

**COMMITTEE OF ADJUSTMENT  
 NORTH YORK PANEL**

**Hearing Date:** Wednesday June 21, 2017  
**Time:** 9:30 am and 2:00 pm.  
**Location:** North York Civic Centre Council Chambers – 5100 Yonge Street

**1. OPENING REMARKS:**

- **Declarations of Interest**
- **Confirmation of Minutes from Previous Hearing**
- **Closed & Request to Defer Files**

**2. DEPUTATIONS ITEMS**

**FILES TO BE HEARD AT 9:30 am, OR SHORTLY THEREAFTER:**

<b>Item</b>	<b>File Number</b>	<b>Property</b>	<b>Community (Ward)</b>
1.	B0009/17NY	38 ALAMEDA AVE	Eglinton-Lawrence (15)
1 a.	A0127/17NY	38 ALAMEDA AVE	Eglinton-Lawrence (15)
1 b.	A0128/17NY	38 ALAMEDA AVE	Eglinton-Lawrence (15)
2.	B0051/16NY	105 and 107 CHURCHILL AVE	Willowdale (23)
3.	B0052/16NY	105 and 107 CHURCHILL AVE	Willowdale (23)
3 a.	A0705/16NY	105 and 107 CHURCHILL AVE	Willowdale (23)
3 b.	A0706/16NY	105 and 107 CHURCHILL AVE	Willowdale (23)
3 c.	A0707/16NY	105 and 107 CHURCHILL AVE	Willowdale (23)
4.	A0240/17NY	60 RIDLEY BLVD	Eglinton-Lawrence (16)
5.	A0290/17NY	7 ADDINGTON AVE	Willowdale (23)
6.	A0291/17NY	130 UPPER CANADA DR	Don Valley West (25)
7.	A0301/17NY	95 DELORAINE AVE	Eglinton-Lawrence (16)

8.	A0302/17NY	102 NEWTON DR	Willowdale (24)
9.	A0303/17NY	31 KING HIGH AVE	York Centre (10)
10.	A0304/17NY	132 LAWRENCE CRES	Don Valley West (25)
11.	A0305/17NY	99 FRONTENAC AVE	Eglinton-Lawrence (16)
12.	A0306/17NY	100 DE VERE GDNS	Eglinton-Lawrence (16)
13.	A0307/17NY	313 WHITMORE AVE	Eglinton-Lawrence (15)
14.	A0308/17NY	53 NIPIGON AVE	Willowdale (24)
15.	A0309/17NY	108 GORMAN PARK RD	York Centre (10)
16.	A0310/17NY	137 SWEENEY DR	Don Valley East (34)
17.	A0311/17NY	5 BARRYDALE CRES	Don Valley West (25)
18.	A0314/17NY	510 BROADWAY AVE	Don Valley West (26)
19.	A0315/17NY	79 MUNRO BLVD	Don Valley West (25)
20.	A0316/17NY	77 CITATION DR	Willowdale (24)

**FILES TO BE HEARD AT 2:00 PM, OR SHORTLY THEREAFTER:**

<b>Item</b>	<b>File Number</b>	<b>Property</b>	<b>Community (Ward)</b>
21.	A0317/17NY	106 KENNARD AVE	York Centre (10)
22.	A0318/17NY	39 STAFFORD RD	Willowdale (23)
23.	A0319/17NY	443 ST GERMAIN AVE	Eglinton-Lawrence (16)
24.	A0320/17NY	396 HOPEWELL AVE	Eglinton-Lawrence (15)
25.	A0322/17NY	332 LYTTON BLVD	Eglinton-Lawrence (16)
26.	A0323/17NY	200 SCHELL AVE	Eglinton-Lawrence (15)
27.	A0324/17NY	198 SCHELL AVE	Eglinton-Lawrence (15)
28.	A0325/17NY	276 STRATHALLAN WOOD	Eglinton-Lawrence (16)
29.	A0326/17NY	385 PRINCESS AVE	Willowdale (23)
30.	A0329/17NY	110 MCGILLIVRAY AVE	Eglinton-Lawrence (16)
31.	A0330/17NY	9 MOOREHILL DR	Don Valley West (26)

32.	A0332/17NY	80 CHARLESWOOD DR	York Centre (10)
33.	A0333/17NY	74 BURNDALE AVE	Willowdale (23)
34.	A0334/17NY	2 BALLYRONAN RD	Don Valley West (25)
35.	A0335/17NY	200 DAWLISH AVE	Don Valley West (25)
36.	A0979/16NY	179 PRINCESS AVE	Willowdale (23)
37.	A0156/17NY	10 CICADA CRT	Don Valley West (25)

**3. OTHER BUSINESS**

## 1. 38 ALAMEDA AVE

File Number:	B0009/17NY	Zoning	RM/ R2 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	<b>38 ALAMEDA AVE</b>	Community:	York
Legal Description:	PLAN 1862 LOT 50		

### **THE CONSENT REQUESTED:**

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

#### **CONVEYED - PART 1**

Address to be assigned.

The proposed lot frontage is 6.71m. The proposed lot area is 157.60m<sup>2</sup>.

The property will be redeveloped as the site of one-half of a new three-storey semi-detached dwelling requiring variances to the applicable zoning By-law(s) - A0127/17NY

#### **RETAINED - PART 2**

Address to be assigned.

The proposed lot frontage is 5.61m. The proposed lot area is 167.80m<sup>2</sup>.

The property will be redeveloped as the site of one-half of a new three-storey semi-detached dwelling requiring variances to the applicable zoning By-law(s) - A0128/17NY.

**Applications B0009/17NY, A0127/17NY, A0128/17NY will be considered jointly.**

## 1a. 38 ALAMEDA AVE

File Number:	A0127/17NY	Zoning	RM/ R2 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	<b>38 ALAMEDA AVE – PART 1</b>	Community:	York
Legal Description:	PLAN 1862 LOT 50		

### PURPOSE OF THE APPLICATION:

To construct a new three-storey, semi-detached dwelling with integral garage. The existing structure would be demolished. Applications B009/17NY, A0127/17NY, A0128/17NY will be considered jointly.

