

**COMMITTEE OF ADJUSTMENT  
AGENDA  
NORTH YORK PANEL**

**Hearing Date:** June 8, 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.	B0088/16NY		131 HOLMES AVE	Willowdale (23)
1a.	A1004/16NY		131(A) HOLMES AVE (PART 1)	Willowdale (23)
1b.	A1005/16NY		131(B) HOLMES AVE (PART 2)	Willowdale (23)
2.	B0041/16NY		145 ELLERSLIE AVE	Willowdale (23)
2a.	A0565/16NY		145 ELLERSLIE AVE – PART 1	Willowdale (23)
2b.	A0566/16NY		145 ELLERSLIE AVE – PART 2	Willowdale (23)
3.	A0205/17NY		89 HILLCREST AVE	Willowdale (23)
4.	A0210/17NY		186 CARIBOU RD	Eglinton-Lawrence (16)

5.	A0211/17NY	WEST 2.74M FROM 186 CARIBOU RD	Eglinton-Lawrence (16)
6.	A0215/17NY	66 MARMION AVE	Eglinton-Lawrence (16)
7.	A0195/17NY	150 SANDRINGHAM DR	York Centre (10)
8.	A0170/17NY	43 INDUSTRIAL ST	Don Valley West (26)
9.	A0245/17NY	81 GARTHDALE CRT	York Centre (10)
10.	A0246/17NY	69 CASTLEWOOD RD	Eglinton-Lawrence (16)
11.	A0247/17NY	43 GOODYEAR CRES	Willowdale (24)
12.	A0248/17NY	11 MALABAR PL	Don Valley West (25)
13.	A0249/17NY	32 RIPPLETON RD	Don Valley West (25)
14.	A0250/17NY	189 GLENGROVE AVE W	Eglinton-Lawrence (16)
15.	A0251/17NY	214 HOMEWOOD AVE	Willowdale (23)
16.	A0253/17NY	95 CHARLESWOOD DR	York Centre (10)
17.	A0254/17NY	56 GWENDOLEN AVE	Willowdale (23)
18.	A0255/17NY	3 DELO RD	Eglinton-Lawrence (15)
19.	A0256/17NY	165 BRIAR HILL AVE	Eglinton-Lawrence (16)
20.	A0257/17NY	227 SHELDRAKE BLVD	Don Valley West (25)
21.	A0258/17NY	13 ELKPATH AVE	Don Valley West (25)
22.	A0259/17NY	19 CITATION DR	Willowdale (24)
23.	A0260/17NY	149 BISHOP AVE	Willowdale (24)
24.	A0261/17NY	16 OSCAR CRT	Willowdale (24)
25.	A0262/17NY	6 MACNAUGHTON RD	Don Valley West (26)

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

	<b>File Number</b>	<b>Owner</b>	<b>Property</b>	<b>Community (Ward)</b>
26.	A0252/17NY		22 FRONTENAC AVE	Eglinton-Lawrence (16)
27.	A0264/17NY		108 STRATFORD CRES	Don Valley West (25)

28.	A0265/17NY	99 EMPRESS AVE	Willowdale (23)
29.	A0266/17NY	103 ARMOUR BLVD	York Centre (10)
30.	A0267/17NY	49 GLENVIEW AVE	Eglinton-Lawrence (16)
31.	A0268/17NY	63 ATHABASKA AVE	Willowdale (24)
32.	A0269/17NY	6 CAMWOOD CRES	Don Valley East (34)
33.	A0270/17NY	12 MEDALIST RD	Don Valley West (25)
34.	A0273/17NY	138 BURNDALE AVE	Willowdale (23)
35.	A0274/17NY	68 CENTRE AVE	Willowdale (24)
36.	A0275/17NY	7 CASSIDY PL	Don Valley West (25)
37.	A0276/17NY	40 DE VERE GDNS	Eglinton-Lawrence (16)
38.	A0277/17NY	192 NEWTON DR	Willowdale (24)
39.	A0278/17NY	185 BOWOOD AVE	Don Valley West (25)
40.	A0279/17NY	1185 AVENUE RD	Eglinton-Lawrence (16)
41.	A0280/17NY	164 BEDFORD PARK AVE	Eglinton-Lawrence (16)
42.	A0281/17NY	17 GASPE RD	Willowdale (24)
43.	A0282/17NY	57 MUNRO BLVD	Don Valley West (25)
44.	A0283/17NY	95 LORD SEATON RD	Don Valley West (25)
45.	A0284/17NY	252 HANNA RD	Don Valley West (26)
46.	A0285/17NY	12 SPINNEY CRT	Don Valley East (34)
47.	A0286/17NY	28 FIFESHIRE RD	Don Valley West (25)
48.	A0287/17NY	153 DELL PARK AVE	Eglinton-Lawrence (15)
49.	A0288/17NY	859 GLENCAIRN AVE	Eglinton-Lawrence (15)
50.	A0359/15NY	939 LAWRENCE AVE E	Don Valley West (25)
51.	A658/13NY	210 MARLEE AVE	Eglinton-Lawrence (15)

### 3. OTHER BUSINESS

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

**1. 131 HOLMES AVE**

File Number:	B0088/16NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>131 HOLMES AVE</b>	Community:	North York
Legal Description:	PLAN 2399 W PT LOT 128		

**THE CONSENT REQUESTED:**

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

**Conveyed - PART 2**

Address to be assigned

The frontage is 10.375m and the lot area is 505.16m<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) as outlined in application A1005/16NY.

**Retained - PART 1**

Address to be assigned

The frontage is 10.375m and the lot area is 505.16m<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) as outlined in application A1004/16NY.

**File Numbers B0088/16NY, A1004/16NY, A1005/16NY will be considered jointly.**

**1a. 131(A) HOLMES AVE  
(PART 1)**

File Number:	A1004/16NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>131(A) HOLMES AVE (PART 1)</b>	Community:	North York
Legal Description:	PLAN 2399 W PT LOT 128		

**PURPOSE OF THE APPLICATION:**

To construct a new detached residential dwelling. File Numbers B0088/16NY, A1004/16NY (131A), A1005/16NY will be considered jointly.

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

**1. Chapter 10.20.40.70 (3), (5) (A), Exception RD 5, By-law No. 569-2013**

The minimum side yard setback is 1.8 m.  
The east side yard setback is 0.92 m.

**2. Chapter 10.20.40.70 (3), (5) (A), Exception RD 5, By-law No. 569-2013**

The minimum side yard setback is 1.8 m.  
The west sideyard setback is 1.22 m.

**3. Chapter 10.20.30.10.(1), By-law No. 569-2013**

A) The required minimum lot area is 550 m<sup>2</sup>.  
The proposed lot area is 505.16 m<sup>2</sup>.

**4. Chapter 10.20.30.20.(1), By-law No. 569-2013**

A) The required minimum lot frontage is 15.0 m.  
The proposed lot frontage is 10.375 m.

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

A) The permitted maximum lot coverage is 30 percent of the lot area: 151.55 m<sup>2</sup>.  
The proposed lot coverage is 30.34 percent of the lot area: 153.24 m<sup>2</sup>.

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

A) The permitted maximum height of a building or structure is 10 m.  
The proposed height of the building is 10.04 m.

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

A)(i) The permitted maximum height of all front exterior main walls is 7.5 m.  
The proposed height of the front exterior main walls is 8.46 m.  
A)(ii) The permitted maximum height of all rear exterior main walls is 7.5 m.  
The proposed height of the rear exterior main walls is 8.46 m.

**8. Chapter 10.20.40.10.(6), By-law No. 569-2013**

6) The permitted maximum height of the first floor above established grade is 1.2 m.  
The proposed height of the first floor above established grade is 1.24 m.

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

The permitted maximum building length for a detached house is 17.0 m.  
The proposed building length is 19.02 m.

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

The permitted maximum building depth for a detached house is 19.0 m.  
The proposed building depth is 19.24 m.

**11. Chapter 10.5.100.1.(1), 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 2.0 m wide.

The proposed driveway is 5.48 m wide, however there is a City tree located in the proposed driveway.

(C) For a detached house, semi-detached house, or duplex, and for an individual townhouse dwelling unit if an individual private driveway leads directly to the dwelling unit, a driveway that is located in or passes through the front yard may be for lots with a lot frontage of 6.0 m to 23.0 m inclusive, or a townhouse dwelling unit at least 6.0 m wide, a maximum of 5.03 m wide.

The proposed driveway is 5.475 m wide.

**12. Chapter 10.5.50.10.(1), By-law No. 569-2013**

(B) On a lot with a detached house, semi-detached house, duplex, triplex, fourplex or townhouse, with a lot frontage of 6.0 m to less than 15.0 m, or a townhouse dwelling unit at least 6.0 m wide, a minimum of 50 percent of the front yard must be landscaping: 30.85 m<sup>2</sup>.

The proposed front yard landscaping area is 41.68 percent: 25.71 m<sup>2</sup>.

**13. Section 13.2.1, Zoning By-law No. 7625**

The minimum required lot frontage is 15.0m.

The proposed lot frontage is 10.375 m.

**14. Section 13.2.2, Zoning By-law No. 7625**

The minimum required lot area is 550m<sup>2</sup>.

The proposed lot area is 505.16m<sup>2</sup>.

**15. 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 5.9m.

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

The minimum required East side yard setback is 1.5m.

The proposed East side yard setback is 0.92m.

**17. 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 30.79% of the lot area.

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

The maximum permitted building length is 16.8m.

The proposed building length is 19.63m.

**19. Section 13.2.6, Zoning By-law No. 7625**

The maximum permitted building height is 8.8m.

The proposed building height is 9.57m.

**20. 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 1.59m.

**21. 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.

**22. Section 6A(5)a, Zoning By-law No. 7625**

The minimum/maximum access required for parking areas is 2.6m/6.0m.

The proposed access to parking is 5.48 m, however there is a tree in the driveway.

**23. Section 7.4A & 7.4B, Zoning By-law No. 7625**

The minimum required landscaping is 50%.

The proposed landscaping is 46.96%

The minimum required soft landscaping is 75%.

The proposed soft landscaping is 73.27%

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

The minimum required west side yard setback is 1.5m.

The proposed west side yard setback is 1.22m.

**1b. 131(B) HOLMES AVE  
(PART 2)**

File Number:	A1005/16NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>131(B) HOLMES AVE (PART 2)</b>	Community:	North York
Legal Description:	PLAN 2399 W PT LOT 128		

**PURPOSE OF THE APPLICATION:**

To construct a new detached residential dwelling. File Numbers B0088/16NY, A1004/16NY (131A), A1005/16NY will be considered jointly.

