permitted first floor height above the established grade is 1.2 m.
In March, 2014, the Committee of Adjustment approved a variance to permit a 1.35 m first floor height above established grade (File A012/14SC).
4. The proposed rear balcony area is 4.73 m² and the proposed front porch area is 13.55 m².
Whereas the maximum permitted area of each platform is 4.0 m²

By-law No. 8786:

5. The proposed basement height is 1.19 m.
Whereas the maximum permitted basement height is 1.0 m above grade



36. 42 HEATHFIELD DR

File Number:	A0393/16SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	COLEMAN BENT MATTHEW BENT	Ward:	Scarborough Southwest (36)
Agent:	COLEMAN BENT	Heritage:	Not Applicable
Property Address:	42 HEATHFIELD DR	Community:	Scarborough Village Community
Legal Description:	PLAN 4185 LOT 6		

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to permit variances for the three-storey detached house under construction on the property.

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

By-law No. 569-2013:

1. The altered dwelling will have a height of 7.69 m;
Whereas the maximum permitted height of a dwelling with a flat roof is 7.2 m.
2. The altered dwelling will be three (3) storeys;
Whereas the maximum permitted number of storeys is two (2).
Note: the Zoning By-law classifies the ground floor as the second storey and the top floor as the third storey.
3. The altered dwelling will have a parapet height of 0.54 m;
Whereas the maximum permitted height of a parapet on a dwelling with a flat roof is 0.3 m
4. The proposed south side platform (rear deck) will have an area of 17.5 m²;
Whereas the maximum permitted area of a platform at or above the second storey is 4 m².
5. The proposed north side platform (front porch) will have an area of 5.37 m²;
Whereas the maximum permitted area of a platform at or above the second storey is 4 m².

37. 47 LILLINGTON AVE

File Number:	A0396/16SC	Zoning	Single Family (S) & Residential Detached (RD) Zone [ZR]
Owners:	NADEEM IRFAN IFTIKHAR HUSSAIN	Ward:	Scarborough Southwest (36)
Agent:	NADEEM IRFAN	Heritage:	Not Applicable
Property Address:	47 LILLINGTON AVE	Community:	Cliffside Community
Legal Description:	PLAN 1964 LOT 426 PT LOT 379 TO PT LOT 381		

PURPOSE OF THE APPLICATION:

Proposed two-storey detached single family house.

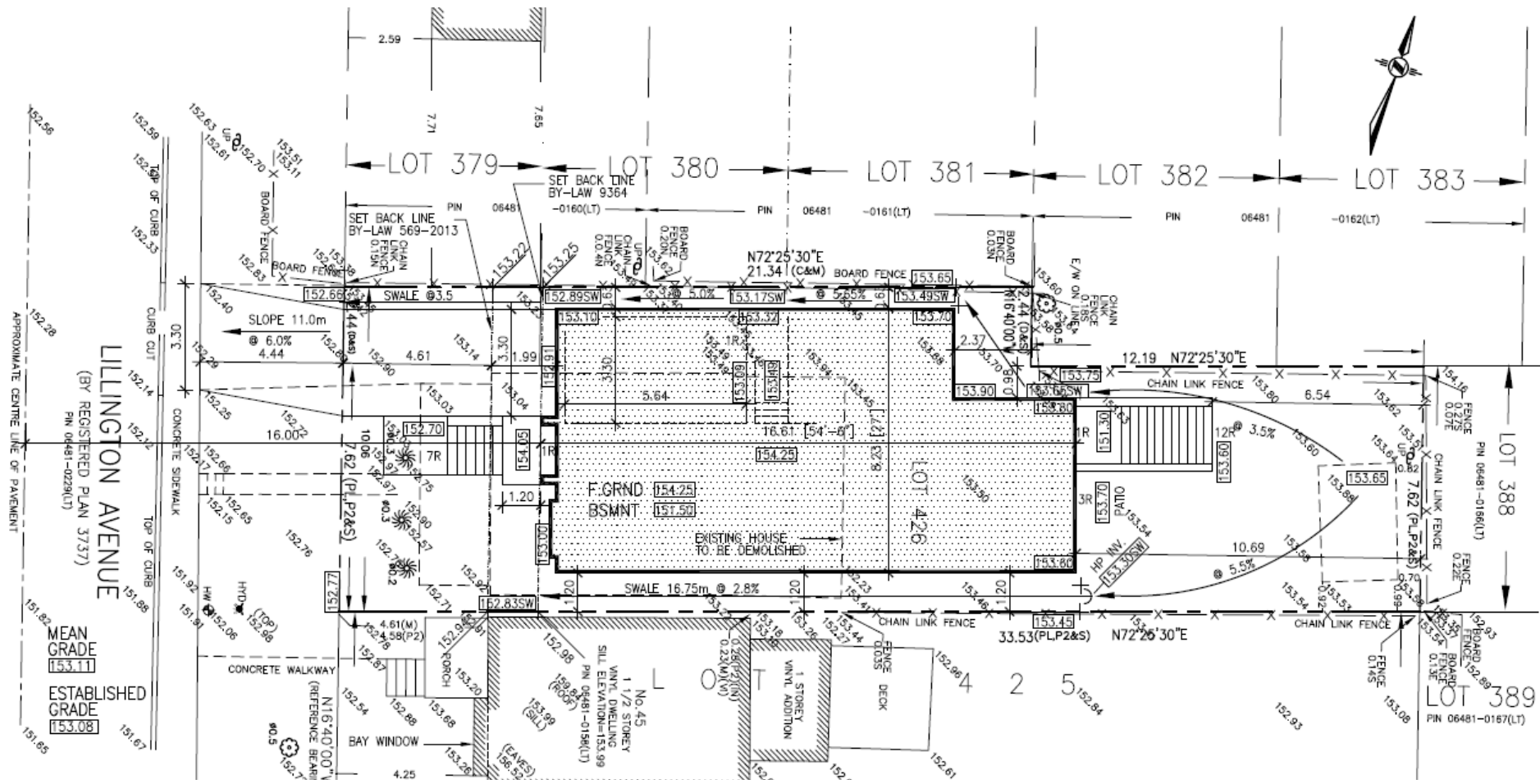
REQUESTED VARIANCES TO THE ZONING BY-LAW:

By-law No. 569-2013:

1. The proposed floor area is 0.75 x the area of the lot (230 m²)
Whereas the maximum permitted floor area is 0.6 x the area of the lot (184 m²)
2. The proposed lot coverage is 41%
Whereas the maximum permitted lot coverage is 33%
3. The proposed eaves encroachment into the required north side yard setback is 0.43 m, including the eaves trough
Whereas the maximum permitted encroachment is 0.33 m, including the eaves trough

By-law No. 9364:

4. The proposed floor area is 0.74 x the area of the lot (226 m²)
Whereas the maximum permitted floor area is 0.6 x the area of the lot (184 m²)
5. The proposed lot coverage is 41%
Whereas the maximum permitted lot coverage is 33%



38. 66 NORTH WOODROW BLVD

File Number:	A0404/16SC	Zoning	Residential Semi-Detached (RS) & Two Family (T) [ZR]
Owner(s):	GAUTAM PAUL	Ward:	Scarborough Southwest (35)
Agent:	RESIDENTIAL DRAFTING SERVICES LTD	Heritage:	Not Applicable
Property Address:	66 NORTH WOODROW BLVD	Community:	Birchmount Park Community
Legal Description:	PLAN 2050 LOT 40		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage and rear deck.

