

## COMMITTEE OF ADJUSTMENT AGENDA NORTH YORK PANEL

**Hearing Date:** April 20, 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.	B0095/16NY		64 KEEWATIN AVE	Don Valley West (25)
1a.	A1079/16NY		64 KEEWATIN AVE (PART 1)	Don Valley West (25)
1b.	A1080/16NY		64 KEEWATIN AVE (PART 2)	Don Valley West (25)
2.	B0049/16NY		25 WILFRED AVE	Willowdale (23)
2a.	A0692/16NY		25 WILFRED AVE (PART 1)	Willowdale (23)
2b.	A0693/16NY		25 WILFRED AVE (PART 2)	Willowdale (23)
3.	A0114/17NY		19 CLAREVILLE CRES	Don Valley East (33)
4.	A0115/17NY		160 DINNICK CRES	Don Valley West (25)
5.	A0116/17NY		149 VIEWMOUNT	Eglinton-Lawrence (15)

AVE

6.	A0117/17NY	157 FLORENCE AVE	Willowdale (23)
7.	A0118/17NY	18 WIGMORE DR	Don Valley East (34)
8.	A0119/17NY	79 BRISBANE RD	York West (08)
9.	A0120/17NY	1451 AVENUE RD	Eglinton-Lawrence (16)
10.	A0121/17NY	89 POYNTZ AVE	Willowdale (23)
11.	A0122/17NY	4 WIGMORE DR	Don Valley East (34)
12.	A0123/17NY	89 BIDEWELL AVE	York Centre (10)
13.	A0124/17NY	23 LATIMER AVE	Eglinton-Lawrence (16)
14.	A0125/17NY	223 FLORENCE AVE	Willowdale (23)
15.	A0126/17NY	298 FAIRLAWN AVE	Eglinton-Lawrence (16)
16.	A0129/17NY	206 GLENVIEW AVE	Eglinton-Lawrence (16)
17.	A0130/17NY	210 DONLEA DR	Don Valley West (26)
18.	A0131/17NY	288 KINGSDALE AVE	Willowdale (23)
19.	A0132/17NY	218 NEWTON DR	Willowdale (24)
20.	A0133/17NY	55 SUMNER HEIGHTS DR	Willowdale (24)
21.	A0136/17NY	625 COLDSTREAM AVE	Eglinton-Lawrence (15)
22.	A0137/17NY	170 PARKHURST BLVD	Don Valley West (26)
23.	A0138/17NY	131 PARK HOME AVE	Willowdale (23)
24.	A0209/16NY	283 KEEWATIN AVE	Don Valley West (25)
25.	A0008/17NY	55 LEACROFT CRES	Don Valley West (25)
26.	A0082/17NY	95 BURNCREST DR	Eglinton-Lawrence (16)

**3. OTHER BUSINESS**

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

**1. 64 KEEWATIN AVE**

File Number:	B0095/16NY	Zoning	R1S Z0.6/R(f9.0; u2; d0.6)(x954)(ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>64 KEEWATIN AVE</b>	Community:	Toronto
Legal Description:	PLAN 756 PT LOT 11		

**THE CONSENT REQUESTED:**

To obtain consent to sever the property into two undersized residential lots (frontage only).

**Conveyed - Part 2**

Address to be determined

The frontage is 7.62m and the lot area is 456.7m<sup>2</sup>. A new two-storey detached residential dwelling is proposed requiring variances to the applicable zoning by-laws.

**Retained - Part 1**

Address to be determined

The frontage is 7.62m and the lot area is 456.4m<sup>2</sup>. A new two-storey detached residential dwelling is proposed requiring variances to the applicable zoning by-laws.

**File Numbers B0095/16NY, A1079/16NY and A1080/16NY will be considered jointly.**

**1a. 64 KEEWATIN AVE  
(PART 1)**

File Number:	A1079/16NY	Zoning	R (f9.0; u2; d0.6)(x954)/ R1S Z0.6 [ZR]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>64 KEEWATIN AVE (PART 1)</b>	Community:	Toronto
Legal Description:	PLAN 756 PT LOT 11		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey single family detached dwelling. The existing dwelling would be demolished. File numbers B0095/16NY, A1079/16NY and A1080/16NY will be considered jointly.

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

- 1. Chapter 10.5.40.10(5) and 10.10.40.10 (6), By-law No. 569-213**  
The required minimum floor area of the First Floor (as defined) is 10.0m<sup>2</sup>.  
The proposed first floor area is 7.5m<sup>2</sup>.
- 2. Chapter 10.10.30.20.(1), By-law No. 569-2013**  
The minimum required lot frontage is 9.0m.  
The proposed lot frontage is 7.62m.
- 3. Chapter 10.10.40.10.(1) A), By-law No. 569-2013**  
The maximum permitted height of a building is 9.00m.  
The proposed height of the building is 10.11m.
- 4. Chapter 10.10.40.30.(1) A), By-law No. 569-2013**  
The maximum permitted building depth for a detached house is 17.0m.  
The proposed building depth is 18.5m.
- 5. Chapter 10.10.40.10.(6) 6), By-law No. 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2m.  
The proposed height of the first floor above established grade is 1.38m.
- 6. Chapter 10.10.40.10.(2) A)(i), By-law No. 569-2013**  
The maximum permitted height of all exterior main walls is 7.5m.  
The proposed height of the exterior main walls is 9.09m.
- 7. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The required minimum side lot line setback is 0.9 m for that portion of the building not exceeding 17.0 m in depth.  
The proposed side lot line setback is 0.6 m from the east side lot line.

- 8. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The required minimum side lot line setback is 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.  
The proposed side lot line setback is 0.6 m on the east side.
- 9. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The required minimum side lot line setback is 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.  
The proposed side lot line setback is 0.9 m on the west side.
- 10. Section 6(3) Part IX 1(A), By-law No. 438-86**  
The proposed lot(s) must be capable of being conveyed in accordance with the provisions of the Planning Act.  
The proposed lots require severance consent from the Committee of Adjustment prior to the issuance of a building permit.
- 11. Section 6(3) Part VII 1(I), By-law No. 438-86**  
The minimum required lot frontage is 9.1 m.  
The proposed lot frontage is 7.62m.
- 12. Section 6(3) Part II 8 D(I), By-law No. 438-86**  
The permitted maximum height of an uncovered platform which projects into the required setbacks to a maximum of 1.2 m above grade.  
The proposed height of the uncovered platform at the front is 1.6 m above grade.
- 13. Section 6(3) Part II 8 D(I), By-law No. 438-86**  
The permitted maximum height of an uncovered platform which projects into the required setbacks is maximum of 1.2 m above grade.  
The proposed height of the uncovered platform at the rear is 3.22 m above grade.
- 14. Section 4(2), By-law No. 438-86**  
The maximum permitted height of a building is 9.0m.  
The proposed height of the building is 9.09m.