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

**1. Chapter 10.5.40.10, Zoning By-law No. 569-2013**

(5) A minimum of 10.0 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
Proposed 9.76 m<sup>2</sup> are provided within 4 m of the main front wall.

**2. Chapter 10.20.40.70 (3), (5) Exception RD 5, Zoning By-law No. 569-2013**

(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.  
The east side yard setback is 1.22 m.

**3. Chapter 10.20.40.70 (3), (5) Exception RD 5, Zoning By-law No. 569-2013**

(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.  
The west sideyard setback is 0.92 m.

**4. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**

A) The required minimum lot area is 550 m<sup>2</sup>.  
The proposed lot area is 505.16 m<sup>2</sup>.

**5. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**

A) The required minimum lot frontage is 15.0 m.  
The proposed lot frontage is 10.375 m.

**6. 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: 151.55 m<sup>2</sup>.  
The proposed lot coverage is 30.34 percent of the lot area: 153.24 m<sup>2</sup>.

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

A)(i) The permitted maximum height of all front exterior main walls is 7.5 m.  
The proposed height of the front exterior main walls is 9.1 m.  
A)(ii) The permitted maximum height of all rear exterior main walls is 7.5 m.  
The proposed height of the rear exterior main walls is 8.36 m.



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

In the RD zone with a minimum required lot frontage of 18.0 m or less, the permitted maximum building length for a detached house is 17.0 m.

The proposed building length is 19.02 m.

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

The permitted maximum building depth for a detached house is 19.0 m.

The proposed building depth is 19.17 m.

**10. 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 2.0 m wide.

The proposed driveway is 5.5 m wide, however there is a tree adjacent to the driveway.

(C) For a detached house, semi-detached house, or duplex, and for an individual townhouse dwelling unit if an individual private driveway leads directly to the dwelling unit, a driveway that is located in or passes through the front yard may be for lots with a lot frontage of 6.0 m to 23.0 m inclusive, or a townhouse dwelling unit at least 6.0 metres wide, a maximum of 5.03 m wide.

The proposed driveway is 5.5 m wide.

**11. Chapter 10.5.50.10.(1), Zoning By-law No. 569-2013**

(B) On a lot with a detached house, semi-detached house, duplex, triplex, fourplex or townhouse, with a lot frontage of 6.0 m to less than 15.0 m, or a townhouse dwelling unit at least 6.0 m wide, a minimum of 50 percent of the front yard must be landscaping: 30.7 m<sup>2</sup>.

The proposed front yard landscaping area is 41.36 percent: 25.39 m<sup>2</sup>.

(D) On a lot with a detached house, semi-detached house, duplex, triplex, fourplex or townhouse, a minimum of 75 percent of the required front yard landscaping must be soft landscaping; 23.02 m<sup>2</sup>.

The proposed front yard soft landscaping area is 73.78 percent: 22.65 m<sup>2</sup>.

**12. Section 13.2.1, Zoning By-law No. 7625**

The minimum required lot frontage is 15.0 m.

The proposed lot frontage is 10.375 m.

**13. Section 13.2.2, Zoning By-law No. 7625**

The minimum required lot area is 550m<sup>2</sup>.

The proposed lot area is 505.16m<sup>2</sup>.

**14. 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 5.9m.

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

The minimum required east side yard setback is 1.8m.

The proposed east side yard setback is 1.22m.

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

The minimum required west side yard setback is 1.8m.

The proposed west side yard setback is 0.92m.

**17. 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 30.85% of the lot area.

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

The maximum permitted building length is 16.8m.

The proposed building length is 19.63m.

**19. Section 13.2.6, Zoning By-law No. 7625**

The maximum permitted building height is 8.8m.

The proposed building height is 9.28m.

**20. 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 2.0m.

**21. 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.

**22. Section 6A(5)a, Zoning By-law No. 7625**

The minimum/maximum access required for parking areas is 2.6m/6.0m.

The proposed access to parking is 5.5 m, however there is a tree adjacent to the driveway.

**23. Section 7.4A & 7.4B, Zoning By-law No. 7625**

The minimum required landscaping is 50%.

The proposed landscaping is 46.67%.

The minimum required soft landscaping is 75%.

The proposed soft landscaping is 73.46%.

## 2. 145 ELLERSLIE AVE

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

### **THE CONSENT REQUESTED:**

To obtain consent to sever the property into two undersized residential lots. Please note a previous application with respect to the subject property, was before the Committee of Adjustment on Thursday, March 23, 2017 and was DEFERRED.

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

Address to be assigned

The frontage is 11.295m and the lot area is 515.700m<sup>2</sup>. The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0565/16NY.

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

Address to be assigned

The frontage is 11.295m and the lot area is 515.700m<sup>2</sup>. The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0566/16NY.

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

## 2a. 145 ELLERSLIE AVE – PART 1

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

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.10.(1), By-law No. 569-2013**  
The minimum required lot area is 550.00m<sup>2</sup>.  
The proposed lot area is 515.70m<sup>2</sup>.
- 2. Chapter 10.20.30.20.(1)(B), By-law No. 569-2013**  
The minimum required lot frontage is 12.000m.  
The proposed lot frontage is 11.295m.
- 3. Chapter 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 31.25% of the lot area.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length for a detached house is 17.00m.  
The proposed building length is 18.24m.
- 5. Section 1, By-law No. 19955**  
The minimum required lot frontage is 12.19m.  
The proposed lot frontage is 11.295m.
- 6. Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550.00m<sup>2</sup>.  
The proposed lot area is 515.70m<sup>2</sup>.
- 7. Section 13.2.5A(1.1), By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 19.44m.
- 8. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setbacks are 1.50m each side.  
The proposed west side yard setback is 1.23m.

- 9. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setbacks are 1.50m each side.  
The proposed East side yard setback is 1.22m.
- 10. Section 13.2.6(i), By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.30m.
- 11. Section 6.30(a), By-law No. 7625**  
The maximum permitted first floor height is 1.50m.  
The proposed first floor height is 1.59m.
- 12. Section 13.2.4(a), By-law No. 7625**  
The maximum permitted lot coverage is 30.0% of the lot area.  
The proposed lot coverage is 31.25% of the lot area.
- 13. Section 6(8), By-law No. 7625**  
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed. The minimum required lot width is 12.19m.  
The proposed lot width is 11.295m.

## 2b. 145 ELLERSLIE AVE – PART 2

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

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.10.(1), By-law No. 569-2013**  
The minimum required lot area is 550.00m<sup>2</sup>.  
The proposed lot area is 515.70m<sup>2</sup>.
- 2. Chapter 10.20.30.10.(1)(B), By-law No. 569-2013**  
The minimum required lot frontage is 12.000m.  
The proposed lot frontage is 11.295m.
- 3. Chapter 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 31.25% of the lot area.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length for a detached house is 17.00m.  
The proposed building length is 18.24m.
- 5. Section 1, By-law No. 19955**  
The minimum required lot frontage is 12.19m.  
The proposed lot frontage is 11.295m.
- 6. Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550.00m<sup>2</sup>.  
The proposed lot area is 515.70m<sup>2</sup>.
- 7. Section 13.2.5A(1.1), By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 18.46m.
- 8. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setbacks are 1.50m each side.  
The proposed west side yard setback is 1.22m.

- 9. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setbacks are 1.50m each side.  
The proposed east side yard setback is 1.23m.
- 10. Section 13.2.6(i), By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.24m.
- 11. Section 6.30(a), By-law No. 7625**  
The maximum permitted first floor height is 1.50m.  
The proposed first floor height is 2.21m.
- 12. Section 13.2.4(a), By-law No. 7625**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 31.25% of the lot area.
- 13. Section 6(8), By-law No. 7625**  
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed. The minimum required lot width is 12.190m.  
The proposed lot width is 11.295m.

### 3. 89 HILLCREST AVE

File Number:	A0205/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>89 HILLCREST AVE</b>	Community:	North York
Legal Description:	PLAN 1609 LOT 442		

#### PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please note this application was DEFERRED Thursday, May 18, 2017 in order to revise the application and amend the requested variances, as outlined below.

#### 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 6.78m<sup>2</sup> and is within 6.70m of the main front wall.
- 2. Chapter 10.5.40.60.(3), By-law No. 569-2013**  
Exterior stairs may encroach into a required setback provided they are no wider than 2.00m.  
The proposed stairs are 3.50m wide.
- 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 38.60% of the lot area (including the proposed deck/terrace).
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 19.89m (including the proposed deck/terrace).
- 5. Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The maximum permitted building depth is 19.00m.  
The proposed building depth is 19.89m (including the proposed deck/terrace).
- 6. Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted building height is 10.00m.  
The proposed building height is 10.125m.
- 7. Chapter 900.3.10.(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.20m.
- 8. Chapter 900.3.10.(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.50m.
- 9. 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 1.20m.

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

The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.50m.

**11. Section 13.2.5(A), By-law No. 7625**

The maximum permitted building length is 16.80m.  
The proposed building length is 19.89m.

#### 4. 186 CARIBOU RD

File Number:	A0210/17NY	Zoning	R4 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>186 CARIBOU RD</b>	Community:	North York
Legal Description:	PLAN 1786 PT LOT 142 LOT 143		

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

To permit a surface parking lot. The site comprises all of 186 Caribou Road, currently occupied by a single detached dwelling, as well as an existing easement over the rear of properties municipally known as 3011-3019 Bathurst Street, which abuts the west side of 186 Caribou Road. Files A0210/17NY and A0211/17NY will be considered jointly.

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

- 1. Section 13.1, By-law No. 7625**  
The use (parking lot) is not a permitted use in this zone.
- 2. Section 6A(6), By-law No. 7625**  
The minimum required landscaping is 1.50m to parking that abuts an R zone.  
The proposed landscaping is 0.00m.
- 3. Section 6A(9), By-law No. 7625**  
The access required for parking areas is not to be entirely through an R zone.  
The proposed access to parking is entirely through an R zone.

## 5. WEST 2.74M FROM 186 CARIBOU RD

File Number:	A0211/17NY	Zoning	R4 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>WEST 2.74M FROM 186 CARIBOU RD</b>	Community:	North York
Legal Description:	PLAN 1786 PT LOT 142 LOT 143		

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

To permit a surface parking lot. The site comprises all of 186 Caribou Road, currently occupied by a single detached dwelling, as well as an existing easement over the rear of properties municipally known as 3011-3019 Bathurst Street, which abuts the west side of 186 Caribou Road. Files A0210/17NY and A0211/17NY will be considered jointly.