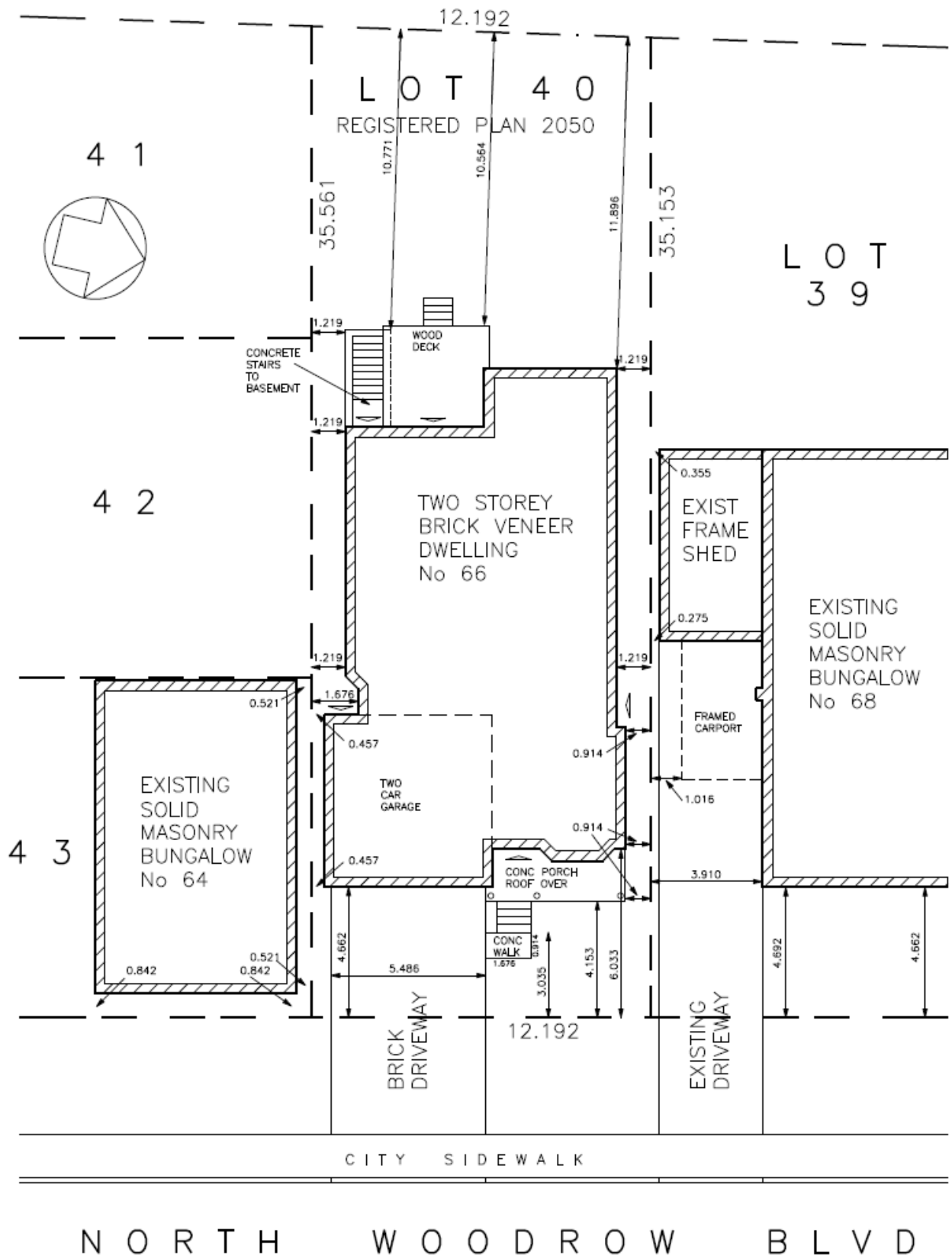
REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

By-law No. 569-2013:

1. The proposed dwelling will cover 39.7% of the lot area (171.5 m²);
Whereas the maximum permitted coverage is 33% of the lot area (142.41 m²).
2. The proposed dwelling will have a length of 18.62 m;
Whereas the maximum permitted dwelling length is 17 m.
3. The proposed eaves overhang, including the eavestrough, will be located 0.2 m from the south side lot line;
Whereas the minimum required side yard setback for an eaves overhang is 0.3 m.

By-law No. 9174:

4. The proposed dwelling will cover 41.6% of the lot area (179.64 m²);
Whereas the maximum permitted coverage is 33% of the lot area (142.41 m²).
5. The proposed dwelling will be located 14.66 m from the centreline of the original road allowance;
Whereas the minimum required building setback is 16 m from centreline of the original road allowance.



39. 39 SIX NATIONS AVE

File Number:	A0001/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [WAIVER]
Owner(s):	RANA SIDDIQUI ASHFAQUE AHMED SIDDIQUI	Ward:	Scarborough Centre (38)
Agent:	KSON DESIGN AND MANAGEMENT	Heritage:	Not Applicable
Property Address:	39 SIX NATIONS AVE	Community:	Woburn Community
Legal Description:	PLAN 5499 LOT 79		

PURPOSE OF THE APPLICATION:

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

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

By-law No. 9510

1. To permit the existing/proposed 1.7 metres west side yard setback and 1.4 metres east side yard setback, whereas the Zoning By-law requires a minimum 1.8 metres side yard setback.

40. 2412 QUEEN ST E

File Number:	A0002/17SC	Zoning	Apartment Residential (A) Zone [ZR]
Owner:	VERA BANCZA	Ward:	Scarborough Southwest (36)
Agent:	GEORGE TOT GEOTASCO INC.	Heritage:	Not Applicable
Property Address:	2412 QUEEN ST E	Community:	Birchcliff Community
Legal Description:	PLAN 619 PT LOT 10,11,27		

PURPOSE OF THE APPLICATION:

Proposal to build a canopy structure over seven existing parking spaces at the rear of the apartment building.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

By-law No. 8786:

1. To permit a lot coverage of 56% of the area of the lot (the existing coverage is 43.4%)
Whereas the maximum permitted coverage for all buildings and structures is 33% of the area of the lot

41. 213 SYLVAN AVE

File Number:	A0003/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	ROSLYN BAICHOO	Ward:	Scarborough East (43)
Agent:	MODULAR HOME ADDITIONS	Heritage:	Not Applicable
Property Address:	213 SYLVAN AVE	Community:	Guildwood Community
Legal Description:	PLAN M1012 LOT 25		

PURPOSE OF THE APPLICATION:

To construct a second storey addition to the existing 1-1/2 storey split level detached dwelling.

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

By-law No. 569-2013 & No. 9676:

1. The altered dwelling will be located 7.13 m from the front lot line;
Whereas the minimum required front yard setback is 7.5 m.

By-law No. 9676:

2. The proposed front porch canopy will project 1.76 m into the required front yard setback;
Whereas the maximum permitted projection of a canopy into the front yard setback is 1.55 m.