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

- 1. Chapter 10.80.30.10.(1) A), By-law No. 569-2013**  
The minimum required lot area is 225.00m<sup>2</sup>.  
The proposed lot area is 157.60m<sup>2</sup>.
- 2. Chapter 10.80.40.40.(1) A), By-law No. 569-2013**  
The maximum permitted floor space index is 0.80 times the area of the lot.  
The proposed floor space index is 1.14 times the area of the lot.
- 3. Chapter 10.80.30.20.(1) A), By-law No. 569-2013**  
The minimum required lot frontage is 7.50m.  
The proposed lot frontage is 6.71m.
- 4. Chapter 10.80.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 4.27m.  
The proposed front yard setback is 4.00m.
- 5. Chapter 10.80.40.70.(3) B), By-law No. 569-2013**  
The minimum required side yard setback for a semi-detached house is 1.50m.  
The proposed south side yard setback is 0.46m.
- 6. Chapter 10.80.40.50.(2) A), By-law No. 569-2013**  
The maximum permitted number of platforms/balconies at or above the second storey located on the rear wall of a semi-detached house is 1.  
The proposed number of platforms located on the rear wall is 2.
- 7. Chapter 10.80.40.50.(2) B), By-law No. 569-2013**  
The maximum permitted area of each platform/balcony at or above the second storey of a semi-detached house is 4.00m<sup>2</sup>.  
The proposed area of the front, third-floor balcony is 6.77m<sup>2</sup>.
- 8. Chapter 10.80.40.50.(2) B), By-law No. 569-2013**  
The maximum permitted area of each platform/balcony at or above the second storey of a semi-detached house is 4.00m<sup>2</sup>.  
The proposed area of the rear, second-floor balcony is 8.53m<sup>2</sup>.
- 9. Chapter 10.80.40.50.(2) B), By-law No. 569-2013**

The maximum permitted area of each platform/balcony at or above the second storey of a semi-detached house is 4.00m<sup>2</sup>.

The proposed area of the rear, third-floor balcony is 5.01m<sup>2</sup>.

**10. Chapter 10.80.40.50.(2) C), By-law No. 569-2013**

The minimum required setback for a balcony at the rear of the dwelling located at or above the second storey is 1.80m from the common wall dividing the dwelling units.

The proposed setback is 0.00m.

**11. Section (3)(1), By-law No. 1-83**

The maximum floor space index is 0.80 times the lot area.

The proposed floor space index is 1.14 times the lot area.

**12. Section 3.(a), By-law No. 1-83**

The minimum side yard setback is 1.20m.

The proposed south side yard setback is 0.46m.

## 1b. 38 ALAMEDA AVE

File Number:	A0128/17NY	Zoning	RM/ R2 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	<b>38 ALAMEDA AVE – PART 2</b>	Community:	York
Legal Description:	PLAN 1862 LOT 50		

### PURPOSE OF THE APPLICATION:

To construct a new three-storey, semi-detached dwelling with integral garage. The existing structure would be demolished. Applications B009/17NY, A0127/17NY, A0128/17NY will be considered jointly.

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

- 1. Chapter 10.80.40.40.(1) A), By-law No. 569-2013**  
The maximum permitted floor space index is 0.80 times the area of the lot.  
The proposed floor space index is 1.09 times the area of the lot.
- 2. Chapter 10.80.30.10.(1) B), By-law No. 569-2013**  
The minimum required lot area is 225.00m<sup>2</sup>.  
The proposed lot area is 167.80m<sup>2</sup>.
- 3. Chapter 10.80.30.20.(1) C), By-law No. 569-2013**  
The minimum required lot frontage is 7.50m.  
The proposed lot frontage is 5.61m.
- 4. Chapter 10.80.40.50.(2) A), By-law No. 569-2013**  
The maximum permitted number of balconies/platforms at or above the second storey located on the rear wall of a semi-detached house is 1.  
The proposed number of platforms located on the front/rear wall is 2.
- 5. Chapter 10.80.40.50.(2) B), By-law No. 569-2013**  
The maximum permitted area of each balcony at or above the second storey of a semi-detached house is 4.00m<sup>2</sup>.  
The proposed area of the rear, second-floor balcony is 5.01m<sup>2</sup>.
- 6. Chapter 10.80.40.50.(2) B), By-law No. 569-2013**  
The maximum permitted area of each balcony at or above the second storey of a semi-detached house is 4.00m<sup>2</sup>.  
The proposed area of the rear, third-floor balcony is 8.79m<sup>2</sup>.
- 7. Chapter 10.80.40.50.(2) B), By-law No. 569-2013**  
The maximum permitted area of each balcony at or above the second storey of a semi-detached house is 4.00m<sup>2</sup>.  
The proposed area of the front, third-floor balcony is 6.77m<sup>2</sup>.
- 8. Chapter 10.80.40.50.(2) C), By-law No. 569-2013**  
The minimum required setback for a balcony at the rear of the dwelling located at or above the second storey is 1.80m from the common wall dividing the dwelling units.  
The proposed setback is 0.00m.

- 9. Chapter 10.80.40.10.(2) B(ii), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 8.50m.  
The proposed height of the side exterior main walls facing a side lot line is 9.21m.
- 10. Chapter 10.80.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 4.36m.  
The proposed front yard setback is 4.01m.
- 11. Chapter 10.80.40.70.(3) B), By-law No. 569-2013**  
The minimum required side yard setback for a semi-detached house is 1.50m.  
The proposed south side yard setback is 0.78m.
- 12. Section 3.(a), By-law No. 1-83**  
The maximum floor space index is 0.80 times the lot area.  
The proposed floor space index is 1.09 times the lot area.
- 13. Section 3, By-law No. 1-83**  
The minimum lot frontage is 6.00m.  
The proposed lot frontage is 5.61m.
- 14. Section 3.(a), By-law No. 1-83**  
The minimum side yard setback is 1.20m.  
The proposed north side yard setback is 0.78m.



## 2. 105 AND 107 CHURCHILL AVE

File Number:	B0051/16NY	Zoning	R4/RD(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>105 CHURCHILL AVE</b>	Community:	North York
Legal Description:	PLAN 3163 PT LOT 55		

### **THE CONSENT REQUESTED:**

To obtain consent to sever a portion of land for the purpose of a lot addition.