**1b. 64 KEEWATIN AVE  
(PART 2)**

File Number:	A1080/16NY	Zoning	R (f9.0; u2; d0.6) (x954)/ R1S Z0.6. [ZR]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>64 KEEWATIN AVE (PART 2)</b>	Community:	North York
Legal Description:	PLAN 756 PT LOT 11		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey single family detached dwelling. The existing dwelling would be demolished. File numbers B0095/16NY, A1079/16NY and A1080/16NY will be considered jointly.

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

- 1. Chapter 10.5.40.10(5) and 10.10.40.10 (6), By-law No. 569-2013**  
The required minimum floor area of the First Floor (as defined) is 10.0 m<sup>2</sup>.  
The proposed floor area of the First Floor is 7.5 m<sup>2</sup>.
- 2. Chapter 10.10.330.20.(1) A), By-law No. 569-2013**  
The required minimum lot frontage is 9.0m.  
The proposed lot frontage is 7.62m.
- 3. Chapter 10.10.40.10.(1) A), By-law No. 569-2013**  
The maximum permitted height of a building is 9.01m.  
The proposed height of the building is 9.98m.
- 4. Chapter 10.10.40.30.(1) A), By-law No. 569-2013**  
The maximum permitted building depth is 17.0m.  
The proposed building depth is 18.5m.
- 5. 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 1.32m.
- 6. Chapter 10.10.40.10.(2) A)(i), By-law No. 569-2013**  
The maximum permitted height of all front exterior main walls is 7.5m.  
The proposed height of the exterior main walls is 9.15m.
- 7. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The required minimum side lot line setback is 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.  
The proposed west side lot setback is 0.6m.

- 8. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The required minimum side lot line setback is 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.  
The proposed east side lot setback is 0.9m.
- 9. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The required minimum side lot line setback is 0.9 m for that portion of the building not exceeding 17.0 m in depth.  
The proposed side lot line setback is 0.6 m from the west side lot line.
- 10. Section 6(3) Part II 8 D(I), By-law No. 438-86**  
The maximum permitted height of an uncovered platform projecting in required setbacks is 1.20m above grade.  
The proposed height of the uncovered platform at the front is 1.27 m above grade.
- 11. Section 6(3) Part II 8 D(I), By-law No. 438-86**  
The maximum permitted height of an uncovered platform projecting in required setbacks is 1.20m above grade.  
The proposed height of the uncovered platform at the rear is 2.73 m above grade.
- 12. Section 6(3) Part IX 1(A), By-law No. 438-86**  
The by-law requires the proposed lot(s) to be capable of being conveyed in accordance with provisions of the Planning Act.  
The proposed lots require severance consent from the Committee of Adjustment prior to the issuance of a building permit.
- 13. Section 6(3) Part VII 1(I), By-law No. 438-86**  
The minimum required lot frontage is 9.1m.  
The proposed lot frontage is 7.62m.
- 14. Section 4(2), By-law No. 438-86**  
The maximum permitted height of a detached house is 9.0m.  
The proposed height is 9.13m.



## 2. 25 WILFRED AVE

File Number:	B0049/16NY	Zoning	RD / R4 (ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>25 WILFRED AVE</b>	Community:	North York
Legal Description:	PLAN M372 PT LOT 130 RP 66R16834 PART 1		

### **THE CONSENT REQUESTED:**

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

#### **Retained - Part 1 (B)**

Address to be assigned

The proposed lot frontage is 9.22m. The proposed lot area is 299.28m<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 A0692/16NY.

#### **Conveyed - Part 2 (A)**

Address to be assigned

The proposed lot frontage is 9.22m. The proposed lot area is 284.8m<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 A0693/16NY.

**PART 3** – Part 3 is a corner rounding to be conveyed to the City.

**File Numbers B0049/16NY, A0692/16NY and A0693/16NY will be considered jointly.**

**2a. 25 WILFRED AVE  
(PART 1)**

File Number:	A0692/16NY	Zoning	RD / R4 (ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>25 WILFRED AVE (PART 1)</b>	Community:	North York
Legal Description:	PLAN M372 PT LOT 130 RP 66R16834 PART 1		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling. File Numbers B0049/16NY, A0692/16NY and A0693/16NY will be considered jointly.

**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 1.8 m.  
The proposed north side yard setback is 0.61 m.
- 2. 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 1.22 m.
- 3. Chapter 10.5.40.10(5), By-law No. 569-2013**  
The minimum of 10.0 m<sup>2</sup> of first floor must be within 4.0 m of the front main wall.  
The proposed foyer is 5.79 m<sup>2</sup>.
- 4. 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 7.82 m.
- 5. Chapter 10.20.30.10.(1), By-law No. 569-2013**  
The required minimum lot area is 550 m<sup>2</sup>.  
The proposed lot area is 299.28 m<sup>2</sup>
- 6. Chapter 10.20.30.20.(1), By-law No. 569-2013**  
The required minimum lot frontage is 15 m.  
The proposed lot frontage is 9.22 m.
- 7. 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 35.4% of the lot area.
- 8. Section 13.2.3(a), By-law No. 7625**  
The minimum required front yard setback is 6.5 m.  
The proposed front yard setback is 6 m.

9. **Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8 m.  
The proposed building height is 9.28 m.
10. **Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.5 m.  
The proposed north side yard setback is 0.61 m.
11. **Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.5 m.  
The proposed south side yard setback is 1.22 m.
12. **Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 35.4% of the lot area.
13. **Section 6A(2)a, By-law No. 7625**  
The minimum required number of parking spaces is 2 spaces.  
The proposed number of parking spaces is 1 space.
14. **Section 6(8), By-law No. 7625**  
The minimum required lot frontage and width is 15 m.  
The proposed lot frontage and width is 9.22 m.
15. **Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550 m<sup>2</sup>.  
The minimum lot area is 299.28 m<sup>2</sup>.