APPROXIMATE CENTRELINE OF ROAD

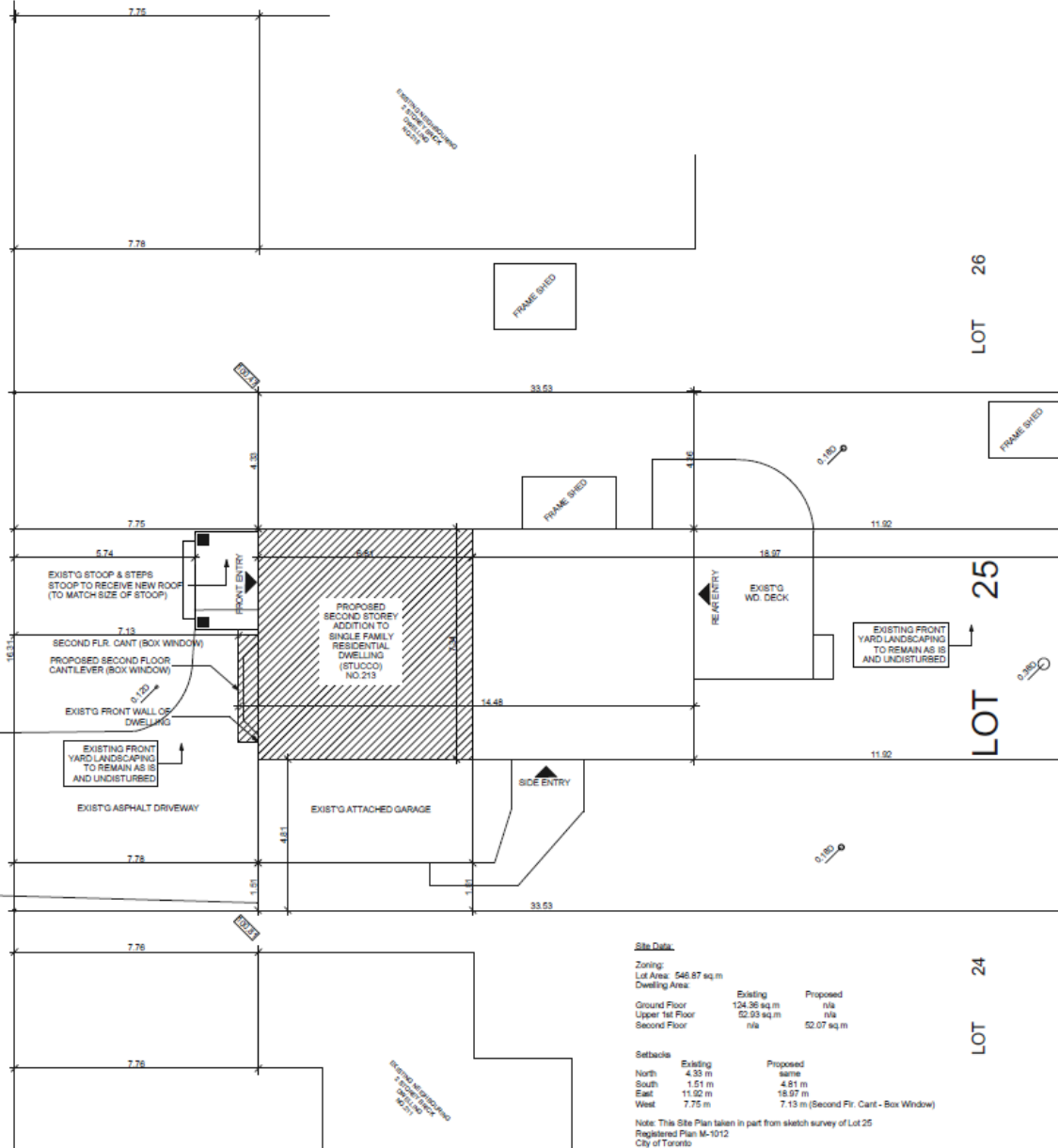
Sylvan Avenue



3.08
EXIST'G CURB CUT

CONCRETE CURB

CONCRETE SIDEWALK



Site Data:

Zoning:	546.87 sq. m	
Lot Area:	546.87 sq. m	
Dwelling Area:	Existing	Proposed
Ground Floor	124.36 sq. m	n/a
Upper 1st Floor	52.92 sq. m	n/a
Second Floor	n/a	52.07 sq. m

Setbacks:

	Existing	Proposed
North	4.33 m	same
South	1.51 m	4.81 m
East	11.92 m	18.97 m
West	7.75 m	7.13 m (Second Flr. Cant. - Box Window)

Note: This Site Plan taken in part from sketch survey of Lot 25
Registered Plan M-1012
City of Toronto

42. 50 ST QUENTIN AVE

File Number:	A0004/17SC	Zoning	Residential Detached (RD) & Single Family (S) [Waiver]
Owner(s):	SANDEEP SINGH GARCHA	Ward:	Scarborough Southwest (36)
Agent:	DESMOND ROYCHAUDHURI ARCHITECT	Heritage:	Not Applicable
Property Address:	50 ST QUENTIN AVE	Community:	Cliffcrest Community
Legal Description:	PLAN M350 LOT 50		

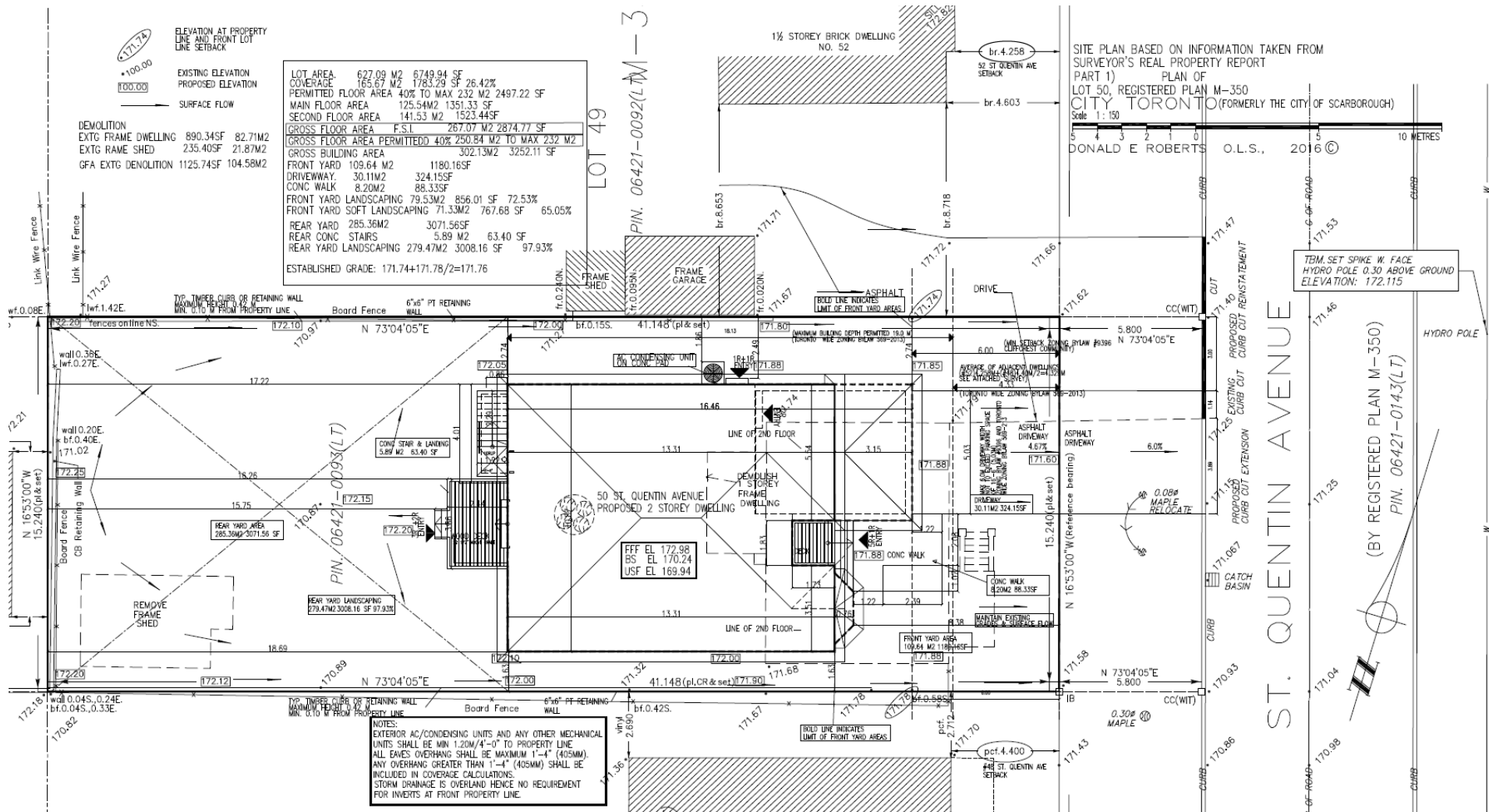
PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage.