#### **RETAINED - Part 4**

Part 4 has a lot frontage of 10.82m and a lot area of 465.81m<sup>2</sup>. The lot will be redeveloped with a new detached residential dwelling.

#### **CONVEYED - Part 3**

Part 3 has a lot frontage of 5.41m and a lot area of 232.45m<sup>2</sup>. Part 3 will be added to Part 2 (severed from B0052/16NY) to create a new building lot with a frontage of 10.82m and a lot area of 464.99m<sup>2</sup>. Parts 3 and 2 will be redeveloped with a new detached residential dwelling.

**Applications B0051/16NY, B0052/16NY, A0705/16NY, A0706/16NY, A0707/16NY will be considered jointly.**

### 3. 105 AND 107 CHURCHILL AVE

File Number:	B0052/16NY	Zoning	R4/RD(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>107 CHURCHILL AVE</b>	Community:	North York
Legal Description:	PLAN 3163 PT LOTS 55 & 56		

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

To obtain consent to sever a portion of land for the purpose of a lot addition.

#### **RETAINED - Part 1**

Part 1 has a lot frontage of 10.82m and a lot area of 464.71m<sup>2</sup>. The lot will be redeveloped with a new detached residential dwelling.

#### **CONVEYED - Part 2**

Part 2 has a lot frontage of 5.41m and a lot area of 232.54m<sup>2</sup>. Part 2 will be added to Part 3 (severed from B0051/16NY) to create a new building lot with a frontage of 10.82m and a lot area of 464.99m<sup>2</sup>. Parts 2 and 3 will be redeveloped with a new detached residential dwelling.

**Applications B0051/16NY, B0052/16NY, A0705/16NY, A0706/16NY, A0707/16NY will be considered jointly.**

### 3a. 105 AND 107 CHURCHILL AVE

File Number:	A0705/16NY	Zoning	R4/RD(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>105A CHURCHILL AVE</b>	Community:	North York
Legal Description:	PLAN 3163 PT LOT 55		

#### PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. Applications B0051/16NY, B0052/16NY, A0705/16NY, A0706/16NY, A0707/16NY will be considered jointly.

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

- 1. Chapter 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013**  
The required minimum side yard setbacks are 1.80m each side.  
The proposed east side yard setback is 1.20m, and 1.70m to the rear deck.
- 2. Chapter 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013**  
The required minimum side yard setbacks are 1.80m each side.  
The proposed west side yard setback is 0.90m.
- 3. Chapter 10.5.40.10.(5), Zoning 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 6.20m<sup>2</sup> proposed within 4.00m of the front wall.
- 4. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the side exterior main wall facing the west side lot line is 8.74m.
- 5. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the side exterior main wall facing the east side lot line is 8.51m.
- 6. Chapter 10.20.40.20.(1), Zoning By-law No. 569-2013**  
In the RD zone with a minimum required lot frontage of 18.00m or less, the permitted maximum building length for a detached house is 17.00m.  
The proposed building length is 17.22m.
- 7. Chapter 10.20.30.10.(1A), Zoning By-law No. 569-2013**  
The required minimum lot area is 550.00m<sup>2</sup>.  
The proposed lot area is 465.81 m<sup>2</sup>.
- 8. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**  
The required minimum lot frontage is 15.00m.  
The proposed lot frontage is 10.82m.
- 9. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**  
The permitted maximum lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.00% of the lot area.

- 10. Chapter 10.5.40.50(2), By-Law No. 569-2013**  
A platform without main walls must comply with the require minimum building setbacks for the zone:  
1.80m.
- 11. Section 13.2.1, Zoning By-law No. 7625**  
The minimum required lot frontage is 15.00m .  
The proposed lot frontage is 10.82m.
- 12. Section 13.2.2, Zoning By-law No. 7625**  
The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is 465.81m<sup>2</sup>.
- 13. Section 13.2.3(b), Zoning By-law No. 7625**  
The minimum required side yard setback is 1.50m.  
The proposed east side yard setback is 1.20m.
- 14. Section 13.2.3(b), Zoning By-law No. 7625**  
The minimum required side yard setback is 1.50m.  
The proposed west side yard setback is 0.90m.
- 13. Section 13.2.5A, Zoning By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 17.22m.
- 14. Section 13.2.6, Zoning By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.04m.
- 15. 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. The required minimum lot width is 15.00m.  
The proposed lot width is 10.82m.

### 3b. 105 AND 107 CHURCHILL AVE

File Number:	A0706/16NY	Zoning	R4/RD(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>105B CHURCHILL AVE</b>	Community:	North York
Legal Description:	PLAN 3163 PT LOT 55		

#### PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. Applications B0051/16NY, B0052/16NY, A0705/16NY, A0706/16NY, A0707/16NY will be considered jointly.

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

- 1. Chapter 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013**  
The required minimum side yard setbacks are 1.80m each side.  
The proposed east side yard setback is 0.90m.
- 2. Chapter 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013**  
The required minimum side yard setbacks are 1.80m each side.  
The proposed west side yard setback is 1.20m and 1.70m for the rear deck.
- 3. Chapter 10.5.40.10.(5), Zoning 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 6.20m<sup>2</sup> proposed within 4.00m of the front wall.
- 4. Chapter 10.5.40.50(2), By-law No. 569-2013**  
In the residential zone, a platform without main walls must comply with the required minimum setbacks: 1.80m.
- 5. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the side exterior main wall facing the west side lot line is 8.61m
- 6. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the side exterior main wall facing the east side lot line is 8.74 m.
- 7. 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 17.22 m.
- 8. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**  
The permitted maximum lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.00% of the lot area.
- 9. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**  
The required minimum lot frontage is 15.00m.  
The proposed lot frontage is 10.82 m.

- 10. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**  
The required minimum lot area is 550.00m<sup>2</sup>.  
The proposed lot area is 464.99m<sup>2</sup>.
- 11. Section 13.2.2, Zoning By-law No. 7625**  
The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is 464.994m<sup>2</sup>.
- 12. Section 13.2.1, Zoning By-law No. 7625**  
The minimum required lot frontage is 15.00m .  
The proposed lot frontage is 10.82m.
- 13. Section 13.2.3(b), Zoning By-law No. 7625**  
The minimum required side yard setback is 1.50m.  
The proposed east side yard setback is 0.90m.
- 14. Section 13.2.3(b), Zoning By-law No. 7625**  
The minimum required side yard setback is 1.50m.  
The proposed west side yard setback is 1.20m.
- 15. Section 13.2.5A, Zoning By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 17.22m.
- 16. Section 13.2.6, Zoning By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.00m.
- 17. 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. The minimum required lot width is 15m.  
The proposed lot width is 10.82m.