**2b. 25 WILFRED AVE  
(PART 2)**

File Number:	A0693/16NY	Zoning	RD / R4 (ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>25 WILFRED AVE (PART 2)</b>	Community:	North York
Legal Description:	PLAN M372 PT LOT 130 RP 66R16834 PART 1		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling. File Numbers B0049/16NY, A0692/16NY and A0693/16NY will be considered jointly.

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

- 1. Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum permitted side yard setback is 1.8 m.  
The proposed north side yard setback is 0.91 m.
- 2. Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum permitted side yard setback is 1.8 m.  
The proposed south side yard setback is 0.62 m.
- 3. 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.  
The proposed foyer is 8.17 m<sup>2</sup>.
- 4. 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 7.85 m.
- 5. Chapter 10.20.30.10.(1), By-law No. 569-2013**  
The required minimum lot area is 550 m<sup>2</sup>.  
The proposed lot area is 284.8 m<sup>2</sup>.
- 6. Chapter 10.20.30.20.(1), By-law No. 569-2013**  
The required minimum lot frontage is 15 m.  
The proposed lot frontage is 9.22 m.
- 7. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 30% of the lot area.  
The proposed maximum lot coverage is 35.7%.

8. **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 in not from the flanking street.
9. **Chapter 10.20.40.10.(3), By-law No. 569-2013**  
The permitted maximum number of storeys is 2.  
The proposed number of storeys is 3.
10. **Section 13.2.1, By-law No. 7625**  
The minimum required lot frontage and width is 15 m.  
The proposed lot frontage and width is 9.22 m.
11. **Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550 m<sup>2</sup>  
The proposed lot area is 284.8 m<sup>2</sup>
12. **Section 13.2.6(i), By-law No. 7625**  
The maximum permitted building height is 8.0 m.  
The proposed building height is 10.27 m.
13. **Section 13.2.3(a), By-law No. 7625**  
The minimum required front yard setback is 6.5 m.  
The proposed front yard setback is 6 m.
14. **Section 13.2.3(b), By-law No. 7625**  
The minimum required north side yard setback is 3 m.  
The proposed north side yard setback is 0.9 m.
15. **Section 13.2.3(b), By-law No. 7625**  
The minimum required south side yard setback is 1.5 m.  
The proposed south side yard setback is 0.62 m.
16. **Section 13.2.6, By-law No. 7625**  
The maximum permitted number of storeys is 2  
The proposed number of storeys is 3.
17. **Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 35.7% of the lot area.
18. **Section 6A(2)a, By-law No. 7625**  
The minimum required number of parking spaces is 2 spaces.  
The proposed number of parking spaces is 1 space

### 3. 19 CLAREVILLE CRES

File Number:	A0114/17NY	Zoning	RD/R4 [BLD]
Owner(s):		Ward:	Don Valley East (33)
Agent:		Heritage:	Not Applicable
Property Address:	<b>19 CLAREVILLE CRES</b>	Community:	North York
Legal Description:	PLAN M956 LOT 139		

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

To convert the existing carport to an attached garage.

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

- 1. Chapter 900.3.10.(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed north side yard setback is 0.91m.
- 2. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.20m.  
The proposed north side yard setback is 0.91m.

#### 4. 160 DINNICK CRES

File Number:	A0115/17NY	Zoning	RD(F15.0, D0.35)/R1Z0.35[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>160 DINNICK CRES</b>	Community:	Toronto
Legal Description:	PLAN 1534 LOT 197		

#### PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with an integral at grade garage. The existing dwelling would be demolished but the accessory structure at the rear of the property will remain.

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

- 1. Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted Floor Space Index is 0.35 times the lot area.  
The proposed Floor Space Index is 0.54 times the lot area.
- 2. Chapter 10.5.60.20.(2)(B), By-law No. 569-2013**  
The minimum required rear yard setback for the ancillary building is 1.93m.  
The proposed rear yard setback for the ancillary building is 0.67m.
- 3. Chapter 10.5.80.40.(3), By-law No. 569-2013**  
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.  
The proposed vehicle access to the parking space is from the front.
- 4. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.5m.  
The proposed north side yard setback is 1.22m.
- 5. 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 proposed Gross Floor Area is 0.54 times the lot area.
- 6. Section 6(3) Part II 3.A (II), By-law No. 438-86**  
The by-law requires a building to have a minimum flanking street setback of 6.0m.  
The proposed flanking street setback is 2.14m.
- 7. Section 6(3) Part II 7(i), By-law No. 438-86**  
The minimum required north side lot line setback for an accessory structure is 3.0m  
The proposed north side lot line setback is 0.4m.
- 8. Section 6(3) Part II 7(i), By-law No. 438-86**  
The minimum required side lot line setback for an accessory structure is 3.0m  
The proposed west side lot line setback is 0.67m.

**9. Section 6(3) Part IV2, By-law No. 438-86**

The vehicle access to the parking space must be from a flanking street or public lane.  
The proposed vehicle access to the parking space is from the main street.

**10. Section 6(3) part II 7(II)A, By-law No. 438-86**

The by-law requires an accessory structure to have a minimum setback is 4.5m to an adjacent residential building.  
The proposed setback to the adjacent building at 82 Lawrence Crescent is 2.27m.



## 5. 149 VIEWMOUNT AVE

File Number:	A0116/17NY	Zoning	RD (fl 5.0; a550)(x)/ R4
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	<b>149 VIEWMOUNT AVE</b>	Community:	North York
Legal Description:	PLAN 1766 W PT LOT 279 E PT LOT 280		

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

To construct a two-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 permitted length of a building is 17.00m.  
The proposed building length is 18.59m.
- 2. Chapter 10.5.40.50.(2), By-law No. 569-2013**  
A platform without main walls attached to or within 0.30m of a building, must comply with minimum required building setbacks for the zone.  
The proposed side yard setback for the deck is 1.15m.
- 3. Chapter 10.5.80.40.(2), By-law No. 569-2013**  
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: 100.14m.  
The proposed elevation of the lowest point of a vehicle entrance in a main wall of the building is 99.26m.
- 4. Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.15m.
- 5. Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.29m.
- 6. Section 13.2.5a, By-law No. 7625**  
The maximum permitted length of a building is 16.80m.  
The proposed building length is 18.59m.
- 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 1.15m.
- 8. 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 1.29m.