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

- 1. Section 13.1, By-law No. 7625**  
The use (parking lot) is not a permitted use in this zone.
- 2. Section 6A(6), By-law No. 7625**  
The minimum required landscaping is 1.50m to parking that abuts an R zone.  
The proposed landscaping is 0.00m.
- 3. Section 6A(9), By-law No. 7625**  
The access required for parking areas is not to be entirely through an R zone.  
The proposed access to parking is entirely through an R zone.

## 6. 66 MARMION AVE

File Number:	A0215/17NY	Zoning	RD/R6(20) [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>66 MARMION AVE</b>	Community:	North York
Legal Description:	PLAN 2370 PT LOTS 199 & 200		

### PURPOSE OF THE APPLICATION:

To construct a new covered carport to the east side of the existing two-storey dwelling.

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

- 1. Chapter 200.5.1.10, By-law No. 569-2013**  
The minimum required parking space width is 3.20m.  
The proposed parking space width is 3.04m.
- 2. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.20m.  
The proposed east side yard setback is 0.00m.
- 3. 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 eaves are 0.00m from the east lot line.
- 4. Section 14-A(5)c, By-law No. 7625**  
The minimum required side yard setback is 1.20m.  
The proposed east side yard setback is 0.00m.
- 5. Section 6(9), By-law No. 7625**  
Roof eaves may project a maximum of 0.50m provided that they are no closer than 0.30m to a lot line.  
The proposed eaves are 0.00m from the east lot line.

## 7. 150 SANDRINGHAM DR

File Number:	A0195/17NY	Zoning	RD(f15;a600)(x5)/R3[ZONING]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	<b>150 SANDRINGHAM DR</b>	Community:	North York
Legal Description:	PLAN 2456 LOT 146		

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

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

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

- 1. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted 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 8.39m.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.0m.  
The proposed building length is 26.04m.
- 3. Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The maximum permitted building depth is 19.0m.  
The proposed building depth is 25.19m.
- 4. Chapter 10.20.40.50.(1), By-law No. 569-2013**  
The maximum permitted area of each platform at or above the second storey of a detached house is 4.0m<sup>2</sup>.  
The proposed area of the rear platform at or above the second storey is 16.95m<sup>2</sup>.
- 5. Chapter 5.10.40.80.(1), By-law No. 569-2013**  
On lands under the jurisdiction of the Toronto and Region Conservation Authority, a building or structure on a lot must be no closer than 10m from a shoreline hazard limit or a stable top-of-bank not on that lot.  
The proposed building or structure is 2m from a shoreline hazard limit or a stable top-of-bank not on that lot.
- 6. Section 12.4(b), By-law No. 7625**  
The minimum required side yard setback is 1.8m.  
The proposed west side yard setback is 1.23m.
- 7. Section 12.7, By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.38m.
- 8. Section 12.5A, By-law No. 7625**  
The maximum permitted building length is 16.8m.  
The proposed building length is 29.1m.

**9. Section 12.7A, By-law No. 7625**

The maximum permitted balcony area is 3.8m<sup>2</sup>.

The proposed balcony area is 16.95m<sup>2</sup>.

**10. Section 6(24), 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 74.3% of the width.

## 8. 43 INDUSTRIAL ST

File Number:	A0170/17NY	Zoning	M2(2) [WAV]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	<b>43 INDUSTRIAL ST</b>	Community:	East York
Legal Description:	PLAN 2643 PT BLK B NOW RP 64R15937 PART 1 2		

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

To permit the construction of thirteen (13) industrial condominium units. Block "A" would consist of five (5) units, Block "B" would consist of eight (8), in conjunction with a garbage enclosure.

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

- 1. Section 8.2.1., By-law No. 1916**  
An Office use is not a permitted use in a M2(2) zone.
- 2. Section 8.2.1., By-law No. 1916**  
A Medical and Physical Therapist use, is not a permitted use in a M2(2) zone.
- 3. Section 5.19., By-law No. 1916**  
The minimum required number of loading spaces is two (2).  
The proposed number of loading spaces is zero (0).
- 4. Section 8.3.2, By-law No. 1916**  
The minimum required front yard setback is 6.00m.  
The proposed front yard setback to the architectural screen is 0.91m.

## 9. 81 GARTHDALE CRT

File Number:	A0245/17NY	Zoning	RM / RM5 (ZR)
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	<b>81 GARTHDALE CRT</b>	Community:	North York
Legal Description:	PLAN 5186 N PT LOT 47 N PT LOT 46		

### PURPOSE OF THE APPLICATION:

To construct a new retaining wall and to convert an existing garage into a new apartment and also to construct a new apartment above a new at grade parking structure for 3 cars.

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

- 1. Chapter 10.80.30.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 35% of the lot area.  
The proposed lot coverage is 44.43% of the lot area.
- 2. Chapter 10.80.40.70.(2), By-law No. 569-2013**  
The required minimum rear yard setback is 9.76 m.  
The proposed rear yard setback is 0.2 m.
- 3. Chapter 10.80.40.70.(3), By-law No. 569-2013**  
The required minimum side yard setback for a fourplex/ apartment building/ non-residential is 2.4 m.  
The proposed side yard setback is 0.2 m.
- 4. Chapter 200.15.10, By-law No. 569-2013**  
The required minimum number of accessible parking spaces is 12.  
The proposed number of accessible parking spaces is 6.
- 5. Chapter 200.5.1.10.(12), By-law No. 569-2013**  
The required minimum entrance and exit for a two-way driveway is 5.5 m.  
The proposed vehicle entrance and exit is 5.26 m.
- 6. Section 20.2.2, By-law No. 7625**  
The maximum permitted lot coverage is 35% of the lot area.  
The proposed lot coverage is 44.43% of the lot area.
- 7. Section 20.2.4 (c), By-law No. 7625**  
The minimum required rear yard setback is 7.5 m.  
The proposed rear yard setback is 0.2 m.
- 8. Section 20.2.5, By-law No. 7625**  
The maximum permitted gross floor area is 1000 m<sup>2</sup>.  
The proposed gross floor area is 1106 m<sup>2</sup>.
- 9. Section 6A(2)a, By-law No. 7625**  
The minimum required number of parking spaces is 13 and 4 visitor spaces.  
The proposed number of parking spaces is 6.



**10. Section 6A(5), By-law No. 7625**

The minimum access required for parking areas is 6 m.

The proposed access to parking is 5.26 m.

**11. Section 6 (23)(i) , By-law No. 7625**

Accessory structures are not permitted in the front yard.

The existing property has an accessory structure in the front yard.

## 10. 69 CASTLEWOOD RD

File Number:	A0246/17NY	Zoning	RD/R1 Z0.6 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>69 CASTLEWOOD RD</b>	Community:	Toronto
Legal Description:	PLAN M387 PT LOT 98		

### PURPOSE OF THE APPLICATION:

To construct a new two-storey addition to the rear of the existing two-storey dwelling, in conjunction with a new deck and detached garage.

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

- Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted floor space index is 0.69 times the lot area.  
The proposed floor space index is 0.78 times the lot area.
- 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 eaves are 0.11m from the north lot line.
- Chapter 10.5.50.10.(3), By-law No. 569-2013**  
The minimum required rear yard landscaping is 50.00%.  
The proposed rear yard landscaping is 44.57%.
- Chapter 10.5.50.10(1), By-law No. 569-2013**  
The minimum required side yard landscaping is 75.00%.  
The proposed side yard landscaping is 57.00%.
- Chapter 10.5.60.20(6), By-law No. 569-2013**  
The minimum required side yard setback for an ancillary building or structure containing a parking space where it is on a corner lot, and vehicle access is from the street abutting the side lot line, is 6.00m.  
The proposed north side yard setback for the ancillary building is 0.57m.
- Chapter 10.5.60.60.(7), By-law No. 569-2013**  
The eaves of a roof on an ancillary building may encroach into a building setback a maximum of 0.30m, if the eaves are no closer to a lot line than 0.15m.  
The proposed eaves are 0.00m from the south and east lot line and 0.12m from the north lot line.
- Section 6(3) Part II (II) A, By-law No. 438-86**  
The minimum required side yard setback for an accessory structure is 4.50m to an adjacent residential building.  
The proposed setback to the adjacent building at the rear is 0.89m.
- Section 6(3) Part I 1, By-law No. 438-86**  
The maximum permitted gross floor area is 0.69 times the lot area.  
The proposed gross floor area is 0.78 times the lot area.

## 11. 43 GOODYEAR CRES

File Number:	A0247/17NY	Zoning	RD / R4 (ZR)
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	<b>43 GOODYEAR CRES</b>	Community:	North York
Legal Description:	PLAN M1096 L 531		

### PURPOSE OF THE APPLICATION:

To construct a new residential dwelling with attached garage. The existing dwelling will be demolished.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
There permitted maximum lot coverage is 30% of the lot.  
The proposed lot coverage is 32% of the lot.
- 2. Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.8 m.  
The proposed north side yard setback is 1.5 m.
- 3. Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.8 m.  
The proposed south side yard setback is 1.27 m.
- 4. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.8 m.  
The proposed north side yard setback is 1.5 m.
- 5. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.8 m.  
The proposed south side yard setback is 1.27 m.
- 6. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 32% of the lot area.

## 12. 11 MALABAR PL

File Number:	A0248/17NY	Zoning	RD/ R3 [WAIVER]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>11 MALABAR PL</b>	Community:	North York
Legal Description:	PLAN 4758 LOT 12		

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

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please note a previous application (File # A670/16NY) with respect to the subject property, was before the Committee of Adjustment on Thursday, September 8, 2016, which was ultimately approved on condition.

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

- 1. Chapter 10.20.40.20, By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 17.50m.
- 2. Chapter 10.5.40.60.(3), By-law No. 569-213**  
Exterior stairs providing pedestrian access to a building may encroach into a required building setback if the stairs are no wider than 2.00m.  
The proposed front stairs are 3.00m wide.
- 3. Section 12.5A, By-law No. 7625**  
The maximum permitted length of the dwelling with a one-storey rear extension is 16.80m.  
The proposed building length including the one-storey rear extension is 22.90m.

### 13. 32 RIPPLETON RD

File Number:	A0249/17NY	Zoning	RD (f15.0; a550) (x5)/R4[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>32 RIPPLETON RD</b>	Community:	
Legal Description:	PLAN 4758 LOT 265		

#### 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 10.5.40.60.(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 wider than 2.0m.  
The proposed stairs are 2.84m wide.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.  
The proposed height of the side exterior main walls facing the east side lot line is 7.92m.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.  
The proposed height of the side exterior main walls facing the west side lot line is 8m.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.0m.  
The proposed building length is 18.74m.
- 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 space is not from the flanking street.
- 6. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.8m.  
The proposed building length is 18.74m.
- 7. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.28m.
- 8. Section 6(9)(c), By-law No. 7625**  
The maximum permitted area of a porch in a side yard is 2.3m<sup>2</sup>.  
The proposed side porch is 4.26m<sup>2</sup>.