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

By-law No. 9396:

1. The proposed dwelling will have a total floor area of 267.07 m²;
Whereas the maximum permitted floor area is 232 m².



43. 63 SCARBORO AVE

File Number:	A0008/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [WAIVER]
Owner(s):	BALAKUMARAN THIRAVIAM	Ward:	Scarborough East (44)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	63 SCARBORO AVE	Community:	Highland Creek Community
Legal Description:	PLAN 2098 PT LOT 24		

PURPOSE OF THE APPLICATION:

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

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

By-law No. 569-2013

1. To permit the proposed 380 square metres floor area or 0.54 times the area of the lot, whereas the Zoning By-law permits maximum 285 square metres floor area or 0.4 times the area of the lot.
2. To permit the proposed 3.8 metres rear yard setback (to the walkout), whereas the Zoning By-law requires a minimum 8.38 metres rear yard setback.

By-law No. 10827

3. To permit the proposed 380 square metres floor area or 0.54 times the area of the lot, whereas the Zoning By-law permits maximum 285 square metres floor area or 0.4 times the area of the lot.
4. To permit the proposed 3.8 metres rear yard setback (to the walkout), whereas the Zoning By-law requires a minimum 7.51 metres rear yard setback.

44. 90 MELFORD DRIVE UNIT 19

File Number:	A354/15SC	Zoning	Special Industrial (MS) & Heavy Industrial (EH) Zone [Waiver]
Owners:	MELFORD INDUSTRIAL INC CHU AUTO MECHANIC SERVICE	Ward:	Scarborough-Rouge River (42)
Agent:	CHU AUTO MECHANIC SERVICE	Heritage:	Not Applicable
Property Address:	90 MELFORD DRIVE UNIT 19	Employment District:	Marshalling Yard Employment District
Legal Description:	PLAN M1546 PT BLK Q NOW RP 66R9602 PART 1,2		

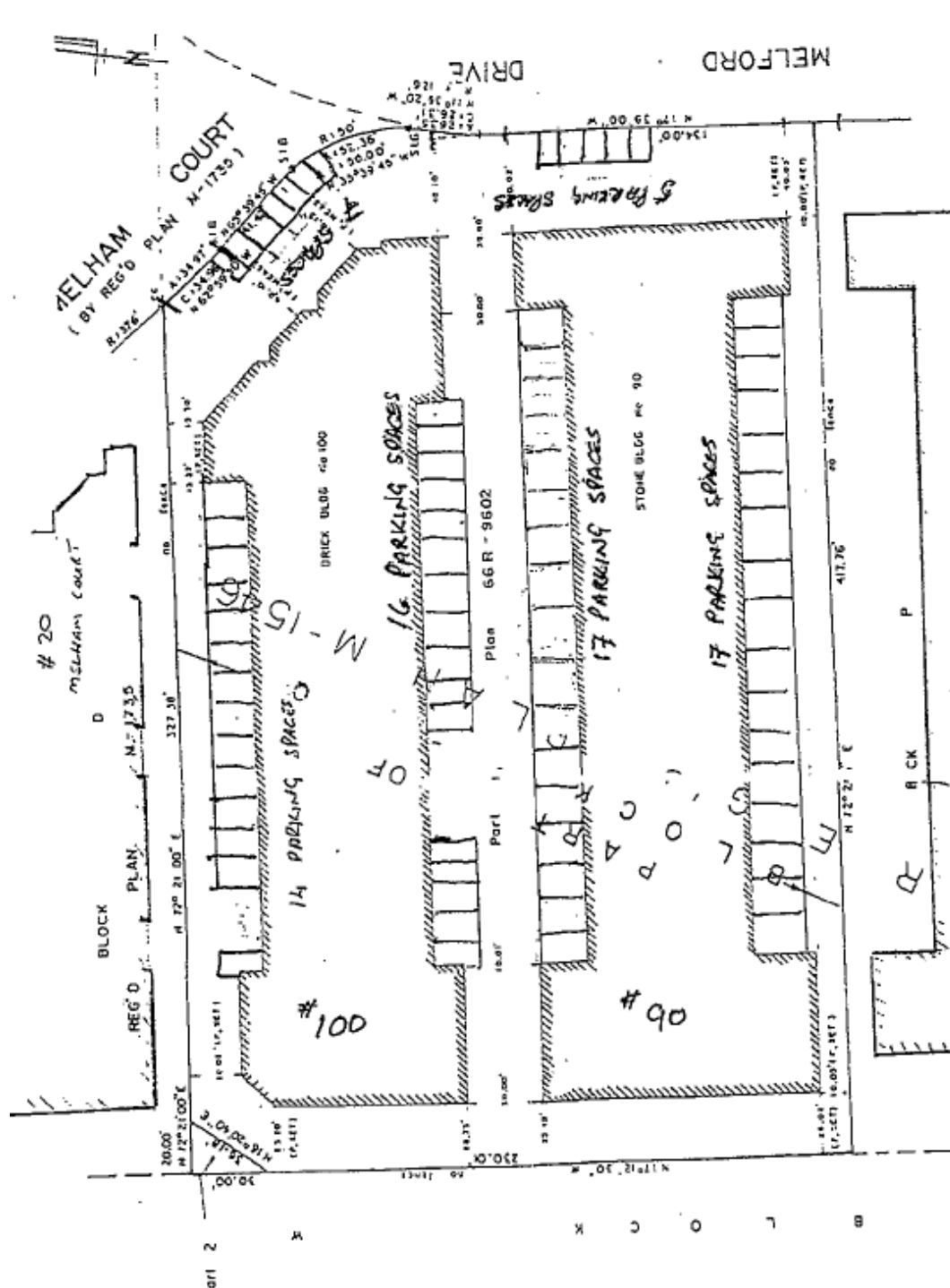
PURPOSE OF THE APPLICATION:

This application is for a variance to permit the existing auto vehicle repair shop at 90 Melford Drive, Unit 19.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

By-law No. 24982:

1. To permit the existing vehicle repair shop in Unit 19
Whereas a vehicle repair shop is not a permitted use.



90/100 MELFORD DRIVE
 TOTAL PARKING SPACES
 76

PAUL JAYSON
 ONTARIO LAND SURVEYOR
 327 West North Rd., Williamsburg, Ont.
 M2L 2T8
 417-8718

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 11th DAY OF APRIL, 1984
 PAUL JAYSON
 ONTARIO LAND SURVEYOR
 DATE

LEGEND
 W - MONUMENTS
 S - SURVEY MONUMENTS
 D - STANDARD FROM BAR
 I - IRON BAR
 C - CUT CROSS
 WIT - WITNESS
 P - PLAN GEN-9602

NOTE
 BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE
 SOUTHERLY LIMIT OF BLOCK D, AS SHOWN ON PLAN
 66 R-9602, HAVING A BEARING OF N 72° 21' E
 TOTAL AREA: 2.439 acres

45. 86 MELFORD DR - UNIT 8

File Number:	A176/16SC	Zoning	Employment Heavy Industrial (EH) & Special Industrial (MS) Zone [ZR]
Owner(s):	1428914 ONTARIO INC	Ward:	Scarborough-Rouge River (42)
Agent:	THOMAS SCANLON	Heritage:	Not Applicable
Property Address:	86 MELFORD DR - UNIT 8	Employment:	Marshalling Yard District
Legal Description:	PLAN M1546 PT BLK P RP 66R9643 PART 1		

PURPOSE OF THE APPLICATION:

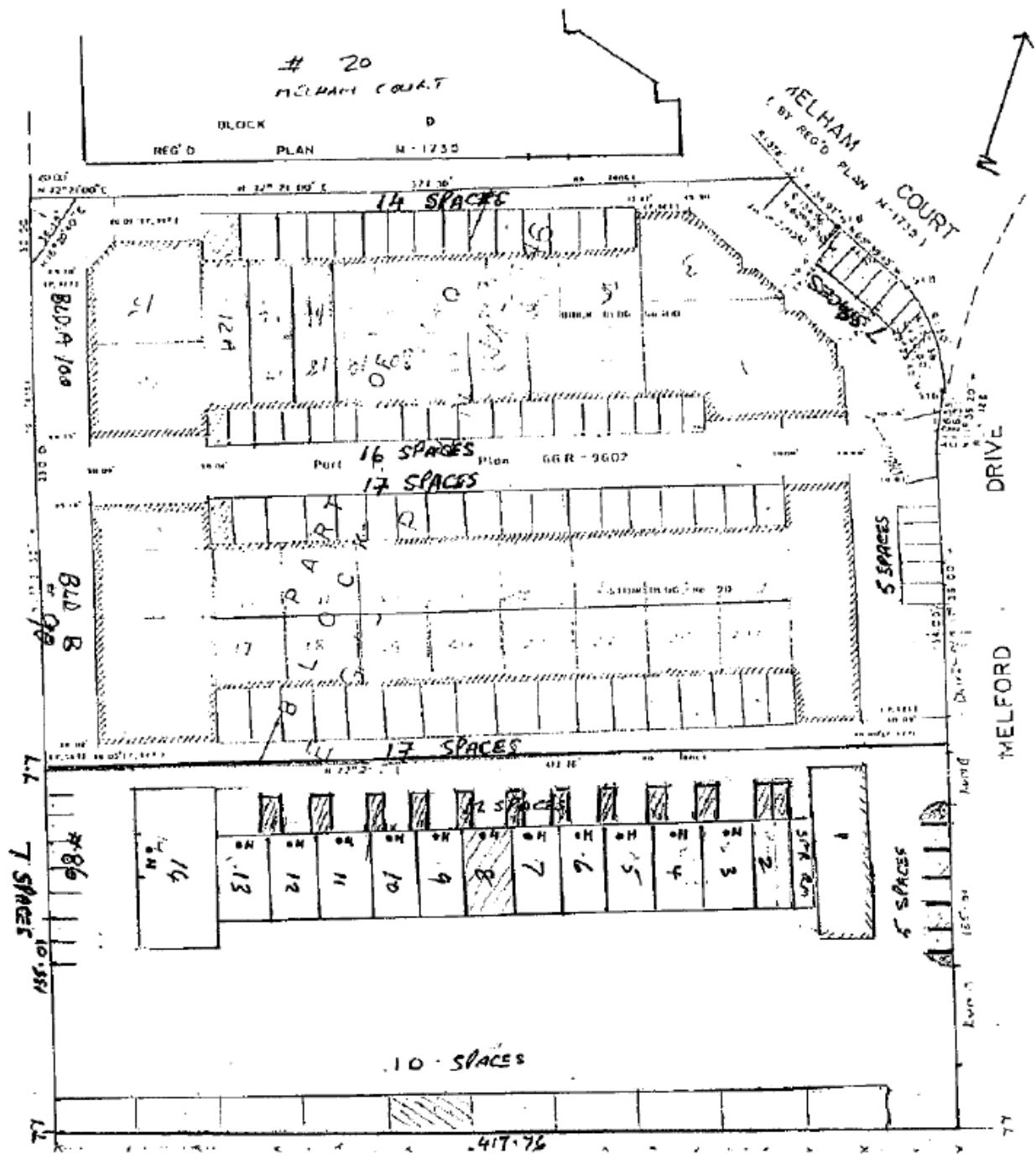
To permit a vehicle repair shop to occupy Unit 8 in the existing multi-tenant industrial building.

This application was previously heard on November 3, 2016 and was deferred in order for Community Planning staff to prepare an informational report.

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

By-law No. 24982:

1. To permit a vehicle repair shop in Unit 8;
Whereas a vehicle repair shop is not a permitted use.



46. 90 MELFORD DR - UNIT 22

File Number:	A0284/16SC	Zoning	Employment Heavy Industrial (EH) & Special Industrial (MS) Zone [ZR]
Owner(s):	MELFORD INDUSTRIAL INC	Ward:	Scarborough-Rouge River (42)
Agent:	THOMAS SCANLON	Heritage:	Not Applicable
Property Address:	90 MELFORD DR - UNIT 22	Employment::	Marshalling Yard District
Legal Description:	PL M1546 PT BLK Q NOW RP 66R9602 PT 1,2 << STRUCTURE ADDRESS FOR 90-100 MELFORD DR		

PURPOSE OF THE APPLICATION:

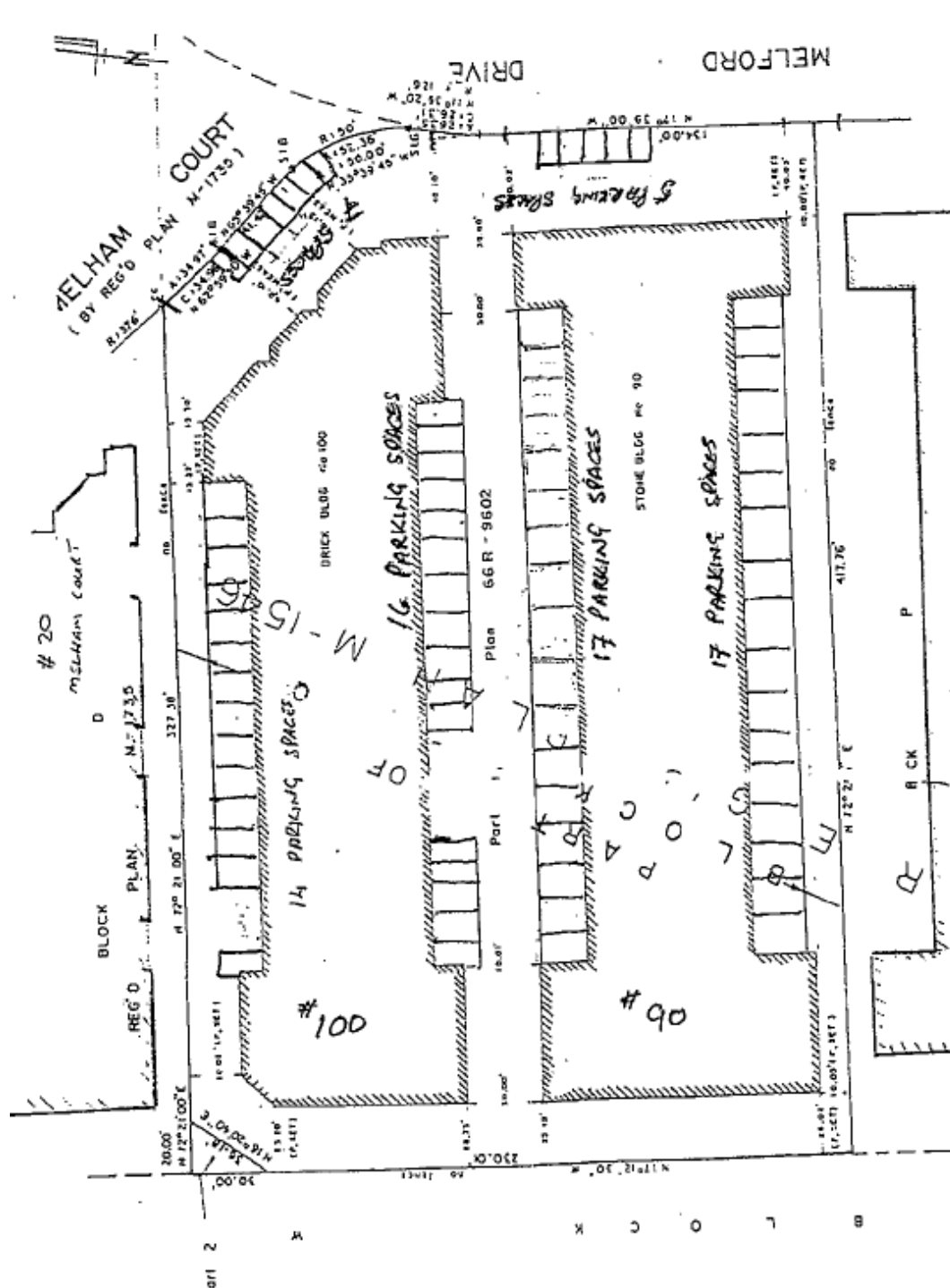
To permit a vehicle repair shop to occupy Unit 22 in the existing multi-tenant industrial building.

This application was previously heard on November 3, 2016 and was deferred in order for Community Planning staff to prepare an informational report.

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

By-law No. 24982:

1. To permit a vehicle repair shop in Unit 22;
Whereas a vehicle repair shop is not a permitted use.



90/100 MELFORD DRIVE
 TOTAL PARKING SPACES
 76

PAUL JAYSON
 ONTARIO LAND SURVEYOR
 327 West North Rd., Williamsburg, Ont.
 M2L 2T8
 417-8718

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
 COMPLETED ON THE 11th DAY OF APRIL, 1984
 PAUL JAYSON
 ONTARIO LAND SURVEYOR
 DATE

LEGEND
 W - MONUMENTS
 D - SURVEY MONUMENTS
 S - STANDARD FROM BAR
 I - FROM BAR
 C - CUT CROSS
 WIT - WITNESS
 P - PLAN GEN-9602

NOTE
 BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE
 SOUTHERLY LIMIT OF BLOCK D, AS SHOWN ON PLAN
 66R-9602, HAVING A BEARING OF N 72° 21' E
 TOTAL AREA: 2.439 acres

47. 100 MELFORD DR – UNIT 17

File Number:	A0392/16SC	Zoning	Employment Heavy Industrial (EH) & Special Industrial (MS) Zone [ZR]
Owner(s):	MELFORD INDUSTRIAL INC	Ward:	Scarborough-Rouge River (42)
Agent:	THOMAS SCANLON	Heritage:	Not Applicable
Property Address:	100 MELFORD DR – UNIT 17	Employment:	Marshalling Yard District
Legal Description:	PL M1546 PT BLK Q NOW RP 66R9602 PT 1,2 << STRUCTURE ADDRESS FOR 90-100 MELFORD DR		

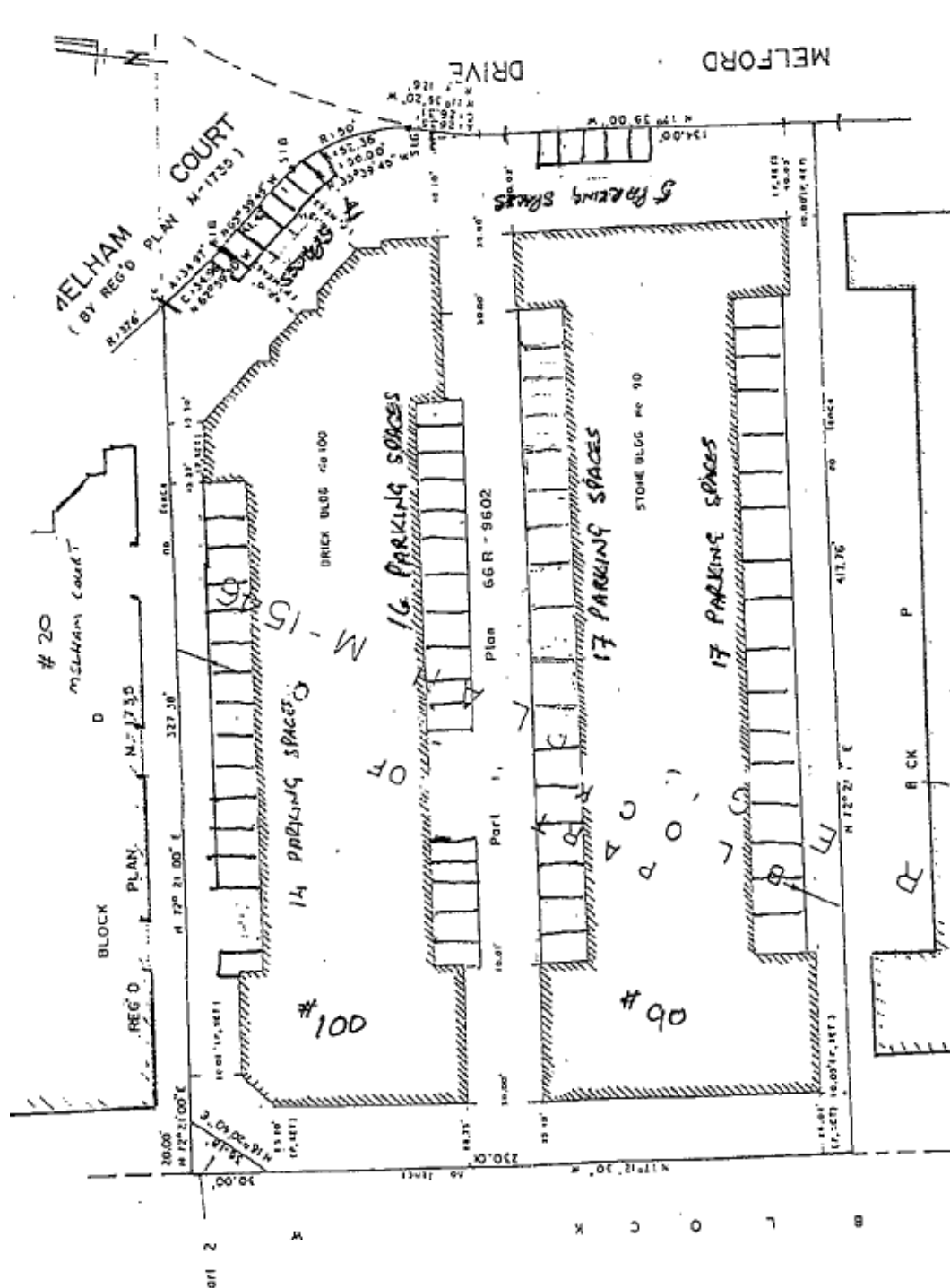
PURPOSE OF THE APPLICATION:

To permit a vehicle detailing shop to occupy Unit 17 in the existing multi-tenant industrial building.

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

By-law No. 569-2013 & No. 24982:

1. To permit a vehicle wash and detailing shop in Unit 17;
Whereas a vehicle detailing shop is not a permitted use.



90/100 MELFORD DRIVE
 TOTAL PARKING SPACES
 76

PAUL JAYSON
 ONTARIO LAND SURVEYOR
 327 West North Rd., Williamsburg, Ont.
 M2L 2T8
 417-8718

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
 COMPLETED ON THE 11th DAY OF APRIL, 1984
 PAUL JAYSON
 ONTARIO LAND SURVEYOR
 DATE

LEGEND
 W - NOTES SURVEY MONUMENT FOR
 D - SURVEY MONUMENT SET
 S - FROM BAR
 ID - CUT CROSS
 CC - WITNESS
 WIT - PLAN GEN-9602
 P -

NOTE
 DIMENSIONS ARE ASTROMOMIC AND ARE REFERRED TO THE
 SOUTHERLY LIMIT OF BLOCK D, AS SHOWN ON PLAN
 66R-9602, HAVING A BEARING OF N 72° 21' E
 TOTAL AREA: 2.439 acres

48. 100 MELFORD DR – UNIT 20

File Number:	A0394/16SC	Zoning	Employment Heavy Industrial (EH) & Special Industrial (MS) Zone [Waiver]
Owner(s):	MELFORD INDUSTRIAL INC	Ward:	Scarborough-Rouge River (42)
Agent:	THOMAS SCANLON	Heritage:	Not Applicable
Property Address:	100 MELFORD DR – UNIT 20	Employment:	Marshalling Yard District
Legal Description:	PL M1546 PT BLK Q NOW RP 66R9602 PT 1,2 << STRUCTURE ADDRESS FOR 90-100 MELFORD DR		

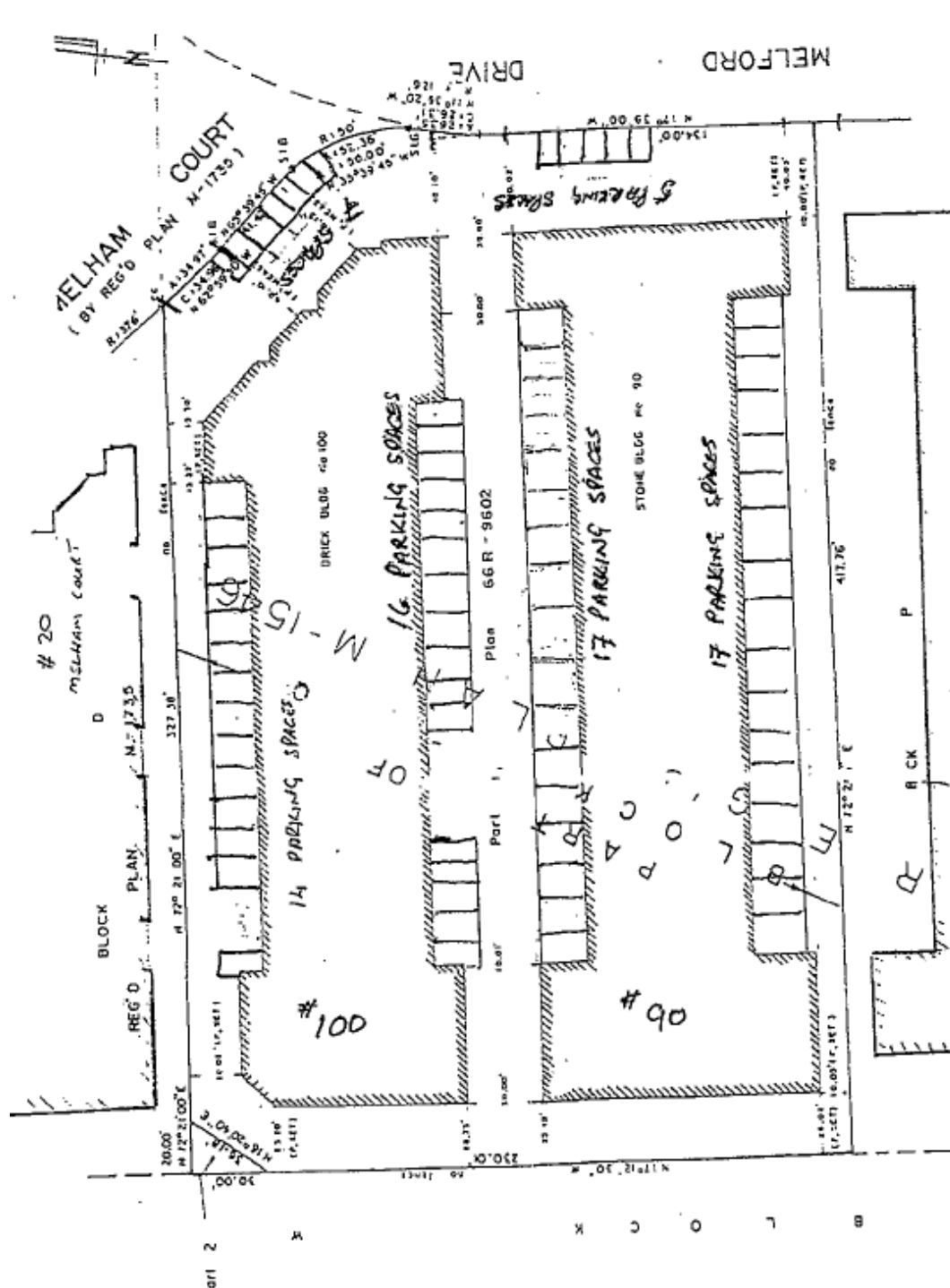
PURPOSE OF THE APPLICATION:

To permit a vehicle repair shop to occupy Unit 20 in the existing multi-tenant industrial building.