**9. Section 6A(7)(d), By-law No. 7625**

The elevation of the lowest point of an opening to an area may be used for parking or storage of a vehicle located inside or abutting the dwelling shall be:

A) higher than the elevation of the street, arterial road or minor arterial road, the lot abuts measured at its centreline directly across from the driveway leading to the parking space, and

B) higher than the elevation of a public lane that the lot abuts measured at its centreline directly across from the driveway leading to the parking space

The proposal does not comply.

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

The minimum side yard setback is 1.80m.

The proposed deck is located 1.15m from the side lot line.

## 6. 157 FLORENCE AVE

File Number:	A0117/17NY	Zoning	RD (ZW)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>157 FLORENCE AVE</b>	Community:	North York
Legal Description:	PLAN 1743 PT LOT 524 LOTS 525 TO 527 RP 66R28109 PARTS 1 TO 3		

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

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

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

#### **1. 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 a not a major street.

The proposed vehicle access to a parking space is not from a flanking street.

## 7. 18 WIGMORE DR

File Number:	A0118/17NY	Zoning	RD/R4 [BLD]
Owner(s):		Ward:	Don Valley East (34)
Agent:		Heritage:	Not Applicable
Property Address:	<b>18 WIGMORE DR</b>	Community:	North York
Legal Description:	PLAN M683 LOT 227		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 900.3.10.(5)(X5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The existing and proposed north side yard setback is 1.33m.
- 2. Chapter 900.3.10.(5)(X5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed south side yard setback is 0.558m.
- 3. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The existing and proposed north side yard setback is 1.33m.
- 4. Section 6(9)a, By-law No. 7625**  
The maximum permitted eave projection is 0.50m.  
The proposed eaves project 0.609m.
- 5. 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 0.558m.

## 8. 79 BRISBANE RD

File Number:	A0119/17NY	Zoning	EH(1) X (45)/M3[ZONING]
Owner(s):		Ward:	York West (08)
Agent:		Heritage:	Not Applicable
Property Address:	<b>79 BRISBANE RD</b>	Community:	North York
Legal Description:	PLAN M1060 PT BLK H RP R2877 PART 1		

### PURPOSE OF THE APPLICATION:

To construct a second floor addition above the existing one-storey building.

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

- 1. Chapter 60.30.40.70.(2), By-law No. 569-2013**  
The minimum required side yard setback is 3.0m.  
The existing and proposed side yard setback is 2.84m.
- 2. Chapter 60.5.80.10.(2), By-law No. 569-2013**  
The minimum required number of parking spaces is 5 for the first 15m of main wall.  
The proposed number of parking spaces is 22.
- 3. Section 32(5)a, By-law No. 7625**  
The minimum required side yard setback is 3.0m.  
The proposed east side yard setback is 2.84m.
- 4. Section 6A(2)a, By-law No. 7625**  
The minimum required number of parking spaces is 42.  
The proposed number parking spaces is 38.
- 5. Section 6(A), By-law No. 7655**  
The minimum required number of parking spaces in the front yard is 4.  
The proposed number of parking spaces is 22.

## 9. 1451 AVENUE RD

File Number:	A0120/17NY	Zoning	R1/RD & RM4/RM [WAIVER]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Listed
Property Address:	<b>1451 AVENUE RD</b>	Community:	North York
Legal Description:	CON 1 WY PT LOT 5 ABUTTING NORTH YORK		

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

To construct a new three-story addition for educational space to the upper school, as well as to construct a new two-storey addition for educational space to the junior school.

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

- 1. Chapter 10.5.80.10.(3), By-law No. 569-2013**  
A parking space may not be located in a front yard or a side yard abutting a street.  
The proposed parking spaces of the proposed building addition are located in the front and side yards.
- 2. Chapter 200.5.10.1(1), By-law No. 569-2013**  
Parking spaces are required to be provided at a minimum rate of 1.50 spaces for each 100m<sup>2</sup> of gross floor area for a private school.  
The proposed parking spaces are to be provided at a minimum rate 0.70 spaces for each 100m<sup>2</sup> of gross floor area.
- 3. Section 6(3) Part II (5), By-law No. 438-86**  
The maximum permitted depth of a building is 14.00m.  
The proposed depth of the building addition from Rosewell Avenue is 47.50m.

## 10. 89 POYNTZ AVE

File Number:	A0121/17NY	Zoning	RD / R6 (ZW)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>89 POYNTZ AVE</b>	Community:	North York
Legal Description:	PLAN 1743 LOTS 640 & 641		

### PURPOSE OF THE APPLICATION:

To construct an addition to the existing dwelling.

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

- 1. Chapter 10.5.100.1.(2), By-law No. 569-2017**  
The permitted driveway width is 3.17 m.  
The proposed driveway width is 6.93 m.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2017**  
In the RD zone with a minimum required lot frontage of 18.0 metres or less, the permitted maximum building length for detached house is 17.0 m.  
The proposed length will be 17.17 m.
- 3. Chapter 10.20.40.30.(1), By-law No. 569-2017**  
The permitted maximum building depth for a detached house is 19.0 m.  
The proposed building depth is 19.11 m.
- 4. Section 14-A(5)c, By-law No. 7625**  
The minimum required side yard setback is 1.8 m from lots with a frontage greater than 15 m.  
The proposed west side yard setback is 1.2 m.
- 5. Section 14-A(9), By-law No. 7625**  
The maximum permitted building length is 17 m.  
The proposed building length is 17.7 m
- 6. Section 6A(5)a, By-law No. 7625**  
The maximum access required for parking areas is 6.0 m.  
The proposed driveway is 6.93 m.
- 7. 6(9)(j), By-law No. 7625**  
Canopies 2.3 m<sup>2</sup> or less in area shall be permitted to project into one minimum side yard setback no more than 1.6 m, but no closer than 0.6 m from any side lot line.  
The proposed canopy is 4.17 m<sup>2</sup>.

## 11. 4 WIGMORE DR

File Number:	A0122/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Don Valley East (34)
Agent:		Heritage:	Not Applicable
Property Address:	<b>4 WIGMORE DR</b>	Community:	North York
Legal Description:	PLAN M683 LOT 220		

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

To construct a two-storey addition to the south west portion of the existing one-storey dwelling, in conjunction with a second storey addition over the existing garage.