### 3c. 105 AND 107 CHURCHILL AVE

File Number:	A0707/16NY	Zoning	R4/RD(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>107 CHURCHILL AVE</b>	Community:	North York
Legal Description:	PLAN 3163 PT LOTS 55 & 56		

#### PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. Applications B0051/16NY, B0052/16NY, A0705/16NY, A0706/16NY, A0707/16NY will be considered jointly.

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

- 1. Chapter 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013**  
The required minimum side yard setbacks are 1.80m each side.  
The proposed East side yard setback is 0.90m.
- 2. Chapter 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013**  
The required minimum side yard setbacks are 1.80m each side.  
The proposed west side yard setback is 1.20m, and 1.70m to the rear deck.
- 3. Chapter 10.5.40.10.(5), Zoning 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 6.20m<sup>2</sup> proposed within 4.00m of the front wall.
- 4. Chapter 10.5.40.50(2), By-law No. 569-2013**  
A platform without main walls must comply with the required minimum building setbacks for the zone:  
1.80m.
- 5. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the side exterior main wall facing the west side lot line is 8.6m
- 6. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the side exterior main wall facing the east side lot line is 8.74m.
- 7. Chapter 10.20.40.20.(1), Zoning By-law No. 569-2013**  
In the RD zone with a minimum required lot frontage of 18.00m or less, the permitted maximum building length for a detached house is 17.00m.  
The proposed building length is 17.22m.
- 8. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**  
The required minimum lot area is 550.00m<sup>2</sup>.  
The proposed lot area is 464.71m<sup>2</sup>.
- 9. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**  
The required minimum lot frontage is 15.00m.  
The proposed lot frontage is 10.82m.

- 10. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**  
The permitted maximum lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.00% of the lot area.
- 11. Section 13.2.1, Zoning By-law No. 7625**  
The minimum required lot frontage is 15.00m .  
The proposed lot frontage is 10.82m.
- 12. Section 13.2.2, Zoning By-law No. 7625**  
The minimum required lot area is 550.00m<sup>2</sup>.  
The proposed lot area is 464.71.04m<sup>2</sup> .
- 13. 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. The minimum required lot width is 15.00m.  
The proposed lot width is 10.82m.
- 14. Section 13.2.3(b), Zoning By-law No. 7625**  
The minimum required side yard setback is 1.50m.  
The proposed east side yard setback is 0.90m.
- 15. Section 13.2.3(b), Zoning By-law No. 7625**  
The minimum required side yard setback is 1.50m.  
The proposed west side yard setback is 1.20m.
- 16. Section 13.2.6, Zoning By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.01m
- 17. Section 13.2.5A, Zoning By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 19.58m.



#### 4. 60 RIDLEY BLVD

File Number:	A0240/17NY	Zoning	RD (f18.0,a690)/ R3(19) [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>60 RIDLEY BLVD</b>	Community:	North York
Legal Description:	PLAN 1965 N PT LOT 99		

#### PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.100.1(1), By-law No. 569-2013**  
The maximum permitted width of a parking space is 6.00m.  
The proposed parking space is 6.78m.
- Chapter 10.20.30.20.(1)A), By-law No. 569-2013**  
The minimum required lot frontage is 18.00m.  
The proposed lot frontage is 9.50m.
- Chapter 10.20.40.10.(1)A), By-law No. 569-2013**  
The maximum permitted height of a building is 7.20m.  
The proposed height of the building is 9.96m.
- 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.
- 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 including the deck is 28.50m.
- 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 including the deck is 34.39m.
- Chapter 10.20.40.70.(2), By-law No. 569-2013**  
The minimum required rear yard setback is 11.40m.  
The proposed rear yard setback is 1.21m.
- Chapter 10.5.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage for a porch platform is 5.00% of the lot area.  
The proposed porch lot coverage is 7.90% of the lot area.
- Chapter 10.20.30.10.(1), By-law No. 569-2013**  
The minimum required lot area is 690m<sup>2</sup>.  
The proposed lot area is 409.89m<sup>2</sup>.
- 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 50.10% of the lot area.
- Chapter 10.20.40.70.(3) E), By-law No. 569-2013**

- The minimum required side yard setback is 1.80m.  
The proposed south side yard setback is 1.21m.
12. **Chapter 10.20.40.70.(3) E), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed north side yard setback is 1.29m.
13. **Section 12.7, By-law No. 7625**  
The maximum permitted building height is 8.00m.  
The proposed building height is 10.75m.
14. **Section 6(9)(f), By-law No. 7625**  
The maximum permitted encroachment for the porch and canopy is 2.10m from the main wall.  
The proposed porch and canopy encroach 4.95m from the main wall.
15. **Section 12.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 35.45m.
16. **Section 12.4(c), By-law No. 7625**  
The minimum required rear yard setback is 9.50m.  
The proposed rear yard setback is 1.21m.
17. **Section 12.4(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed north side yard setback is 1.29m.
18. **Section 12.4(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed south side yard setback is 1.23m.
19. **Section 12.7, By-law No. 7625**  
The maximum permitted number of storeys is two.  
The proposed number of storeys is three.
20. **Section 12.6, By-law No. 7625**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 50.10% of the lot area.
21. **Section 6(9)c, By-law No. 7625**  
The maximum permitted area of porches and decks is 2.30m<sup>2</sup>.  
The proposed area of the porch is 6.88m<sup>2</sup>.
22. **Section 6(9), By-law No. 7625**  
The maximum projection for eaves into a yard setback is 0.50m.  
The proposed eaves project 0.558m into the yard setback.
23. **Section 6A(5), By-law No. 7625**  
The maximum driveway width is 6.00m.  
The proposed driveway width is 6.78m.
24. **Section 6(24), By-law No. 7625**  
The maximum lot coverage for porches and decks is 5.00% of the lot area.  
The proposed coverage for the porch is 7.90% of the lot area.