## 14. 189 GLENGROVE AVE W

File Number:	A0250/17NY	Zoning	RD / R1 (ZR)
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>189 GLENGROVE AVE W</b>	Community:	Toronto
Legal Description:	PLAN M87 PT LOTS 109 & 110		

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

To construct a new second storey addition to the existing dwelling. To increase the existing footprint of the current rear yard deck.

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

- 1. Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The permitted maximum floor space index is 0.35 times the area of the lot.  
The proposed floor space index is 0.38 times the area of the lot.
- 2. Section 6(3) Part I 1, By-law No. 438-86**  
Residential gross floor area is limited in an R1 zone to 0.35 times the area of the lot.  
The proposed gross floor area is 0.38 times the area of the lot.
- 3. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum side lot line setback is 0.9 m for the portion of the building not exceeding 17.0 m in depth.  
The proposed west side lot line setback is 0.77 m

## 15. 214 HOMEWOOD AVE

File Number:	A0251/17NY	Zoning	RD/R4 [WAV]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>214 HOMEWOOD AVE</b>	Community:	North York
Legal Description:	PLAN 2366 LT 113		

### PURPOSE OF THE APPLICATION:

To permit a two-storey dwelling.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.20% of the lot area.
- 2. Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 7.87m.  
The proposed front yard setback is 7.27m.
- 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 17.36m.
- 4. 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 32.20% of the lot area.
- 5. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 17.36m.

## 16. 95 CHARLESWOOD DR

File Number:	A0253/17NY	Zoning	RD/ R4 [ZZC]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	<b>95 CHARLESWOOD DR</b>	Community:	North York
Legal Description:	PLAN 3746 LOT 133		

### PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition to the existing dwelling and new detached garage. The existing garage would be demolished.

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

- 1. Chapter 10.20.40.70.(3) C), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed side yard setback is 1.24m.
- 2. Section 13.2.2 By-law No. 7625**  
The minimum required lot area is 550.00m<sup>2</sup>.  
The proposed lot area is 465.35m<sup>2</sup>.
- 3. Section 13.2.1, By-law No. 7625**  
The minimum required lot frontage is 15.00m.  
The proposed lot frontage is 12.22m.
- 4. 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.
- 5. Section 13.2.3(a), By-law No. 7625**  
The minimum required front yard setback is 6.50m.  
The existing and proposed front yard setback is 6.16m.
- 6. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The existing and proposed east side yard setback is 1.24m.



## 17. 56 GWENDOLEN AVE

File Number:	A0254/17NY	Zoning	RD/R6[ZONING]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>56 GWENDOLEN AVE</b>	Community:	North York
Legal Description:	PLAN M442 W PT LOT 103		

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

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please be advised the subject property went before the Committee of Adjustment on February 9, 2017, approved development application.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 31.9% of the lot area.

## 18. 3 DELO RD

File Number:	A0255/17NY	Zoning	RD / R5 (ZR)
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	<b>3 DELO RD</b>	Community:	North York
Legal Description:	PLAN 4786 LOT 29		

### PURPOSE OF THE APPLICATION:

Proposed one storey front yard addition to the existing structure.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 35 percent of the lot area.  
The proposed lot coverage is 41.6 percent of the lot area.
- 2. Chapter 900 Exception 5, By-law No. 569-2013**  
The required minimum side yard setback is 1.8 m.  
The proposed side yard setback is 1.214 m.
- 3. Chapter 10.5.40.60.(1), By-law No. 569-2013**  
The maximum deck encroachment into the rear yard setback is 2.5 m.  
The proposed deck encroachment is 3.150 m.
- 4. Section 14.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 35 percent of the lot area.  
The proposed lot coverage is 41.6 percent of the lot area.
- 5. Section 14.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.8 m.  
The proposed south side yard setback is 1.214
- 6. Section 69240, By-law No. 7625**  
The maximum permitted projection for a deck is 2.1 m and the maximum permitted height is 1.0 m.  
The proposed deck projection is 3.150 m and the proposed height is 1.092 m.

## 19. 165 BRIAR HILL AVE

File Number:	A0256/17NY	Zoning	R/R1S Z0.6 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>165 BRIAR HILL AVE</b>	Community:	Toronto
Legal Description:	PLAN M25 PT LOT 45		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 900.2.10.(949), By-law No. 569-2013**  
The maximum permitted building depth is 14.00m.  
The proposed building depth is 18.63m.
- 2. Chapter 10.10.40.40.(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 0.72 times the lot area.
- 3. Chapter 10.10.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 0.90m.  
The proposed east side yard setback is 0.46m.
- 4. Chapter 10.10.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 0.90m.  
The proposed west side yard setback is 0.61m.
- 5. 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 0.00m<sup>2</sup> within 4.00m of the main front wall.
- 6. Chapter 10.5.50.10(1), By-law No. 569-2013**  
The minimum required front yard soft landscaping is 75.00%.  
The proposed front yard soft landscaping is 33.30%.
- 7. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.00m.  
The proposed height of the side exterior main walls facing a side lot line is 8.67m.
- 8. 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 0.72 times the lot area.

- 9. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.  
The proposed east side yard setback is 0.46m for the portion of the dwelling exceeding 17.00m in depth.
- 10. 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 0.61m for the portion of the dwelling exceeding 17.00m in depth.
- 11. Section 6(3) Part III 3.B(d)(i)(D), By-law No. 438-86**  
The minimum required front yard soft landscaping is 75.00%.  
The proposed front yard soft landscaping is 33.30%.
- 12. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum required side yard setback is 0.90m.  
The proposed east side yard setback is 0.32m.
- 13. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum required side yard setback is 0.90m.  
The proposed west side yard setback is 0.45m.
- 14. Section 12(2) 112, By-law No. 438-86**  
The maximum permitted building depth is 14.00m.  
The proposed building depth is 22.18m.

## 20. 227 SHELDRAKE BLVD

File Number:	A0257/17NY	Zoning	RD / R1 (ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>227 SHELDRAKE BLVD</b>	Community:	Toronto
Legal Description:	PLAN 691 BLK E PT LOT 22		

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

Addition to the existing accessory structure.

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

- 1. Chapter 10.5.60.50.(2), By-law No. 569-2013**  
The maximum total floor area of all accessory buildings or structures on a lot is 60.0 m<sup>2</sup> for a lot frontage of 12.0 m or more.  
The proposed total floor area of all accessory building is 69.3 m<sup>2</sup>.
- 2. Section 7(3) Part II 6(A), By-law No. 438-86**  
The portion of a building above grade must be set back a distance of at least 3 m from a lot in a residential district.  
The proposed building setback is 0.60 m.

## 21. 13 ELKPATH AVE

File Number:	A0258/17NY	Zoning	RD/ R4 [ZR]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>13 ELKPATH AVE</b>	Community:	North York
Legal Description:	PLAN M1452 LOT 236		

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

To construct a one-storey rear addition to the existing building.

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

- 1. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum building length is 17.00m.  
The proposed building length is 17.60m.
- 2. Chapter 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 31.00% of the lot area.
- 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 31.00% of the lot area.
- 4. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 17.6m.

## 22. 19 CITATION DR

File Number:	A0259/17NY	Zoning	RD/R3[ZONING]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	<b>19 CITATION DR</b>	Community:	North York
Legal Description:	PLAN M676 LOT 204		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all front exterior main wall is 7.5m.  
The proposed height of the front exterior main wall is 8.65m.
- 2. Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The maximum permitted building depth is 19.0m.  
The proposed building depth is 20.64m.
- 3. Chapter 10.20.40.20.(2), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 19.86m.
- 4. 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 1.52m.
- 5. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed west side yard setback is 1.53m.
- 6. Chapter 10.20.40.10.(7), By-law No. 569-2013**  
The permitted maximum width of dormers is 40% of the total width of the building's main walls.  
The proposed width of dormers is 68.97% of the total width of main wall.
- 7. Section 12.4(b), By-law No. 7625**  
The minimum required side yard setback is 1.8m.  
The proposed east side yard setback is 1.52m.
- 8. Section 12.4(b), By-law No. 7625**  
The minimum required side yard setback is 1.8m.  
The proposed west side yard setback is 1.53m.
- 9. Section 12.5A, By-law No. 7625**  
The maximum permitted building length is 16.8m.  
The proposed building length is 18.59m.

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

The maximum permitted building height is 8.8m.

The proposed building height is 9.06m.

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

The maximum deck encroachment is 2.1m from the grade and height 1.0m.

The proposed deck encroachment is 3.06m above the grade and height 3.81m.



## 23. 149 BISHOP AVE

File Number:	A0260/17NY	Zoning	RD / R4 (ZR)
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	<b>149 BISHOP AVE</b>	Community:	North York
Legal Description:	PLAN 2277 W PT LOT 52		

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

Proposed two storey single family dwelling. The existing dwelling will be demolished.

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

- 1. Chapter 900.3.10(5), By-law No. 569-2013**  
The required minimum side yard setback is 1.8 m.  
The proposed east side yard setback is 1.35 m.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The permitted maximum building length for a detached house is 17.0 m.  
The proposed building length is 18.90 m.
- 3. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 30% of the lot area.  
The proposed lot coverage is 33.82% of the lot area.
- 4. Chapter 10.20.40.10(1), By-law No. 569-2013**  
The permitted maximum height of a building or structure is 10 m.  
The proposed height of the building is 10.58 m.
- 5. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.8 m.  
The proposed building length is 18.90 m.
- 6. 13.2.3(b), By-law No. 7625**  
The maximum permitted building height is 8.8 m.  
There proposed building height is 9.56 m.
- 7. Section 13.2.3(b), By-law No. 7625**  
The minim required east side yard setback is 1.8 m.  
The proposed east side yard setback is 1.35 m.
- 8. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 33.82% of the lot area.
- 9. Section 6(9)(j), By-law No. 7625**  
The maximum permitted area of a canopy in a side yard is 2.3 m<sup>2</sup>.  
There proposed side yard canopy area is 8.34 m<sup>2</sup>.