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

- 1. Chapter 900.3.10.(5)(X5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The existing and proposed south side yard setback is 1.28m.
- 2. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The existing and proposed south side yard setback is 1.28m.



## 12. 89 BIDEWELL AVE

File Number:	A0123/17NY	Zoning	RD/R3[ZONING]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	<b>89 BIDEWELL AVE</b>	Community:	North York
Legal Description:	PLAN 1841 LOT 350		

### 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 10.20.40.70.(2), By-law No. 569-2013**  
The minimum required rear yard setback 9.70m.  
The proposed rear yard setback is 7.9m.
- 2. 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 30.87% of the lot area.
- 3. Section 12.6, By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 30.87% of the lot area.
- 4. Section 12.5A, By-law No. 7625**  
The maximum permitted building length is 16.8m.  
The proposed building length is 16.99m.

### 13. 23 LATIMER AVE

File Number:	A0124/17NY	Zoning	RD(f7.5; d0.6)(x1410) / R1 (0.6) [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>23 LATIMER AVE</b>	Community:	North York
Legal Description:	PLAN M387 PT LOT 52		

#### 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:

- 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 front wall.  
There is 5.50m<sup>2</sup> floor area proposed within 4.00m of the front wall.
- Chapter 10.5.50.10.(1) (B), By-law No. 569-2013**  
A minimum of 50.00% of the front yard must be landscaping: 27.31m<sup>2</sup>.  
The proposed front yard landscaping area is 42.00%: 23.04m<sup>2</sup>.
- Chapter 10.5.50.10.(1) (D), By-law No. 569-2013**  
A minimum of 75.00% of the required front yard landscaping must be soft landscaping: 20.48m<sup>2</sup>.  
The proposed front yard soft landscaping area is 70.00%: 19.30m<sup>2</sup>.
- Chapter 10.20.40.10.(4) (A), By-law No. 569-2013**  
The maximum permitted building height is 7.20m.  
The proposed height of the building is 9.20m.
- Chapter 10.20.40.10.(4) (C), By-law No. 569-2013**  
The maximum permitted number of storeys is two.  
The proposed number of storeys is three.
- Chapter 10.20.40.10.(6) 6), By-law No. 569-2013**  
The maximum permitted height of the first floor is 1.20m.  
The proposed height of the first floor is 2.96m.
- 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 18.71m.
- Chapter 10.20.40.40.(1) A), By-law No. 569-2013**  
The maximum permitted floor space index is 0.60 times the area of the lot: 152.70m<sup>2</sup>.  
The proposed floor space index is 1.10 times the area of the lot: 283.80m<sup>2</sup>.
- Chapter 10.20.40.50.(1) B), By-law No. 569-2013**  
The maximum area of each platform at or above the second storey is 4.00m<sup>2</sup>.  
The proposed area of each platform at or above the second storey is 7.10m<sup>2</sup>.

10. **Chapter 10.20.40.70.(1),By-law No. 569-2013**  
The minimum required front yard setback is 7.65m.  
The proposed front yard setback is 6.73m.
11. **Chapter 10.20.40.70.(2) B),By-law No. 569-2013**  
The minimum required rear yard setback is 8.40m.  
The proposed rear yard setback is 7.75m.
12. **Chapter 10.20.40.70.(3) B), By-law No. 569-2013**  
The minimum required side yard setback is 0.90m.  
The proposed north side yard setback is 0.75m.
13. **Chapter 10.5.40.60.(1) (D), By-law No. 569-2013**  
A platform without main walls, attached to a building, with a floor higher than the first floor of the building above established grade may encroach into the setback 1.50m if it is no closer than 3.00m to a side lot line.  
The proposed platform encroaches 1.57m into the rear yard setback, is 1.37m from the north side lot line.
14. **Chapter 10.5.40.60.(1) (D), By-law No. 569-2013**  
A platform without main walls, attached to a building, with a floor higher than the first floor of the building above established grade may encroach into the setback 1.50m if it is no closer than 3.00m to a side lot line.  
The proposed platform encroaches 1.57m into the rear yard setback, and 1.66m from the south side lot line.
15. **Section 6(3) Part I 1, By-law No. 438-86**  
The maximum gross floor area is 0.60 times the area of the lot: 152.7m<sup>2</sup>.  
The proposed gross floor area 0.87 times the area of the lot: 223.12m<sup>2</sup>.
16. **Section 6(3) Part II 2(II), By-law No. 438-86**  
The minimum required front yard setback is 7.65m.  
The proposed front yard setback is 6.73m.
17. **Section 6(3) Part III 3(A), By-law No. 438-86**  
The minimum required landscaped area is 50.00% of the area between the front lot line and front main wall:  
27.32m<sup>2</sup>.  
The proposed landscaped space is 23.04m<sup>2</sup>.
18. **Section Part II 3.B(II), By-law No. 438-86**  
The minimum required side lot setback is 0.90m.  
The proposed north side yard setback is 0.75m.
19. **Section 4(2) A) By-law No. 438-86**  
The maximum required height of a building is 9.00m.  
The proposed height of the building is 9.40m.
20. **Section 6(3) Part IV 3(I), by-law No. 438-86**  
The by-law does not permit a lot having frontage less than 7.62m where access to the garage is located below grade and on a wall facing the front lot line.  
The proposed integral garage is on a wall facing the front lot line.
21. **Section 6(3) Part IV 3(II), By-law No. 438-86**  
The by-law does not permit a lot where the floor level of the garage is located below grade and access to the garage is on a wall facing the front lot line.  
The proposed integral garage is below grade.
22. **Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum required side yard setback after 17.00m of building depth is 7.50m.  
The proposed north side yard setback is 0.75m.

- 23. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum required side yard setback after 17.00m of building depth is 7.50m.  
The proposed south side yard setback is 1.04m.
- 24. Section 6(3) Part II 8 D(I), By-law No. 438-86**  
The height of an uncovered platform projecting into setbacks can be no more than 1.20m above grade.  
The proposed height of the platform is 2.10m above grade.