## 5. 7 ADDINGTON AVE

File Number:	A0290/17NY	Zoning	R6/RD (f 12 ; a 370 )[ZONING]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>7 ADDINGTON AVE</b>	Community:	North York
Legal Description:	PLAN 2069 NPT SPT 2		

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

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

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

- 1. Section 14-A(9), By-law No. 7625**  
The maximum permitted building length is 15.3m.  
The proposed building length is 20.1m.

## 6. 130 UPPER CANADA DR

File Number:	A0291/17NY	Zoning	RD/R4 [WAV]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>130 UPPER CANADA DR</b>	Community:	North York
Legal Description:	PLAN 3563 LOT 26		

### 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.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.50m for 6.35m of the west wall behind the front main wall.
- 2. Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The maximum permitted building depth is 19.00m.  
The proposed building depth is 19.61m.
- 3. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.50m for 6.35m of the west wall behind the front main wall.
- 4. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 20.52m.
- 5. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 8.95m.

## 7. 95 DELORAINA AVE

File Number:	A0301/17NY	Zoning	R (f7.5; d0.6) (x604)/ R2 Z0.6
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	95 DELORAINA AVE	Community:	Toronto
Legal Description:	PLAN 1494 PT LOTS 94 & 95		

### 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:

- Chapter 10.5.40.10(5), By-law No. 569-2013**  
A minimum of 10.00m<sup>2</sup> of the first floor must be within 4.00m of the front main wall.  
The proposed first floor has 3.07m<sup>2</sup> of area within 4.00m of the front main wall.
- Chapter 10.5.100.1(1)(C)(iii), By-law No. 569-2013**  
The maximum driveway width is 3.53m.  
The proposed driveway width is 4.80m.
- Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the side exterior main walls facing a side lot line is 8.67m.
- Chapter 10.5.50.10.(1), By-law No. 569-2013**  
A minimum of 50.00% of the front yard must be landscaping.  
The proposed front yard landscaping area is 14.00%.
- 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 28.00%.
- Chapter 10.10.40.40.(1) A), 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 0.8117 times the area of the lot.
- 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 project 0.20m and are 0.18m from the west lot line.
- 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 0.38m.
- Chapter 10.5.50.10.(A), By-law No. 569-2013**  
The minimum required rear yard soft landscaping is 50.00%.  
The proposed rear yard soft landscaping is 0.00%.
- Section 6(3) Part II 3.C(I), By-law No. 438-86**

The minimum required side lot line setback for a side wall with no openings is 0.45m.  
The proposed west side lot line setback is 0.38m.

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

The maximum permitted gross floor area is 0.60 times the area of the lot.  
The proposed gross floor area exceeds the maximum permitted by approximately 45.51m<sup>2</sup>.

**12. Section 6(3) Part III 1(A), By-law No. 438-86**

The minimum required front yard landscaping is 50.00% of the area (18.58m<sup>2</sup>).  
The proposed front yard landscaping is 5.29m<sup>2</sup> which is deficient by approximately 13.29m<sup>2</sup>.

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

The minimum required front yard soft landscaping is 75.00% of the front yard area (13.93m<sup>2</sup>).  
The proposed landscaped open space is 5.29m<sup>2</sup> which is deficient by approximately 8.64m<sup>2</sup>.

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

The by-law does not permit an integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line.  
The proposed integral garage is below grade.

**15. Section 6(3) Part III 1(A), By-law No. 438-86**

The minimum required landscaped open space is 30.00% of the area of the lot (69.675m<sup>2</sup>).  
The proposed landscaped open space is 59.87m<sup>2</sup>.

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

A building can be located no closer than 1.20m to the portion of the side wall of an adjacent building that contains openings.  
The proposed building is located 0.38m from the adjacent building.

## 8. 102 NEWTON DR

File Number:	A0302/17NY	Zoning	R4/RD[ZONING]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	<b>102 NEWTON DR</b>	Community:	North York
Legal Description:	PLAN 2560 PT LOT 67		

### 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 31.99% 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 9.21m.
- 3. Chapter 10.20.40.70.(4), By-law No. 569-2013**  
The required minimum side yard setback is 1.8m.  
The proposed west side yard setback is 1.43m.
- 4. Chapter 10.20.40.70.(4), By-law No. 569-2013**  
The required minimum side yard setback is 1.8m.  
The proposed east side yard setback is 1.5m.
- 5. Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is 462.66m<sup>2</sup>.
- 6. Section 13.2.1 and 6(8), By-law No. 7625**  
The minimum required lot frontage and width is 15m.  
The proposed lot frontage and width is 12.19m.
- 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 31.99% of the lot area.
- 8. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.53m.  
The proposed west side yard setback is 1.43m.
- 9. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.53m.  
The proposed east side yard setback is 1.5m.
- 10. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8m.

The proposed building height is 9.37m.

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

The maximum finished first floor height is 1.5m.

The proposed finished first floor height is 1.76m.

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

The maximum rear stair projection is 2.1m.

The proposed rear stair projection is 2.51m.



## 9. 31 KING HIGH AVE

File Number:	A0303/17NY	Zoning	RD/R6 [ZZC]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	<b>31 KING HIGH AVE</b>	Community:	North York
Legal Description:	PLAN 3524 PT LOTS 13 & 14		

### 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:

- 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 31.48% of the lot area.
- Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 19.27m.
- Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.20m.  
The proposed south side yard setback is 0.92m.
- 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 31.48% of the lot area.
- Section 6(24), By-law No. 7625**  
The maximum permitted rear deck projection is 2.10m from the wall.  
The proposed deck projects 3.66m from the rear wall.
- Section 14-A(5)c, By-law No. 7625**  
The minimum required side yard setback is 1.20m.  
The proposed south side yard setback is 0.92m.
- Section 14-A(9), By-law No. 7625**  
The maximum permitted building length is 15.30m which may be increased to 18.90m by a 2.10m one-storey extension to the rear of the dwelling provided the extension is no wider than one half the width of the dwelling and the height does not exceed 5.00m.  
The proposed building length is 19.27m.