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

By-law No. 24982:

1. To permit a vehicle repair shop in Unit 20;
Whereas a vehicle repair shop is not a permitted use.



90/100 MELFORD DRIVE
 TOTAL PARKING SPACES
 76

PAUL JAYSON
 ONTARIO LAND SURVEYOR
 327 West North Rd., Williamsburg, Ont.
 M2L 2T8
 417-8718

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
 COMPLETED ON THE 11th DAY OF APRIL, 1984
 PAUL JAYSON
 ONTARIO LAND SURVEYOR
 DATE

LEGEND
 W - NOTES SURVEY MONUMENT FOR
 SURVEY MONUMENT SET
 STANDARD FROM BAR
 FROM BAR
 ID - CUT CROSS
 CC - WITNESS
 WIT - PLAN GEN-9602

NOTE
 BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE
 SOUTHERLY LIMIT OF BLOCK D, AS SHOWN ON PLAN
 66 R-9602, HAVING A BEARING OF N 72° 21' E
 TOTAL AREA: 2.439 acres

49. 90 MELFORD DR – UNIT 17

File Number:	A0395/16SC	Zoning	Employment Heavy Industrial (EH) & Special Industrial (MS) Zone [ZR]
Owner(s):	MELFORD INDUSTRIAL INC	Ward:	Scarborough-Rouge River (42)
Agent:	THOMAS SCANLON	Heritage:	Not Applicable
Property Address:	90 MELFORD DR – UNIT 17	Employment:	Marshalling Yard District
Legal Description:	PL M1546 PT BLK Q NOW RP 66R9602 PT 1,2 << STRUCTURE ADDRESS FOR 90-100 MELFORD DR		

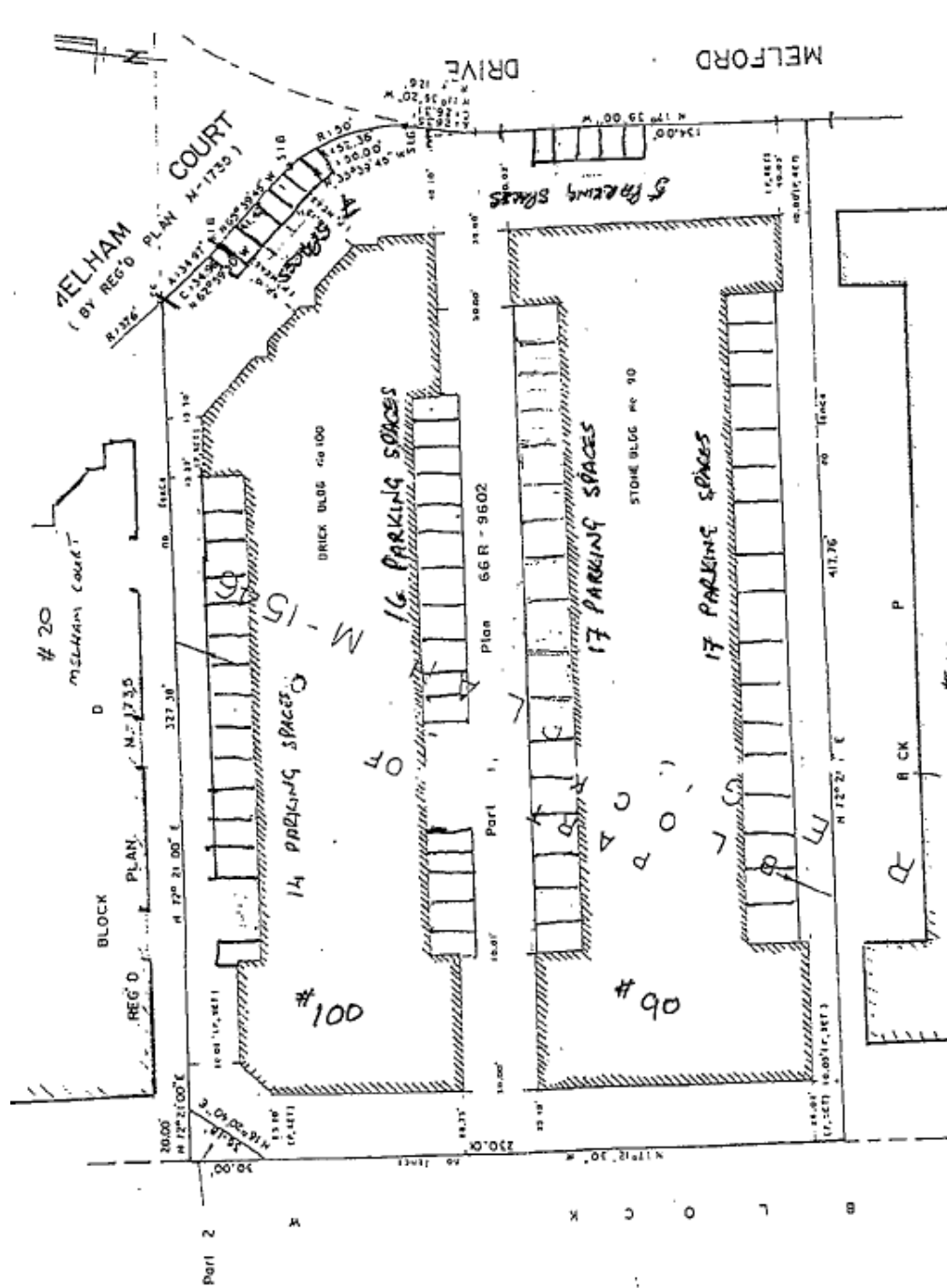
PURPOSE OF THE APPLICATION:

To permit a vehicle repair shop to occupy Unit 17 in the existing multi-tenant industrial building.

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

By-law No. 24982:

1. To permit a vehicle repair shop in Unit 17;
Whereas a vehicle repair shop is not a permitted use.



90/100 MELFORD DRIVE
 TOTAL PARKING SPACES
 76

PAUL JAYSON
 ONTARIO LAND SURVEYOR
 317 Woodlawn Rd., Williamsburg, Ont
 M2L 2T8
 417-8718

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 11th DAY OF APRIL, 1984.
 PAUL JAYSON
 ONTARIO LAND SURVEYOR
 DATE: APR 11, 1984

LEGEND
 SURVEY MONUMENT FOR
 SURVEY MONUMENT SET
 STANDARD IRON BAR
 IRON BAR
 CUT CROSS
 WITNESS
 PLAN GCM-9502

NOTE
 BEARINGS ARE ASTROGNOMIC AND ARE REFERRED TO THE
 SOUTHERLY LIMIT OF BLOCK D, AS SHOWN ON PLAN
 G6R-9502, HAVING A BEARING OF N 72° 21' E.
 TOTAL AREA: 2.439 acres