## 14. 223 FLORENCE AVE

File Number:	A0125/17NY	Zoning	RD / R6 (ZW)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>223 FLORENCE AVE</b>	Community:	North York
Legal Description:	PLAN 1743 PT LOTS 569 & 570		

### 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 10.5.40.10.(5), By-law No. 569-2013**  
A minimum of 10 m<sup>2</sup> of first floor area must be within 4 m of the front wall.  
There is 6.81 m<sup>2</sup> proposed within 4 m of the front wall.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 30% of lot area.  
The proposed lot coverage is 31.98%.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The permitted maximum height of all front exterior main walls is 7.5 m.  
The proposed height of the front exterior main wall is 8.51 m.
- 4. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The permitted maximum height of all rear exterior main walls is 7.5 m.  
The proposed height of the rear exterior main wall is 8.51 m.
- 5. Chapter 10.5.80.40.(2), By-law No. 569-2013**  
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: 173.68 m.  
The proposed elevation of the lowest point of a vehicle entrance in a main wall of the building is 173.61 m.
- 6. Section 14-A(6), By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 31.98% of the lot area.
- 7. Section 14-A(8), By-law No. 7625**  
The maximum permitted building height is 8.8 m.  
The proposed building height is 9.02 m.
- 8. 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 1.65 m.

- 9. Section 14-A(9), By-law No. 7625**  
The maximum permitted building length is 15.3 m.  
The proposed building length is 15.82 m.

## 15. 298 FAIRLAWN AVE

File Number:	A0126/17NY	Zoning	R/R2 Z0.6 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>298 FAIRLAWN AVE</b>	Community:	Toronto
Legal Description:	PLAN 565E PT LOTS 87A & 88A		

### 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 10.10.40.30.(1), By-law No. 569-2013**  
The maximum permitted building depth is 17.00m.  
The proposed building depth is 18.39m.
- 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 0.83 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 west side yard setback is 0.75m.
- 4. Chapter 10.10.40.70.(4), By-law No. 569-2013**  
The minimum required side yard setback is 0.45m.  
The proposed east side yard setback is 0.31m.
- 5. 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 0.83 times the lot area.
- 6. Section 6(3) Part II 3.A(I), By-law No. 438-86**  
The minimum required flanking street setback is 2.10m.  
The proposed flanking street setback is 0.39m.
- 7. Section 6(3) Part II 3.B(I), By-law No. 438-86**  
The minimum required side yard setback is 0.45m for the portion of the dwelling not exceeding 17.00m in depth.  
The proposed east side yard setback is 0.31m.
- 8. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.  
The proposed east side yard setback is 0.31m for the portion of the dwelling exceeding 17.00m in depth.

- 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 west side yard setback is 3.49m for the portion of the dwelling exceeding 17.00m in depth.
- 10. Section 6(3) Part II 7(II)A, By-law No. 438-86**  
An accessory structure must have a minimum setback of 4.50m to an adjacent residential building.  
The proposed setback to the adjacent building at 249 Elm Road is 0.66m.
- 11. Section 6(3) Part II 3(I), By-law No. 438-86**  
The by-law requires a building to be located no closer than 0.90m to the side wall of an adjacent building that contains no openings.  
The proposed building is located 0.60 metres from the adjacent building.



## 16. 206 GLENVIEW AVE

File Number:	A0129/17NY	Zoning	R1 Z0.35/RD (f9.0; d0.35) (x961)[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>206 GLENVIEW AVE</b>	Community:	Toronto
Legal Description:	PLAN M299 LOT 29		

### PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition and a third floor addition above the existing two-storey dwelling. The applicant is also proposing to construct a two-storey front bay window.

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

- 1. Chapter 10.20.40.10.(4), By-law No. 569-2013**  
The maximum permitted building height is 7.2m.  
The proposed building height is 9.46m.
- 2. Chapter 10.20.40.10.(4), By-law No. 569-2013**  
The maximum permitted number of storeys is 2.  
The proposed number of storeys is 3.
- 3. Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted Floor Space Index is 0.35 times the area of the lot.  
The proposed Floor Space Index is 0.62 times the area of the lot.
- 4. Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The maximum permitted building depth is 19.0m.  
The proposed building depth is 19.13m.
- 5. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.0m.  
The proposed building length is 19.13m.
- 6. Chapter 200.5.10.1.(1), By-law No. 569-2013**  
The minimum required number of parking spaces is 1.  
The proposed number of parking space is 0.
- 7. Section 6(3) Part I 1, By-law No. 438-86**  
The maximum permitted Gross Floor Area is 0.35 times the area of the lot.  
The proposed Gross Floor Area is 0.62 times the area of the lot.
- 8. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum required side lot line setback for that portion of the building not exceeding 17.0m in depth is 0.9m.  
The proposed east side lot line setback is 0.37m.

- 9. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum required side lot line setback from the side lot line for that portion of the building exceeding 17.0m in depth is 7.5m.  
The proposed east side lot line setback is 1.01m.
- 10. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum required side lot line setback from the side lot line for that portion of the building exceeding 17.0m in depth is 7.5m.  
The proposed west side lot line setback is 1.04m.
- 11. Section 4(5)(B), By-law No. 438-86**  
The minimum required number of parking space is 1.  
The proposed number of parking space is 0.

## 17. 210 DONLEA DR

File Number:	A0130/17NY	Zoning	RD (f9.0; a275; d0.45)/ R1A [ZZC]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	<b>210 DONLEA DR</b>	Community:	North York
Legal Description:	PLAN 1925 LOT 272		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 35.40% of the lot area.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted height of a building is 8.50m.  
The proposed height of a building is 8.80m.
- 3. Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted height of side exterior main walls is 7.00m.  
The proposed height of the west side exterior main wall is 8.22m.
- 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 17.45m.
- 5. Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted floor space index is 0.450 times the area of the lot.  
The proposed floor space index is 0.663 times the area of the lot.
- 6. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 0.90m.  
The proposed east side yard setback is 0.61m.
- 7. Section 6.2.3, By-law No. 1916**  
The maximum permitted building height is 8.50m.  
The proposed building height is 8.80m.
- 8. Section 6.2.3, By-law No. 1916**  
The maximum permitted building length is 16.75m.  
The proposed building length is 17.45m.

- 9. Section 6.2.3, By-law No. 1916**  
The maximum permitted floor space index is 0.450 times the lot area.  
The proposed floor space index is 0.663 times the lot area.
- 10. Section 6.2.3, By-law No. 1916**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 36.50%.
- 11. Section 6.2.3, By-law No. 1916**  
The minimum required side yard setback is 0.90m  
The proposed east side yard setback is 0.61m.