## 24. 16 OSCAR CRT

File Number:	A0261/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	<b>16 OSCAR CRT</b>	Community:	North York
Legal Description:	PLAN 5482 L 103		

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

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 31.40% of the lot area.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted building height is 10.00m.  
The proposed building height is 10.21m.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the north side exterior main walls facing a side lot line is 8.57m.
- 4. 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 south side exterior main walls facing a side lot line is 8.44m.
- 5. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 20.22m.
- 6. Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The maximum permitted building depth is 19.00m.  
The proposed building depth is 20.22m.
- 7. Chapter 10.20.40.50.(1), By-law No. 569-2013**  
The maximum permitted area of each platform at or above the second storey is 4.00m<sup>2</sup>.  
The proposed platform at or above the second storey is 10.21m<sup>2</sup>.
- 8. 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 1.50m.
- 9. Chapter 900.3.10.(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed south side yard setback is 1.50m.

- 10. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed north side yard setback is 1.50m.
- 11. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed south side yard setback is 1.50m.
- 12. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 31.40% of the lot area.
- 13. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 20.22m.
- 14. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.15m.
- 15. Section 13.2.6A, By-law No. 7625**  
The maximum permitted balcony area is 3.80m<sup>2</sup>.  
The proposed balcony area is 10.21m<sup>2</sup>.
- 16. Section 6(9)(c), 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 exterior side yard stairs are 3.80m<sup>2</sup>.

## 25. 6 MACNAUGHTON RD

File Number:	A0262/17NY	Zoning	RD/ R1B [ZZC]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	<b>6 MACNAUGHTON RD</b>	Community:	East York
Legal Description:	PLAN 2121 PT LOT 123		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.7, By-law No. 569-2013**  
The minimum required side yard setback for the addition is 0.41m.  
The proposed addition has a north side yard setback of 0.24m.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 38.00% of the lot area.
- 3. Chapter 10.5.60.30.(1), By-law No. 569-2013**  
An ancillary building or structure with a height greater than 2.50m, or a gross floor area greater than 10.00m<sup>2</sup>, must be at least 1.80m from a residential building on the same lot.  
The proposed ancillary building is 0.785m from the residential building.
- 4. Chapter 10.5.60.20.(3), By-law No. 569-2013**  
The minimum required side yard setback for an ancillary structure is 1.20m.  
The south side yard setback for the ancillary building is 0.30m.
- 5. Section 6.3.3, By-law No. 1916**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 40.83% of the lot area.
- 6. Section 6.3.3, By-law No. 1916**  
The minimum required side yard setback is .90m.  
The proposed north side yard setback is 0.24m.

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

**26. 22 FRONTENAC AVE**

File Number:	A0252/17NY	Zoning	RD/ R4 [PPR]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>22 FRONTENAC AVE</b>	Community:	North York
Legal Description:	PLAN 1786 LOT 295		

**PURPOSE OF THE APPLICATION:**

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

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

- 1. Chapter 10.20.40.10.(4), By-law No. 569-2013**  
The maximum permitted height of a building with a flat roof is 7.200m.  
The proposed height of the building is 9.867m
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length for a detached house is 17.00m.  
The proposed building length is 22.55m.
- 3. Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The maximum permitted building depth for a detached house is 19.00m.  
The proposed building depth is 22.55m.
- 4. Chapter 10.20.40.70.(2), By-law No. 569-2013**  
The minimum required rear yard setback is 8.92m  
The proposed rear yard setback is 6.72m.
- 5. 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 1.53m.
- 6. 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 1.53m.
- 7. 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 46.60% of the lot area.
- 8. Chapter 10.20.40.10.(3), By-law No. 569-2013**  
The maximum permitted number of storeys is two.  
The proposed number of storeys is three.

- 9. Chapter 10.20.40.10.(7), By-law No. 569-2013**  
The maximum permitted width of dormers is 40.00% of the total width of the building's main walls.  
The proposed width of dormers is 70.00% of the total width of the building's main walls.
- 10. Chapter 10.5.50.10.(1), By-law No. 569-2013**  
The minimum required soft landscaping is 75.00% of the front yard area.  
The proposed soft landscaping area is 64.02% of the front yard.
- 11. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 8.96m.
- 12. Section 13.2.5 A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 22.55m.
- 13. Section 13.2.3(a), By-law No. 7625**  
The minimum required front yard setback is 7.50 +/- 1.00m.  
The proposed front yard setback is 6.40m.
- 14. Section 13.2.3, By-law No. 7625**  
The minimum required rear yard setback is 9.50m.  
The proposed rear yard setback is 6.72m.
- 15. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.53m.
- 16. 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.
- 17. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 46.60% of the lot area.
- 18. Section 13.2.6, By-law No. 7625**  
The maximum permitted number of storeys is two.  
The proposed number of storeys is three.
- 19. Section 7.4B, By-law No. 7625**  
The minimum required soft landscaping is 75.00% of the front yard area.  
The proposed soft landscaping is 64.02% of the front yard area.

## 27. 108 STRATFORD CRES

File Number:	A0264/17NY	Zoning	RD/ R3 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>108 STRATFORD CRES</b>	Community:	North York
Legal Description:	PLAN 3678 LOT 15		

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

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

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

- 1. Chapter 10.5.60.10.(1), By-law No. 569-2013**  
An ancillary structure may not be located in the front yard.  
The proposed ancillary structure (pool) is located in the front yard.
- 2. Chapter 10.5.60.20.(9), By-law No. 569-2013**  
The minimum side yard setback for an ancillary structure used to hold water is 1.20m.  
The proposed side yard setback for the structure holding water is approximately 0.96m.
- 3. Chapter 10.5.60.30.(1), By-law No. 569-2013**  
The ancillary structure must be at least 1.80m from a residential building on the same lot.  
The proposed ancillary structure is 1.50m from the residential building on the same lot.
- 4. Chapter 10.5.80.40.(2), By-law No. 569-2013**  
For a detached house or semi-detached house, and for an individual townhouse dwelling unit where an individual private driveway leads directly to the dwelling unit, the elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street: 100.65.  
The proposed elevation of the lowest point of a vehicle entrance in a main wall of the building is 100.26.
- 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 37.70% of the lot area.
- 6. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 18.85m.
- 7. Chapter 10.5.40.70 (1) (B), By-law No. 569-2013**  
The minimum required front yard setback is 7.02m.  
The proposed front yard setback is 5.35m.
- 8. Section 12.4(a), By-law No. 7625**  
The minimum required front yard setback is 7.50m +/- 1.00m.  
The proposed front yard setback is 5.35m.

- 9. Section 12.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 18.85m.
- 10. Section 12.6, By-law No. 7625**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 37.70% of the lot area.
- 11. Section 12.7, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 10.14m.
- 12. Section 6(30)a, By-law No. 7625**  
The maximum finished first floor height is 1.50m.  
The proposed finished first floor height is 1.82m.



## 28. 99 EMPRESS AVE

File Number:	A0265/17NY	Zoning	RD (f 15 ; a 550 ) ( x 5 )/R4[ZONING]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>99 EMPRESS AVE</b>	Community:	North York
Legal Description:	PLAN 1751 LOT 24		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 30.6% of the lot area.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.  
The proposed height of the side exterior main walls facing a side lot line is 8.69m.
- 3. Section 13.2.3(a), By-law No. 7625**  
The minimum required front yard setback 7.5m.  
The proposed front yard setback is 5.99m.
- 4. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 30.6% of the lot area.

## 29. 103 ARMOUR BLVD

File Number:	A0266/17NY	Zoning	RD / R3 (ZR)
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	<b>103 ARMOUR BLVD</b>	Community:	North York
Legal Description:	PLAN 2044 PT LOT 739		

### PURPOSE OF THE APPLICATION:

To construct a new second storey addition to the existing dwelling and to construct a new deck.

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

- 1. Chapter 900.3.10(5)(a), By-law No. 569-2013**  
The minimum side yard setback is 1.8 m.  
The east side yard setback to the existing garage and proposed second storey addition is 0.63 m.
- 2. Chapter 10.5.40.50.(2), By-law No. 569-2013**  
A platform without main walls such as a deck, porch or similar structure attached to or within 0.3 m of a building must have a minimum setback of 1.8 m.  
There proposed deck will be 1.36 m from the west lot line.
- 3. Chapter 10.5.40.60, By-law No. 569-2013**  
The eaves of a roof may encroach into a required minimum building setback a maximum of 0.9 m if they are no closer than 0.3 m to the lot line.  
The proposed roof eaves will project 1.59 m into the required building setback of 1.8 m and will be setback 0.21 m from the east side yard.
- 4. Section 12.4 (B)(i), By-law 7625**  
The required side yard setback is 1.8 m.  
The east side yard setback to the existing garage and proposed additions will be 0.63 m.
- 5. Section 12.4(a) (i)(ii), By-law 7625**  
The required front yard setback is 6.5 m  
The proposed addition will maintain a front yard setback of 6.3 m.
- 6. Section 6(24)(d)(ii)(A), By-law 7625**  
In the rear yard, unexcavated porches or decks attached to or detached from the main building shall not be located closer to the side lot lines than 1.8 m.  
The proposed deck at the rear west side of the dwelling will be 1.36 m.

### 30. 49 GLENVIEW AVE

File Number:	A0267/17NY	Zoning	RD/R1 Z0.35 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>49 GLENVIEW AVE</b>	Community:	Toronto
Legal Description:	PLAN M87 PT LOT 167		

#### PURPOSE OF THE APPLICATION:

To construct a new two-storey and one-storey addition to the rear of the existing dwelling, in conjunction with a new storage shed and other interior and exterior alterations. The applicant is also proposing to legalize and maintain the habitable space of the third floor.

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

- 1. Chapter 10.20.40.10.(4), By-law No. 569-2013**  
The maximum permitted building height for flat roof is 7.20m.  
The proposed building height is 9.60m.
- 2. Chapter 10.20.40.10.(4), By-law No. 569-2013**  
The maximum number of storeys permitted is two (2).  
The number of storeys is three (3).
- 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 22.16m.
- 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 22.16m.
- 5. Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted floor space index is 0.35 times the lot area.  
The existing floor space index is 0.39 times the lot area.  
The proposed floor space index is 0.55 times the lot area.
- 6. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.20m.  
The existing east side yard setback is 0.03m.
- 7. Section 6(3) Part I 1, By-law No. 438-86**  
The maximum permitted gross floor area is 0.35 times the lot area.  
The existing gross floor area is 0.39 times the lot area.  
The proposed gross floor area is 0.55 times the lot area.
- 8. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum required side yard setback is 1.20m.  
The existing east side yard setback is 0.03m.

- 9. 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 existing east side yard setback is 0.03m for the portion of the dwelling exceeding 17.00m in depth.
- 10. 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 existing and proposed west side yard setback is 2.90m for the portion of the dwelling exceeding 17.00m in depth.
- 11. Section 6(3) Part II 7, By-law No. 438-86**  
An accessory building (storage shed) with an area greater than 9.00m<sup>2</sup> requires a 3.00m setback from all lot lines.  
The proposed accessory building is setback 0.30m from the east lot line.