## 10. 132 LAWRENCE CRES

File Number:	A0304/17NY	Zoning	RD / R1 (ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>132 LAWRENCE CRES</b>	Community:	Toronto
Legal Description:	PLAN 1534 LOT 150		

### PURPOSE OF THE APPLICATION:

To construct a second story addition over the existing attached garage.

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

- 1. Chapter 10.20.40.40.(1)(A), 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 0.58 times the area of the lot.
- 2. Chapter 10.20.40.70.(4), By-law No. 569-2013**  
The required minimum side yard setback is 1.2 m where the required minimum frontage is 12.0 m to less than 18.0 m.  
The proposed side yard setback is 0.98 m.
- 3. Section 6(3) Part I 1, By-law No. 438-86**  
The permitted maximum gross floor area is 0.35 times the area of the lot.  
The proposed gross floor area is 0.58 times the area of the lot.

## 11. 99 FRONTENAC AVE

File Number:	A0305/17NY	Zoning	RD (x1463/ R6[ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>99 FRONTENAC AVE</b>	Community:	North York
Legal Description:	PLAN 1786 LOT 339		

### PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please note a previous application (File # A0737/16NY) with respect to the subject property, was before the Committee of Adjustment on Thursday, October 6, 2016, which was ultimately approved.

### 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 0.30m of a building, must comply with the required minimum building setbacks of 1.80m.  
The proposed rear yard platform is 1.39m from the west side lot line.
- 2. Chapter 10.5.40.60.(3)(A)(ii), 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 2.00m.  
The proposed stairs at the front area 2.92m wide.
- 3. Chapter 10.20.30.40.(1) A), By-law No. 569-2013**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 41.72% of the lot area.
- 4. Chapter 10.5.40.60.(3)(A)(iii), 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 closer to a lot line than 0.60m.  
The proposed stairs are 0.25m from the west side lot line.
- 5. Chapter 10.5.100.1.(1)(C), By-law No. 569-2013**  
The maximum permitted driveway width is 3.98m.  
The proposed driveway will have a width of 4.27m.
- 6. 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 41.72% of the lot area.
- 7. Section 6 (24)(d)(ii)(A), By-law No. 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 the minimum side yard setback for the main building; 1.80m.  
The proposed rear platform is 1.39m from the west lot line.
- 8. Section 6(9)(e), By-law No. 7625**  
Exterior stairs may project into one minimum side yard setback not more than 1.60m, if the stairs are no closer to a side lot line than 0.60m.  
The proposed stairs are 0.25m from the west side lot line.

## 12. 100 DE VERE GDNS

File Number:	A0306/17NY	Zoning	R3(19)/RD[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>100 DE VERE GDNS</b>	Community:	North York
Legal Description:	PLAN 2391 PT LOT 41		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.10.(1), By-law No. 569-2013**  
The required minimum lot area is 690m<sup>2</sup>.  
The proposed lot area is 559.17m<sup>2</sup>.
- 2. Chapter 10.20.30.20.(1), By-law No. 569-2013**  
The required minimum lot frontage is 18m.  
The proposed lot frontage is 13.08m.
- 3. Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 9.71m.  
The proposed front yard setback is 9.58m.
- 4. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed north side yard setback is 1.22m.
- 5. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed south side yard setback is 1.09m.
- 6. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The permitted maximum building length for a detached house is 17.0m.  
The proposed building length is 18.18m.
- 7. Chapter 10.20.40.10.(6), By-law No. 569-2013**  
The maximum permitted finished first floor height is 1.2m.  
The proposed finished first floor height is 1.5m.
- 8. Chapter 10.20.40.10.(3), By-law No. 569-2013**  
The maximum permitted number of storey is 2.  
The proposed number of storeys is 3.
- 9. Section 12.4(b), By-law No. 7625**  
The minimum required north side yard setback is 1.8m.  
The proposed north side yard setback is 1.22m.
- 10. Section 12.4(b), By-law No. 7625**

The minimum required side yard setback is 1.8m.  
The proposed south side yard setback is 1.09m.

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

The required minimum exterior stairs encroachment is 2.1m and height 1.0m.  
The proposed exterior stair encroachment is 3.50m and height 2.74m.

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

The maximum permitted building length is 16.8m.  
The proposed building length is 18.18m.

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

The maximum permitted finished first floor height is 1.5m.  
The proposed finished first floor height is 2.17m.

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

The maximum permitted number of storey is 2.  
The proposed number of storeys is 3.

### 13. 313 WHITMORE AVE

File Number:	A0307/17NY	Zoning	RM/R2 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	<b>313 WHITMORE AVE</b>	Community:	York
Legal Description:	PLAN 1493 PT LOT 53		

#### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.80.40.40.(1), By-law No. 569-2013**  
The maximum permitted floor space index is 0.80 times the lot area.  
The proposed floor space index is 0.872 times the lot area.
- 2. Chapter 10.80.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 8.50m.  
The proposed height of the side exterior main walls facing a side lot line is 10.28m.
- 3. 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 area is 63.25%.
- 4. Chapter 10.80.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.20m.  
The proposed west side yard setback is 1.11m.
- 5. Chapter 10.80.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.20m.  
The proposed east side yard setback is 0.41m.
- 6. Chapter 10.80.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 18.93m.
- 7. Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The maximum permitted building depth is 19.00m.  
The proposed building depth is 19.28m.
- 8. Section 3(a), By-law No. 1-83**  
The maximum permitted floor space index is 0.80 times the lot area.  
The proposed floor space index is 0.872 times the lot area.
- 9. Section 3(a), By-law No. 1-83**  
The minimum required side yard setback is 1.20m.  
The proposed west side yard setback is 1.11m.
- 10. Section 3(a), By-law No. 1-83**  
The minimum required side yard setback is 0.50m.

The proposed east side yard setback is 0.41m.

**11. Section 3, By-law No. 1-83**

The maximum permitted rear deck projection is 2.40m.

The proposed rear deck projects 2.44m.

**12. Section 3, By-law No. 1-83**

The minimum required front yard soft landscaping is 75.00%.

The proposed front yard soft landscaping area is 68.25%.