## 18. 288 KINGSDALE AVE

File Number:	A0131/17NY	Zoning	RD / R4 (ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>288 KINGSDALE AVE</b>	Community:	North York
Legal Description:	PLAN 1790 LOT 518 PT LOT 517		

### 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 10.20.30.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 30% of the lot area.  
The proposed lot coverage is 31.95% of the lot area.
- 2. Chapter 10.20.40.70.(4), By-law No. 569-2013**  
The required minimum side yard setback is 1.8 m where the required minimum frontage is 12.0 m to less than 18.0 m.  
The proposed west side yard setback is 1.52 m.
- 3. Chapter 10.20.40.70.(4), By-law No. 569-2013**  
The required minimum side yard setback is 1.8 m where the required minimum frontage is 12.0 m to less than 18.0 m.  
The proposed east side yard setback is 1.37 m.
- 4. Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550 m<sup>2</sup>.  
The proposed lot area is 532.71 m<sup>2</sup>.
- 5. Section 13.2.1, By-law No. 7625**  
The minimum required lot frontage is 15 m.  
The proposed lot frontage is 14.33 m
- 6. 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.
- 7. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 31.95% of the lot area.
- 8. Section 13.2.3(b), By-law No. 7625**  
The minimum required west side yard setback is 1.8 m.  
The proposed west side yard setback is 1.52 m

- 9. Section 13.2.3(b), By-law No. 7625**  
The minimum required east side yard setback is 1.8 m.  
The proposed east side yard setback is 1.37 m.
- 10. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.8 m  
The proposed building length is 17 m.
- 11. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8 m.  
The proposed building height is 9.46 m.
- 12. Section 13.2.6A, By-law No. 7625**  
The maximum permitted balcony area is 3.8 m<sup>2</sup>.  
The proposed balcony area is 3.9 m<sup>2</sup>.
- 13. Section 6(24), By-law No. 7625**  
The maximum rear deck projection is 2.1 m and the width is 5.71 m.  
The proposed rear deck projection is 3.66 m and the width is 8.57 m.
- 14. 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 1.89 m.

## 19. 218 NEWTON DR

File Number:	A0132/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	<b>218 NEWTON DR</b>	Community:	North York
Legal Description:	PLAN 4855 LOT 44		

### 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 10.5.40.50.(2), By-law No. 569-2013**  
The minimum required side yard setback for a platform is 1.80m.  
The proposed east side yard setback for the platform is 1.52m.
- 2. 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 1.52m.
- 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 1.52m.
- 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 17.63m.
- 5. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all rear exterior main walls is 7.50m.  
The proposed height of the rear main wall is 8.30m.
- 6. 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 for 100.00% of the width of the walls.  
The proposed height of the east side exterior main wall is 8.91m for 12.15% of the width of the wall.
- 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 7.50m for 100.00% of the width of the walls.  
The proposed height of the west side exterior main wall is 8.75m for 8.06% of the width of the wall.
- 8. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.52m.

- 9. Section 6(24), By-law No. 7625**  
The minimum required side yard setback is 1.80m for rear deck.  
The proposed east side yard setback is 1.52m for rear deck.
- 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 1.52m.
- 11. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 18.41m.
- 12. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.24m.
- 13. Section 6(30), By-law No. 7625**  
The maximum permitted finished first floor height is 1.50m.  
The proposed finished first floor height is 1.59m.



## 20. 55 SUMNER HEIGHTS DR

File Number:	A0133/17NY	Zoning	R3/RD[WAIVER]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	<b>55 SUMNER HEIGHTS DR</b>	Community:	North York
Legal Description:	PLAN 5099 E PT LOT 136 E PT LOT 137		

### 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 33.38% of the lot area.
- 2. Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed west side yard setback is 1.2m.
- 3. Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 8.44m.  
The proposed front yard setback is 7.40m.
- 4. Chapter 10.20.40.10.(4), By-law No. 569-2013**  
The maximum permitted building height for a flat roof is 7.2m.  
The proposed building height is 7.57m.
- 5. 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 1.2m.
- 6. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage 33.38% of the lot area.
- 7. Section 12.7A, By-law No. 7625**  
The maximum permitted balcony area is 3.8m<sup>2</sup>.  
The proposed rear second storey balcony area is 7.46m<sup>2</sup>.
- 8. Section 6.9 F, By-law No. 7625**  
The maximum permitted porch projection into the minimum front yard setback is 2.1m.  
The proposed porch projection into the minimum front yard setback is 3.16m.

## 21. 625 COLDSTREAM AVE

File Number:	A0136/17NY	Zoning	RD/R6 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	<b>625 COLDSTREAM AVE</b>	Community:	North York
Legal Description:	PLAN 3436 LOT 34		

### 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 less than 10.00m<sup>2</sup> and is not within 4.00m of the main front wall.
- 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 37.30% of the lot area.
- 3. Section 14-A(6), By-law No. 7625**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 37.30% of the lot area.
- 4. Section 6(24), By-law No. 7625**  
The maximum permitted deck encroachment is 2.10m.  
The proposed deck encroaches 3.20m.
- 5. Section 6(9)(I), By-law No. 7625**  
The maximum permitted canopy encroachment is 1.80m.  
The proposed canopy encroaches 2.35m.

## 22. 170 PARKHURST BLVD

File Number:	A0137/17NY	Zoning	RD (f9.0; a275; d0.45)/R1A[ZONING]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	<b>170 PARKHURST BLVD</b>	Community:	East York
Legal Description:	PLAN 1925 PT LOT 540 PT LOT 541		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 35% of the lot area.  
The proposed lot coverage is 37.6% of the lot area.
- 2. Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted Floor Space Index is 0.45 times the area of the lot.  
The proposed Floor Space Index is 0.6 times the area of the lot.
- 3. Chapter 10.5.100.1.(1), By-law No. 569-2013**  
The maximum permitted width of the driveway is 3.25m.  
The proposed driveway is 3.66m wide.
- 4. Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted building height is 8.5m.  
The proposed height of the building is 8.8m.
- 5. Section 6.2.3, By-law No. 1916**  
The maximum permitted Floor Space Index is 0.45 times the lot area.  
The proposed Floor Space Index is 0.6 times the lot area.
- 6. Section 6.2.3, By-law No. 1916**  
The maximum permitted building height is 8.5m.  
The proposed height of the building is 8.8m.