## 31. 63 ATHABASKA AVE

File Number:	A0268/17NY	Zoning	RD (f 12 ; a 370 )/ R6 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	<b>63 ATHABASKA AVE</b>	Community:	North York
Legal Description:	PLAN 2385 LOT 242		

### 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) A), By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.40% of the lot area.
- 2. Chapter 10.20.40.10.(2) B)(ii), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the side exterior main walls facing a side lot line is approximately 8.62m.
- 3. Chapter 10.20.40.10.(6) 6), By-law No. 569-2013**  
The maximum permitted height of the first floor above established grade is 1.20m.  
The proposed height of the first floor above established grade is 1.33m.
- 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 32.40% 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 8.98m.
- 6. Section 6(30)a, By-law No. 7625**  
The maximum finished first floor height is 1.20m.  
The proposed finished first floor height is 1.66m.

## 32. 6 CAMWOOD CRES

File Number:	A0269/17NY	Zoning	R4/RD(x5)[ZONING]
Owner(s):		Ward:	Don Valley East (34)
Agent:		Heritage:	Not Applicable
Property Address:	<b>6 CAMWOOD CRES</b>	Community:	North York
Legal Description:	PLAN 5542 L 84		

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

To construct a second floor addition above the existing one-storey dwelling, a two-storey rear addition and a rear deck. Please be advised the subject property went before the Committee of Adjustment on January 12, 2017, approved development application.

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

- 1. Chapter 900.6.10.(5), By-law No. 569-2013**  
The minimum required north side yard setback is 1.8m.  
The proposed north side yard setback is 1.56m.
- 2. Section 13.2.3(b), By-law No. 7625**  
The minimum required north side yard setback is 1.8m.  
The proposed north side yard setback is 1.56m.

### 33. 12 MEDALIST RD

File Number:	A0270/17NY	Zoning	RD / R3 (ZW)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>12 MEDALIST RD</b>	Community:	North York
Legal Description:	PLAN M866 LOT 310		

#### PURPOSE OF THE APPLICATION:

TO construct a new detached dwelling with attached garage. The existing dwelling will be demolished.

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

- 1. Chapter 10.5.40.10(5), By-law No. 569-2013**  
The permitted minimum of 10.0 m<sup>2</sup> of first floor must be within 4.0 m of the front main wall.  
The proposed mud room/office is not within 4.0 m of the front main wall.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.  
The proposed height of the side exterior main walls facing a side lot line is 7.67 m.
- 3. Chapter 10.5.40.70, By-law No. 569-2013**  
The required minimum front yard setback is the average of the front yard setbacks of those building on the abutting lots in this case is 10.85 m.  
There proposed front yard setback is 9.24 m.
- 4. Chapter 10.20.4.70.(3), By-law No. 569-2013**  
The required minimum side yard setback is 1.8 m where the required minimum lot frontage is 18.0 m.  
The proposed south side yard setback is 1.5 m.
- 5. Chapter 10.20.40.50.(1), By-law No. 569-2013**  
The permitted maximum number of platforms at or above the second story located on the rear wall of a detached house is 1.  
The proposed number of platforms located on the rear wall is 2.
- 6. Chapter 10.20.40.50.(1), By-law No. 569-2013**  
The permitted maximum area of each platform at or above the second story of a detached house is 4.0 m<sup>2</sup>.  
The proposed area of the platform at or above the second storey is: 9.96 m<sup>2</sup> and 11.83 m<sup>2</sup>.
- 7. Chapter 10.5.40.50.(1), By-law No. 569-2013**  
The required building setback for exterior stairs providing pedestrian access to a building or structure may encroach are no wider than 2.0 m.  
The proposed front stairs are 3.73 m wide.
- 8. Chapter 5.10.40.70.(6), By-law No. 569-2013**  
The permitted maximum building length for a detached house is 17 m.  
The proposed building length is 20.10 m.

- 9. Chapter 5.10.40.70.(6), By-law No. 569-2013**  
The Toronto and Region Conservation Authority determines that a shoreline hazard limit or a stable top-of-bank crosses a lot building or structure on that lot must be set back a minimum of 10 metres from that shoreline hazard limit or stable top-of-bank.  
The proposed building setback from the south shoreline hazard limit or stable top-of-bank is 7.84 m.
- 10. Chapter 5.10.40.70.(6), By-law No. 569-2013**  
The Toronto and Region Conservation Authority determines that a shoreline hazard limit or a stable top-of-bank crosses a lot building or structure on that lot must be set back a minimum of 10 metres from that shoreline hazard limit or stable top-of-bank.  
The proposed building setback from the north shoreline hazard limit or stable top-of-bank is 1.75 m.
- 11. Section 12.7, By-law No. 7625**  
The maximum permitted building height is 8.0 m for a flat roof.  
The proposed building height is 9.7 m for the flat roof.
- 12. Section 12.4(b), By-law No. 7625**  
The minimum side yard setback is 1.8 m  
The proposed south side yard setback is 1.5 m.
- 13. Section 12.7A, By-law No. 7625**  
The maximum permitted balcony area is 3.8 m<sup>2</sup>  
The proposed balcony areas are: 9.96 m<sup>2</sup> and 11.83 m<sup>2</sup>
- 14. Section 12.7A, By-law No. 7625**  
The permitted maximum number of platforms at or above the second storey located on the rear wall of a detached house is 1.  
The proposed number of platforms located on the rear wall is 2.
- 15. Section 6(9)(b), By-law No. 7625**  
Exterior stairways shall be permitted to project into the minimum rear yard setback no more than 2.1 m.  
The proposed rear stairs project approximately 12.63 m into the rear yard.
- 16. Section 12.5A, By-law No. 7625**  
The maximum permitted building length is 16.80 m.  
The proposed building length is 20.84 m.



## 34. 138 BURNDALE AVE

File Number:	A0273/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>138 BURNDALE AVE</b>	Community:	North York
Legal Description:	PLAN M40 W PT LOT 387		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.100.1.(1), By-law No. 569-2013**  
The maximum permitted driveway width is 3.10m.  
The proposed driveway width is 3.68m.
- 2. 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 3.67m<sup>2</sup> within 4.00m of the main front wall.
- 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 32.30% of the lot area.
- 4. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted main wall height is 7.50m.  
The proposed main wall height is 7.92m.
- 5. Chapter 900.3.10.(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 0.90m.
- 6. 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 0.90m.
- 7. Chapter 10.5.40.50.(2), By-law No. 569-2013**  
A platform without main walls such as a deck, porch or balcony must comply with the required minimum building setbacks for the zone; 1.80m.  
The proposed front porch and rear deck would have a side yard setback of 0.90m.
- 8. Chapter 200.5.1.10.(2), By-law No. 569-2013**  
The minimum required parking space must have minimum required dimensions of 3.20m in width and 5.60m in length.  
The proposed parking space is 3.10m in width and 5.90m in length.
- 9. Section 13.2.1 & 6(8), By-law No. 7625**

The minimum required lot frontage and width is 15.00m.  
The existing lot frontage and width is 7.62m.

**10. Section 13.2.2, By-law No. 7625**

The minimum required lot area is 550.00m<sup>2</sup>.  
The existing lot area is 272.90m<sup>2</sup>.

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

The minimum required front yard setback is 6.50m.  
The proposed front yard setback is 6.33m.

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

The minimum required side yard setback is 1.50m.  
The proposed west side yard setback is 0.90m.

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

The minimum required side yard setback is 1.50m.  
The proposed east side yard setback is 0.90m.

**14. 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 32.30% of the lot area.

**15. Section 13.2.6, By-law No. 7625**

The maximum permitted building height is 8.80m.  
The proposed building height is 9.67m.

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

The maximum permitted finished first floor height is 1.50m.  
The proposed finished first floor height is 1.85m.

**17. Section 6A(3), By-law No. 7625**

The minimum required parking space must have minimum required dimensions of 3.20m in width and 5.60m in length.  
The proposed parking space is 3.10m in width and 5.90m in length.

## 35. 68 CENTRE AVE

File Number:	A0274/17NY	Zoning	RD/ R4 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	<b>68 CENTRE AVE</b>	Community:	North York
Legal Description:	PLAN 3475 W PT LOT 21		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum building length for a detached house is 17.00m.  
The proposed building length is 18.42m.
- 2. Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 15.00m.  
The proposed front yard setback is 12.20m.
- 3. Chapter 10.20.40.70.(4), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.53m.
- 4. Chapter 10.20.40.70.(4), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.22m.
- 5. Chapter 10.20.40.10.(2) B(ii), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the side exterior main walls facing a side lot line is 8.12m.
- 6. 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 1.53m.
- 7. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.22m.
- 8. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m and 18.90m with a one-storey rear extension.  
The proposed building length is 18.42m and 19.64m with a one-storey rear extension.
- 9. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.47m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 2.03m.

**11. Section 13.2.6, By-law No. 7625**

The maximum permitted number of storeys is two.

The proposed number of storeys is three.

### 36. 7 CASSIDY PL

File Number:	A0275/17NY	Zoning	RD/R5[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	7 CASSIDY PL	Community:	North York
Legal Description:	PLAN 4332 LOT 65		

#### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted building height is 7.2m.  
The proposed building height is 7.5m.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.0m.  
The proposed building length is 17.05m.
- 3. Chapter 10.5.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 10.03m.  
The proposed front yard setback is 7.92m.
- 4. Chapter 10.20.40.70.(2), By-law No. 569-2013**  
The minimum required rear yard setback is 8.8m.  
The proposed rear yard setback is 5.56m.
- 5. Chapter 10.5.40.10.(5), By-law No. 569-2013**  
An area of 10m<sup>2</sup> of the first floor must be within 4m of the front main wall.  
The proposed area is 8.1m<sup>2</sup> within 4m of the front main wall.
- 6. 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 wider than 2.0m.  
The proposed front exterior stair is 3m wide.
- 7. Section 13.2.3c, By-law No. 7625**  
The minimum required rear yard setback is 9.5m.  
The proposed rear yard setback is 5.56m.
- 8. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.8m.  
The proposed building length is 18.6m.

### 37. 40 DE VERE GDNS

File Number:	A0276/17NY	Zoning	RD / R3 (ZR)
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>40 DE VERE GDNS</b>	Community:	North York
Legal Description:	PLAN 1965 LOT 276		

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

To construct a new covered porch on the front of the existing dwelling.