## 14. 53 NIPIGON AVE

File Number:	A0308/17NY	Zoning	RD / R6 (ZR)
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	<b>53 NIPIGON AVE</b>	Community:	North York
Legal Description:	PLAN 2385 LOT 97		

### 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 the first floor area must be within 4 m of the front wall.  
There is 4.9 m<sup>2</sup> proposed within 4 m of the front wall.
- 2. Chapter 10.5.40.60.(3), By-law No. 569-2013**  
Exterior stairs providing pedestrian access to a building may encroach into the required building setback if the stairs are no wider than 2.0 m.  
The proposed stairs are 2.8 m wide.
- 3. Chapter 10.5.50.10.(1), By-law No. 569-2013**  
A minimum of 75% of the required front yard landscaping must be soft landscaping.  
The proposed front yard soft landscaping area is 67%.
- 4. 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 32% of the lot area.
- 5. Chapter 10.20.40.10.(6), By-law No. 569-2013**  
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 1.37 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 32% 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 9.05 m.
- 8. Section 14-A(9), By-law No. 7625**  
The maximum permitted building length is 15.3 m.  
The proposed building length is 16.03 m.
- 9. Section 6(30)a, By-law No. 7625**  
The maximum permitted finished first floor height is 1.5 m.  
The proposed finished first floor height is 1.66 m.
- 10. Section 7.4A, By-law No. 7625**



The minimum required soft landscaping is 75%.  
The proposed soft landscaping is 67%.

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

The maximum projection of an unexcavated deck in the rear is 2.1 m from the wall if it is greater than 1 m above all points of the adjacent ground.

The proposed deck projects 2.74 m.

## 15. 108 GORMAN PARK RD

File Number:	A0309/17NY	Zoning	RD/R6 [WAIVER]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	<b>108 GORMAN PARK RD</b>	Community:	North York
Legal Description:	PLAN 1938 PT LOT 86 RP 64R3060 PART 1 PART 2		

### 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 35.00% of the lot area.
- 2. Chapter 10.20.40.10 (2), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of all side exterior main walls facing a side lot line is 8.96m.
- 3. Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 6.54m.  
The proposed front yard setback is 5.80m.
- 4. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.20m.  
The proposed south side yard setback is 0.91m.
- 5. 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 35.00% of the lot area.
- 6. Section 14-A(5)C, By-law No. 7625**  
The minimum required side yard setback is 1.20m.  
The proposed south side yard setback is 0.91m.
- 7. Section 14-A(8), By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.02m.
- 8. Section 6(30)A, By-law No. 7625**  
The maximum finished first floor height is 1.50m.  
The proposed finished first floor height is 1.70m.
- 9. Section 6(24), By-law No. 7625**  
The maximum rear deck projection is 2.10m and a width of 5.17m.  
The proposed rear deck projection is 1.44m and a width of 10.34m.

## 16. 137 SWEENEY DR

File Number:	A0310/17NY	Zoning	RD (f15.0;a550)(x5)[WAIVER]
Owner(s):		Ward:	Don Valley East (34)
Agent:		Heritage:	Not Applicable
Property Address:	<b>137 SWEENEY DR</b>	Community:	North York
Legal Description:	PLAN M762 LOT 725		

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

To construct an eave overhang and bay window at the rear of the existing dwelling. Please be advised the subject property went before the Committee of Adjustment on February 18, 2016, approved development proposal.

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

- 1. Section 6(9)a, By-law No. 7625**  
The maximum permitted eave projection is 0.50m  
The proposed eaves project 0.72m.

## 17. 5 BARRYDALE CRES

File Number:	A0311/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>5 BARRYDALE CRES</b>	Community:	North York
Legal Description:	PLAN M1454 LOT 513		

### 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:

- Chapter 10.5.50.10.(1), By-law No. 569-2013**  
The minimum required front yard landscaping is 60.00%.  
The proposed front yard landscaping is 48.00%.
- Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 29.22m.
- Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The maximum permitted building depth is 19.00m.  
The proposed building depth is 30.38m.
- 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 11.65m<sup>2</sup>.
- Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted building height is 7.20m for a flat or shallow roof.  
The proposed building height is 8.92m.
- Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 32.19m.
- Section 13.2.6A, By-law No. 7625**  
The maximum permitted balcony area is 3.80m<sup>2</sup>.  
The proposed balcony area is 11.65m<sup>2</sup>.
- Section 7.4.A, By-law No. 7625**  
The minimum required front yard landscaping is 60.00%.  
The proposed front yard landscaping is 48.00%.
- Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.00m.  
The proposed building height is 9.55m.

## 18. 510 BROADWAY AVE

File Number:	A0314/17NY	Zoning	R2A/RM(d0.6)[ZONING]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	<b>510 BROADWAY AVE</b>	Community:	East York
Legal Description:	PLAN 3110 PT LOT 301 PT LOT 302		

### PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition to the existing two-storey dwelling. Please be advised the subject property went before the Committee of Adjustment on December 8, 2016, the development proposal was refused.

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

- 1. Chapter 900.6.10(263)(c)(i), By-law No. 569-2013**  
The maximum permitted lot coverage is 35% of the lot area.  
The proposed lot coverage is 41.2% of the lot area.
- 2. Chapter 10.5.50.10.(3), By-law No. 569-2013**  
The minimum required soft landscaping area in the rear yard is 50%.  
The proposed rear yard soft landscaping area is 38.7%
- 3. Section 6.4.3, By-law No. 1916**  
The maximum permitted lot coverage is 35% of the lot area.  
The proposed lot coverage is 40.3% of the lot area.

## 19. 79 MUNRO BLVD

File Number:	A0315/17NY	Zoning	RD/R3 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>79 MUNRO BLVD</b>	Community:	North York
Legal Description:	PLAN M459 LOT 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 35.00% of the lot area.

The proposed lot coverage is 37.00% of the lot area.

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

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

The proposed height of the side exterior main walls facing a side lot line is 8.06m.

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

The maximum permitted building length is 17.00m.

The proposed building length is 18.97m.

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

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.52m.

**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 1.52m.

**6. Section 12.2, By-law No. 7625**

The minimum required lot frontage is 18.00m.

The existing lot frontage is 15.24m.

**7. Section 12.3, By-law No. 7625**

The minimum required lot area is 690.00m<sup>2</sup>.

The existing lot area is 580.64m<sup>2</sup>.

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

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.52m.