## 23. 131 PARK HOME AVE

File Number:	A0138/17NY	Zoning	RD(f12.0;a370)/ R6 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>131 PARK HOME AVE</b>	Community:	North York
Legal Description:	PLAN 3924 L 67		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.70(1)(B), By-law No. 569-2013**  
The minimum required front yard setback is 6.13m.  
The proposed front yard setback is 6.00m.
- 2. 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 31.70% of the lot area.
- 3. Chapter 10.20.40.10.(1) A), By-law No. 569-2013**  
The maximum permitted height of a building is 10.00m.  
The proposed height of the building is 10.36m.
- 4. Chapter 10.20.40.10.(2) B)(ii), By-law No. 569-2013**  
The maximum permitted height of side exterior main walls is 7.50m.  
The proposed height of side exterior main walls is 8.20m.
- 5. Chapter 10.5.50.10.(1)(D), By-law No. 569-2013**  
The minimum required front yard soft landscaping is 75.00%.  
The proposed front yard soft landscaping is 73.24%.
- 6. 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 31.70% of the lot area.
- 7. Section 14-A(8), By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.61m.
- 8. Section 14-A(9), By-law No. 7625**  
The maximum permitted building length is 15.30m.  
The proposed building length is 17.00m.
- 9. Section 6(30)a, By-law No. 7625**  
The maximum permitted first floor height is 1.50m.  
The proposed first floor height is 1.71m.

**10. Section 7.4B, By-law No. 7625**

The minimum permitted front yard soft landscaping is 75.00%.

The proposed front yard soft landscaping is 73.24%.

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

Decks greater than 1.00m in height may not project more than 2.10m from the wall and must be less than 0.50 times the width of the dwelling.

The proposed deck is 2.58m in height, projects 3.05m from the wall and is 0.65 times the width of the building.

## 24. 283 KEEWATIN AVE

File Number:	A0209/16NY	Zoning	R / R1S (ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>283 KEEWATIN AVE</b>	Community:	North York
Legal Description:	PLAN M257 LOT 23 PT LOT 24		

### PURPOSE OF THE APPLICATION:

To construct a three-storey dwelling with a below grade integral garage. The existing dwelling would be demolished.

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

- 1. Chapter 10.10.40.30.(1), By-law No. 569-2013**  
The permitted maximum building depth for a detached house is 17.0 m  
The proposed building depth is 20.32 m.
- 2. Chapter 10.10.40.40.(1), By-law No. 569-2013**  
The permitted maximum floor space index is 0.6 times the area of the lot.  
The proposed floor space index is 0.80 times the area of the lot.
- 3. Chapter 10.5.40.70.(1), By-law No. 569-2013**  
The required minimum front yard setback is 6.21 m.  
The proposed front yard setback is 5.47 m.
- 4. Chapter 10.10.40.10.(1), By-law No. 569-2013**  
The permitted maximum height of a structure is 9.0 m.  
The proposed height of the structure is 12.11 m.
- 5. Chapter 10.10.40.10.(2), By-law No. 569-2013**  
The permitted maximum height of all exterior main walls facing a side lot line is 7.0 m.  
The proposed height of the side exterior main walls facing a side lot line is 10.58 m.
- 6. Section 6(3) Part I 1, By-law No. 438-86**  
The maximum permitted gross floor area is 0.60 times the lot area.  
The proposed gross floor area is 0.78 times the lot area.
- 7. Section 6(3) Part II 2(II), By-law No. 438-86**  
The minimum permitted front lot line setback is 6.21 m.  
The proposed front lot line setback is 5.47 m.
- 8. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum permitted side lot line setback is 7.5 m for the portion of the building exceeding 17.0 m in depth.  
The proposed side lot line setback is 0.9 m on the east side.

- 9. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum permitted side lot line setback is 7.5 m for the portion of the building exceeding 17.0 m in depth.  
The proposed side lot line setback is 0.65 m on the west side.
- 10. Section Part II 2.B(II)Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum permitted side lot line setback is 0.9 m for the portion of the building not exceeding 17.0 m in depth.  
The proposed side lot line setback is 0.61 m on the west side.
- 11. Section 6(3) Part II 3(II), By-law No. 438-86**  
The proposed building may not be located closer than 1.2 m to the portion of the side wall of an adjacent building that contains opening. (277 Keewatin Ave)  
The proposed building location is 0.88 m from the adjacent building.
- 12. Section 4(2), By-law No. 438-86**  
The maximum permitted building height is 9.0 m.  
The proposed building height is 12.40 m.

## 25. 55 LEACROFT CRES

File Number:	A0008/17NY	Zoning	R3/RD(f18;a690)(ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>55 LEACROFT CRES</b>	Community:	North York
Legal Description:	PLAN 4758 LOT 126		

### PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling. This application was deferred from the Committee of Adjustment hearing of March 22, 2017.

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

- Chapter 10.5.40.70(1)(B), Zoning By-law No. 569-2013**  
If a lot is between two abutting lots in the Residential Zone category, each with a building fronting on the same street and those buildings are both, in whole or in part, 15.0 m or less from the subject lot, the required minimum front yard setback is the average of the front yard setbacks of those buildings on the abutting lots (7.67 m).  
The proposed front yard setback is 7.14 m.
- 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: 281.88 m<sup>2</sup>.  
The proposed lot coverage is 35.88 percent of the lot area: 337.1 m<sup>2</sup> which includes the cabana at rear.
- Chapter 10.20.40.70(2)(B), Zoning By-law No. 569-2013**  
A) The required minimum rear yard setback is 8.71 m.  
The proposed rear yard setback is 8.1 m.
- Section 12.5A, Zoning By-law No. 7625**  
The maximum permitted building length is 16.8 m.  
The proposed building length is 18.31 m.
- Section 12.4(c), Zoning By-law No. 7625**  
The minimum required rear yard setback is 9.5 m.  
The proposed rear yard setback is 8.1 m.
- Section 12.6, Zoning By-law No. 7625**  
The maximum permitted lot coverage is 30 percent of the lot area.  
The proposed lot coverage is 35.88 percent of the lot area.



## 26. 95 Burncrest Dr

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

### PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please note this application was previously deferred Thursday, April 6, 2017, in order to allow circulation of a corrected Public Hearing Notice.

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

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

**3. OTHER BUSINESS**