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

- 1. Chapter 10.5.40.50, By-law No. 569-2013**  
A platform without main walls such as a deck, porch, balcony or similar structure, attached to or within 0.3 m of a building, must comply with the required building setbacks (1.5 m) for the zone.  
The proposed side yard setback is 0.89 m.
- 2. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The required minimum side yard setback is 1.5 m where the required minimum lot frontage is 15.0 m to less than 18.0 m.  
The proposed side yard setback is 0.89 m.
- 3. Section 6(9)(f), By-law No. 7625**  
Porches and decks, either excavated or unexcavated, shall be permitted into the minimum front yard setback not more than 2.10m but not closer to the side lot line than the minimum side yard setback for the main building; 1.80m.  
The proposed front porch projects 2.77m into the required front yard setback with a side yard setback of 0.89m.

### 38. 192 NEWTON DR

File Number:	A0277/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	<b>192 NEWTON DR</b>	Community:	North York
Legal Description:	PLAN 4855 LOT 125		

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

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

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

- 1. Chapter 900.3.10.(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.50m.
- 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 17.61m.
- 3. Chapter 900.3.10.(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.50m.
- 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 1.50m.
- 5. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.50m.
- 6. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 17.61m.

## 39. 185 BOWOOD AVE

File Number:	A0278/17NY	Zoning	R (f7.5; d0.6) x933/ R2 Z0.6 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>185 BOWOOD AVE</b>	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 259		

### 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 10.5.50.10.(1), By-law No. 569-2013**  
A minimum of 75.00% of the required front yard landscaping must be soft landscaping.  
The proposed front yard soft landscaping area is 42.10%.
- 2. Chapter 10.10.40.30.(1), By-law No., 569-2013**  
The maximum permitted building depth for a detached or semi-detached house is 17.00m.  
The proposed building depth is 18.67m.
- 3. Chapter 10.10.40.40.(1), By-law No. 569-2013**  
The maximum permitted floor space index is 0.60 times the area of the lot.  
The proposed floor space index is 0.66 times the area of the lot.
- 4. Chapter 10.10.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the side exterior main walls facing a side lot line is 9.36m.
- 5. Section 6(3) Part I 1, By-law No. 438-86**  
The maximum residential gross floor area is 0.60 times the area of the lot.  
The proposed residential gross floor area of the building exceeds the maximum permitted by approximately 18.15m<sup>2</sup>.
- 6. Section 6(3) Part II 3(I), By-law No. 438-86**  
The by-law requires a building to be located no closer than 1.20m to the side wall of an adjacent building that contains no openings.  
The proposed building is located 0.46 from the adjacent building.
- 7. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The by-law requires a detached house to have a minimum side lot line setback of 7.50m from the side lot line for that portion of the building exceeding 17.00m in depth.  
The proposed side lot line setback is 0.46m on the east side.



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

The by-law requires a detached house to have a minimum side lot line setback of 7.50m from the side lot line for that portion of the building exceeding 17.00m in depth.  
The proposed side lot line setback is 1.06m on the west side.

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

The by-law requires 75.00% of the minimum required front yard landscaped open space to be in the form of soft landscaping.  
The proposed soft landscaping open space is 42.10%.

## 40. 1185 AVENUE RD

File Number:	A0279/17NY	Zoning	R(f15.0; d0.6) x761/R2 Z0.6[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>1185 AVENUE RD</b>	Community:	Toronto
Legal Description:	PLAN M346 PT LOT 58		

### PURPOSE OF THE APPLICATION:

To construct a third floor above the existing two-storey dwelling.

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

- 1. Chapter 10.10.40.10.(2), By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 8.5m.  
The proposed height of the side exterior main walls facing a side lot line is 9.89m.
- 2. Chapter 200.5.1.10(2), By-law No. 569-2013**  
The minimum required parking space must have a minimum width of 3.2m x 5.6m.  
The proposed parking space will have a width of 2.84m x 5.54m in width.
- 3. Section 4(17), By-law No. 438-86**  
The minimum required parking space must have a minimum width of 3.2m x 5.6m.  
The proposed parking space will have a width of 2.84m x 5.54m in width.

## 41. 164 BEDFORD PARK AVE

File Number:	A0280/17NY	Zoning	R / R2 (ZR)
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>164 BEDFORD PARK AVE</b>	Community:	Toronto
Legal Description:	PLAN M108 LOT 666		

### PURPOSE OF THE APPLICATION:

To construct a second and third storey addition to the existing dwelling, in conjunction with other interior and exterior alterations.

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

- 1. Chapter 10.10.40.10.(2), By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.  
The proposed height of the side exterior main walls facing a side lot line is 9.47 m.
- 2. Chapter 10.10.40.40.(1), By-law No. 569-2013**  
The permitted maximum floor space index is 0.60 times the area of the lot.  
The proposed floor space index is 0.96 times the area of the lot.
- 3. Chapter 10.5.50.10.(3), By-law No. 569-2013**  
A lot with a residential building, other than an apartment building, must have a minimum of 50% of the rear yard for soft landscaping, if the lot frontage is greater than 6.0 m.  
The proposed rear yard landscaping area is 45.34%.
- 4. Section 6(3) Part I 1, By-law No. 438-86**  
The by-law limits the residential gross floor area in an area zoned R2 to 0.60 times the area of the lot.  
The proposed residential gross floor area of the building exceeds the maximum permitted by approximately 83.05 m<sup>2</sup>.
- 5. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The by-law requires a detached house in a R2 district to have a minimum side lot setback of 0.9 m for that portion of the building not exceeding 17.0 m in depth, where the side wall contains opening.  
The proposed west side lot line setback is 0.16 m.
- 6. Section 6(3) Part II 3.B (II), By-law No. 438-86**  
The by-law requires a detached house in a R2 district to have a minimum side lot setback of 0.9 m for that portion of the building not exceeding 17.0 m in depth, where the side wall contains opening.  
The proposed east side lot line setback is 0.80 m.

## 42. 17 GASPE RD

File Number:	A0281/17NY	Zoning	RD(x5)/R4 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	<b>17 GASPE RD</b>	Community:	North York
Legal Description:	PLAN M908 LOT 54		

### 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 5.93m<sup>2</sup> within 4.00m of the main front wall.
- 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 17.37m.
- 3. Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted building height is 10.00m.  
The proposed building height is 10.02m.
- 4. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the side exterior main walls facing a side lot line is 7.63m.
- 5. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 18.44m.
- 6. Section 6(30), By-law No. 7625**  
The maximum permitted finished first floor height is 1.50m.  
The proposed finished first floor height is 1.51m.
- 7. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.77m.
- 8. 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 2.15m from the rear wall, and is 2.17m in height.

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

The maximum cumulative width of bay windows is 50.00% of the width of the wall.

The proposed width of the front bay window is 50.39%.

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

Any bay window projecting 0.60m or less beyond the front or rear wall of the building shall be excluded in determining the length of the dwelling, provided that the maximum cumulative width of the bay windows is 50.00% of the width of the wall.

The proposed width of the front bay window is 50.39%.

### 43. 57 MUNRO BLVD

File Number:	A0282/17NY	Zoning	RD (f 15 ; a550)(x5)/ R4 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>57 MUNRO BLVD</b>	Community:	North York
Legal Description:	PLAN M641 E PT LOT 1		

#### 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) A), By-law No. 569-2013**  
The maximum lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 37.72% of the lot area.
- 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 17.25m.
- 3. Chapter 10.20.40.70.(3) E), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.39m.
- 4. Chapter 10.20.40.70.(3) E), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.20m.
- 5. Chapter 10.20.40.10.(2) B(i), 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 8.01m.
- 6. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setbacks is 1.80m.  
The proposed east side yard setback is 1.39m.
- 7. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.20m.
- 8. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 37.72% of the lot area.

- 9. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.13m.
- 10. Section 6(30)a, By-law No. 7625**  
The maximum finished first floor height is 1.50m.  
The proposed finished first floor height is 1.54m.
- 11. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 17.24m.

#### 44. 95 LORD SEATON RD

File Number:	A0283/17NY	Zoning	RD (f18.0; a690)/R3[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>95 LORD SEATON RD</b>	Community:	North York
Legal Description:	PLAN M866 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 10.5.80.40.(1), By-law No. 569-2013**  
The maximum combined width of all vehicle entrances through the front main wall of the residential building is 6.0m.  
The proposed combined width of all vehicle entrances through the front main wall is 8.72m.
- 2. Chapter 10.5.100.1(1), By-law No. 569-2013**  
The maximum permitted driveway width is 6m.  
The proposed driveway width is 8.9m.
- 3. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 35% of the lot area  
The proposed lot coverage is 37.2% of the lot area
- 4. Chapter 200.5.1.10.(2), By-law No. 569-2013**  
The minimum required parking space must have a minimum width of 9.4m for 3 car garage.  
The proposed parking space (s) will have a width of 9.1m.
- 5. Section 12.6, By-law No. 7625**  
The permitted maximum lot coverage is 35% of the lot area  
The proposed lot coverage is 37.2% of the lot area.
- 6. Section 12.7, By-law No. 7625**  
The maximum permitted building height is 8m.  
The proposed building height is 8.86m.
- 7. Section 6A(3), By-law No. 7625**  
The minimum required parking space size is 9.4 m wide for 3 parking spaces.  
The proposed parking space size is 9.1m wide.
- 8. Section 6A(5)a, By-law No. 7625**  
The maximum permitted access for parking areas is 6m.  
The proposed access to parking is 8.72 m.



- 9. Section 6A(5)a, By-law No. 7625**  
The maximum permitted driveway width is 6.0m.  
The proposed driveway width is 8.9m.

## 45. 252 HANNA RD

File Number:	A0284/17NY	Zoning	RD / R1B (ZR)
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	<b>252 HANNA RD</b>	Community:	East York
Legal Description:	PLAN 3110 LOT 518 PT LOT 517		

### PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with integral garage. The existing building will 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 10.0 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
Zero (0) m<sup>2</sup> of the first floor is within 4.0 m of the front main wall.
- 2. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.2 m where the required minimum lot frontage is 12.0 m to less than 15.0 m.  
The proposed north side yard setback is 0.91 m.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.2 m where the required minimum lot frontage is 12.0 m to less than 15.0 m.  
The proposed south side yard setback is 0.91 m.
- 4. 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 setback if the stairs are no wider than 2.0 m.  
The proposed front porch stairs are 2.18 m wide.
- 5. Chapter 10.5.100.1.(1), By-law No. 569-2013**  
For a detached house, if an individual private driveway leads directly to the dwelling unit, a driveway that is located in or passes through the front yard may have a maximum permitted driveway width of 2.95 m, which is the width of the parking space behind the front main wall.  
The proposed driveway width is 3.0 m.
- 6. Chapter 200.5.1.10.(2), By-law No. 569-2013**  
The parking space must have a minimum required width of 3.2 m.  
The proposed parking space will have a width of 2.95 m.
- 7. Section 6.1.3 (1)(c)(ii), By-law No. 1916**  
The maximum permitted driveway width is 2.95 m, which is the width of parking space behind the front wall.  
The proposed driveway width is 3.00 m.

**8. Section 5.40 (b), By-law No. 1916**

The minimum required width of a parking space shall be 3.3 m.  
The proposed width of the parking space is 2.95 m.

## 46. 12 SPINNEY CRT

File Number:	A0285/17NY	Zoning	RD/R2 [ZZC]
Owner(s):		Ward:	Don Valley East (34)
Agent:		Heritage:	Not Applicable
Property Address:	<b>12 SPINNEY CRT</b>	Community:	North York
Legal Description:	PLAN 5112 LOT 22		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 900.(70), By-law No. 569-2013**  
The minimum required side yard setback is 3.00m.  
The proposed east side yard setback is 2.44m.
- 2. 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.
- 3. Chapter 10.20.40.50.(1), By-law No. 569-2013**  
The maximum permitted area of each platform at or above the second storey is 4.00m<sup>2</sup>.  
The proposed platform at or above the second storey is 7.162m<sup>2</sup>.
- 4. Chapter 10.20.40.10.(6), By-law No. 569-2013**  
The maximum permitted finished first floor height is 1.20m.  
The proposed finished first floor height is 2.00m.
- 5. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 23.04m.
- 6. Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The maximum permitted building depth is 19.00m.  
The proposed building depth is 23.04m.
- 7. Section 11.2.4.(b), By-law No. 7625**  
The minimum required side yard setback is 3.00m.  
The proposed east side yard setback is 2.44m.
- 8. Section 11.2.6A, By-law No. 7625**  
The maximum permitted balcony area is 3.80m<sup>2</sup>.  
The proposed balcony area is 7.162m<sup>2</sup>.
- 9. Section 6(8), By-law No. 7625**  
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed.

- 10. Section 11.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 10.62m.
  
- 11. Section 11.2.1 & 11.3.2, By-law No. 7625**  
The minimum required lot frontage is 21.00m .  
The existing lot frontage is 20.12m.

## 47. 28 FIFESHIRE RD

File Number:	A0286/17NY	Zoning	RD (x975) /R2 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>28 FIFESHIRE RD</b>	Community:	North York
Legal Description:	PLAN M866 LOT 492		

### 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 10.5.40.60.(3), By-law No. 569-2013**  
Exterior stairs providing pedestrian access to a building may encroach into a required building setback if the stairs are no wider than 2.00m.  
The proposed stairs in the front yard is 4.27m.
- 2. 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 fronting street.
- 3. Chapter 900.3.10(975) Exception 975, B-law No. 569-2013**  
The minimum front yard setback is 15.00m from Fifeshire Rd.  
The proposed front yard setback is 13.13m.
- 4. Chapter 900.3.10(975) Exception 975, By-law No. 569-2013**  
The maximum permitted height of the building is 9.50m.  
The proposed building height is 10.85m.
- 5. Section 11.2.6, By-law No. 7625**  
The maximum permitted building height is 9.50m.  
The proposed building height is 9.95m.
- 6. Section 6(24)(c), By-law No. 7625**  
The maximum permitted rear deck projection is 2.10m having an above height of 1.00m and a width no greater than 50.00% the width of the dwelling.  
The proposed deck in the rear projects 3.66m, is 3.85m in height, and is 84.16% of the width of the dwelling.
- 7. Section 6(24)(a)(i), By-law No. 7625**  
The maximum permitted area for a rear deck is 5.00% of the lot area or 56.00m<sup>2</sup>.  
The proposed rear deck is 6.48% of the lot area or 72.65m<sup>2</sup>.

## 48. 153 DELL PARK AVE

File Number:	A0287/17NY	Zoning	RD/R4[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	<b>153 DELL PARK AVE</b>	Community:	North York
Legal Description:	PLAN 2049 LOT 291		

### PURPOSE OF THE APPLICATION:

To construct a three-storey dwelling. The existing dwelling would be demolished. Please be advised the subject property went before the Committee of Adjustment on May 12, 2016, the development proposal was refused.

### 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% of the lot area.  
The proposed lot coverage is 41.6% of the lot area.
- 2. Chapter 10.20.40.10.(3), By-law No. 569-2013**  
The maximum permitted number of storey is 2.  
The proposed number of storey is 3.
- 3. Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 5.46m.  
The proposed front yard setback is 5.28m.
- 4. Chapter 10.20.40.70.(4), By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed west side yard setback is 1.22m.
- 5. Chapter 10.20.40.70.(4), By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed east side yard setback is 1.37m.
- 6. Chapter 10.20.40.50.(1), By-law No. 569-2013**  
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0m<sup>2</sup>.  
The proposed area of each platform at or above the second storey is 7.41m<sup>2</sup>.
- 7. Section 13.2.6A, By-law No. 7625**  
The maximum permitted balcony area is 3.8m<sup>2</sup>.  
The proposed balcony area is 7.41m<sup>2</sup>.
- 8. Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is 467.54m<sup>2</sup>.

- 9. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 35% of the lot area.  
The proposed lot coverage is 41.6% of the lot area.
- 10. Section 13.2.3(a), By-law No. 7625**  
The minimum required front yard setback is 6.5m.  
The proposed front yard setback is 5.28m.
- 11. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.8m.  
The proposed west side yard setback is 1.22m.
- 12. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.8m.  
The proposed east side yard setback is 1.37m.
- 13. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8m.  
The proposed building height is 8.68m.
- 14. Section 13.2.6, By-law No. 7625**  
The maximum permitted number of storeys is 2.  
The proposed number of storeys is 3.



## 49. 859 GLENCAIRN AVE

File Number:	A0288/17NY	Zoning	RD / R7 (ZR)
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	<b>859 GLENCAIRN AVE</b>	Community:	North York
Legal Description:	PLAN 1911 E PT LOT 86		

### PURPOSE OF THE APPLICATION:

To construct a new dwelling with attached garage. The existing dwelling will be demolished.

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

- 1. Chapter 10.20.30.20.(1), By-law No. 569-2013**  
The required minimum lot frontage is 9.0 m.  
The proposed lot frontage is 7.62 m.
- 2. Chapter 10.80.40.10.(2), By-law No. 569-2013**  
The permitted maximum height of front and rear main walls is 7.5 m.  
The proposed height of the front and rear exterior main walls is 9.24 m.
- 3. Chapter 10.80.40.20.(1), By-law No. 569-2013**  
The permitted maximum building length for a detached house or semi-detached house is 17.0 m.  
The proposed building length is 19.13 m.
- 4. Chapter 10.80.40.30.(1), By-law No. 569-2013**  
The permitted maximum building depth for a detached house or semi-detached house is 19.0 m.  
The proposed building length is 19.13 m.
- 5. Chapter 10.80.40.70.(3), By-law No. 569-2013**  
The required minimum side yard setback for a detached house is 0.9 m.  
The proposed west side yard setback is 0.46 m.
- 6. Section 14-B(8), By-law No. 7625**  
The maximum permitted building height is 8,8 m.  
The proposed building height is 10.61 m.
- 7. Section 14-B(9), By-law No. 7625**  
The maximum permitted building length is 15.3 m.  
The proposed building length is 19.38 m.
- 8. Section 14-B(5)(b), By-law No. 7625**  
The minimum required side yard setback is 1.2 m.  
The proposed west side yard setback is 0.46 m.
- 9. Section 6(30)a, By-law No. 7625**  
The maximum finished first floor height is 1.5 m.  
The proposed finished first floor height is 2.33 m.

- 10. Section 14-B(8), By-law No. 7625**  
The maximum permitted number of storeys is 2.  
The proposed number of storeys is 3.

## 50. 939 LAWRENCE AVE E

File Number:	A0359/15NY	Zoning	C3(8) [WAV]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>939 LAWRENCE AVE E</b>	Community:	North York
Legal Description:	PLAN 4545 PT BLKS A D AND F RP 64R6719 PARTS 1 TO 4 6 TO 10 13 14 20 AND 21		

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

To legalize and facilitate the continued operation of the existing Regional Shopping Centre.

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

#### **1. By-law No. 7625, Section C3(8)**

The By-law requires a Regional Shopping Centre be a group of commercial establishments managed as a unit having a gross floor area of 50,000m<sup>2</sup> or greater and where the predominant use is retail stores. The existing Regional Shopping Centre is comprised of a group of commercial establishments managed as a unit having a gross floor area of 50,000m<sup>2</sup> or greater where the composition of retail tenancies includes a minimum of 30.00% of retail stores.

## 51. 210 MARLEE AVE

File Number:	A658/13NY	Zoning	C1 [BLD]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	<b>210 MARLEE AVE</b>	Community:	North York
Legal Description:	PLAN M360 PT LOTS 20 AND 21		

### PURPOSE OF THE APPLICATION:

To bring into compliance an existing storage shed at the northwest corner of the parking lot and a walk-in freezer in the southeast corner of the lot.. Please be advised that an application with respect to the subject property was previously before the Committee of Adjustment on September 7, 2011. It was the decision of the Committee of Adjustment to APPROVE the application on CONDITION which sought a variance relating to the rear yard canopy projection. Please note, this application was previously deferred Wednesday, November 20, 2013 in order to allow the to facilitate further consultation with the applicant and Buildings staff, to determine the applicability and requirements of a Site Plan Control application and to allow for a more accurate Public Hearing Notice to be submitted to the public.

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

- 1. Section 6(9), By-law No. 7625**  
The maximum canopy projection is 1.8 m into the required setback.  
The proposed rear yard canopy projects 7.5 m into the required setback.
- 2. Section 23.2.1, By-law No. 7625**  
The maximum permitted lot coverage is 33.3% of the lot area.  
The proposed lot coverage is 45% of the lot area.
- 3. Section 23.2.2, By-law No. 7625**  
The minimum required rear yard wetback is 7.5 m.  
The proposed rear yard setback is 0.0 m for the shed.
- 4. Section 23.2.2(b), By-law No. 7625**  
The minimum required front yard setback is 4.3 m.  
The proposed front yard setback is 0.0 m for the walk-in freezer.
- 5. Section 23.2.2, By-law No. 7625**  
The minimum required side yard setback is 4.5 m.  
The proposed north side yard setback is 0.0 m for the shed
- 6. Section 23.2.2, By-law No. 7625**  
The minimum required side yard setback is 4.5 m.  
The proposed south side yard setback 2.07 m.

**3. OTHER BUSINESS**