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

The minimum required side yard setback is 1.80m.

The proposed east side yard setback is 1.52m.

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

The maximum permitted building length is 16.80m.  
The proposed building length is 18.97m.

**11. Section 12.6, By-law No. 7625**

The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 37.00% of the lot area.

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

The maximum permitted building height is 8.80m.  
The proposed building height is 9.35m.

**13. Section 6(8), By-law No. 7625**

The minimum lot width is not be less than the lot frontage for the zone in which the building is to be constructed.

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

The maximum permitted finished first floor height is 1.50m.  
The proposed finished first floor height is 1.70m.

## 20. 77 CITATION DR

File Number:	A0316/17NY	Zoning	RD / R3 (ZR)
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	<b>77 CITATION DR</b>	Community:	North York
Legal Description:	PLAN M676 L 177		

### 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 10.20.40.10.(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 wall facing a side lot line is 8.13 m.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
Where the minimum required lot frontage is 18.0 m or less, the permitted maximum building length for a detached house is 17.0 m.  
The proposed building length is 17.74 m .
- 3. Section 12.5A, By-law No. 7625**  
The maximum permitted building length is 16.8 m.  
The proposed building length is 17.74 m.
- 4. Section 12.7, By-law No. 7625**  
The maximum permitted building height is 8.8 m.  
The proposed building height is 9.3 m.
- 5. Section 6(30)a, By-law No. 7625**  
The maximum finished floor height is 1.5 m.  
The proposed first floor finished height is 1.81 m.



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

**21. 106 KENNARD AVE**

File Number:	A0317/17NY	Zoning	RD(f15.0; a550)(x5)/R4 [ZZC]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	<b>106 KENNARD AVE</b>	Community:	North York
Legal Description:	PLAN 1899 PT LOT 119		

**PURPOSE OF THE APPLICATION:**

To construct a new one-storey rear addition as well as new new second storey on the existing 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 37.40% 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 19.46m.
- 3. Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The maximum permitted building depth is 19.00m.  
The proposed building depth is 19.46m.
- 4. Chapter 10.20.40.70.(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.800m.  
The proposed side yard setback is 1.138m.
- 5. Chapter 10.5.40.60.(1), By-law No. 569-2013**  
A deck may encroach into the required setback 2.50m if it is no closer than 1.80m to a side lot line.  
The proposed deck encroaches 0.60m into the rear yard setback, and is 1.138m from the west side lot line.
- 6. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.800m.  
The proposed west side yard setback is 1.138m.
- 7. Section 6(24), By-law No. 7625**  
A deck shall not be closer than 1.80m to the side lot line.  
The proposed deck is 1.138m from the side lot line.
- 8. 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 37.40% of the lot area.

## 22. 39 STAFFORD RD

File Number:	A0318/17NY	Zoning	RD (f15.0; a550) (x5)/R4[ZONING]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>39 STAFFORD RD</b>	Community:	North York
Legal Description:	PLAN 3186 PT 33 & 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 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 31.3% of the lot area.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of the exterior portion of main walls is 7.5m.  
The proposed height of the side exterior main wall facing a side lot line is 8.14m.
- 3. Chapter 900.3.10.(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed east side yard setback is 1.5m.
- 4. 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 1.5m.
- 5. Section 13.2.1, By-law No. 7625**  
The minimum required lot frontage and width is 15m.  
The proposed lot frontage and width is 12.19m.
- 6. Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is 483.1m<sup>2</sup>.
- 7. Section 13.2.3(a), By-law No. 7625**  
The minimum required front yard setback is 7.5m +/- 1m.  
The proposed front yard setback is 5.56m.
- 8. 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 1.5m.
- 9. 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 1.5m.
- 10. Section 13.2.4, By-law No. 7625**

The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 31.3% of the lot area.

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

The maximum permitted building length is 16.8m.  
The proposed building length is 16.97m.

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

The maximum permitted building height is 8.8m.  
The proposed building height is 9.23m.

## 23. 443 ST GERMAIN AVE

File Number:	A0319/17NY	Zoning	CR/C1 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>443 ST GERMAIN AVE</b>	Community:	
Legal Description:	PLAN 1706 PT LOT 178		

### PURPOSE OF THE APPLICATION:

To construct a third storey addition over the existing two-storey mixed use building, in conjunction with a new three-storey addition to the rear.

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

#### 1. Chapter 40.10.30.40., By-law No. 569-2013

The maximum permitted lot coverage is 33.00% of the lot area.

The proposed lot coverage is 39.49% of the lot area.

#### 2. Chapter 40.10.40.40(1)(A), By-law No. 569-2013

The maximum permitted floor space index is 1.00 times the lot area.

The proposed floor space index is 1.126 times the lot area.

#### 3. Chapter 200.5.10.10.(1), By-law No. 569-2013

The minimum required number of parking spaces for the office use and residential unit is five (5).

The proposed number of parking spaces is two (2).

#### 4. Chapter 40.10.40.60.(1)(C)(i), By-law No. 569-2013

A platform or similar structure, attached to or less than 0.30m from a building subject to Development Standard Set 2 (SS2), and attached to the front main wall with a floor level higher than the floor level of the first floor of the building must be located above the three storeys closest to established grade.

The proposed platform is located at the third storey above grade.

#### 5. Chapter 40.10.40.60.(1)(C)(ii), By-law No. 569-2013

A platform or similar structure, attached to or less than 0.30m from a building subject to Development Standard Set 2 (SS2), and attached to the front main wall with a floor level higher than the floor level of the first floor of the building must be located entirely behind the front main wall of the three storeys closest to established grade.

The proposed platform is not entirely located behind the main front wall of the three stories.

#### 6. Chapter 40.10.40.70.(2)(D), By-law No. 569-2013

Where the main wall of a building does not have windows or openings, the main wall must be set back at least 3.00m from a side lot line that abuts a lot in the Residential Zone category.

The proposed side yard setback to the Residential Zone category is 1.28m.

#### 7. Chapter 40.5.40.10.(1), By-law No. 569-2013

A parking space must be on the same lot as the use for which the parking space is required.

The proposed parking spaces (3) are located within the public boulevard.

#### 8. Section 23.2.1, By-law No. 7625

The maximum permitted lot coverage is 33.30% of the lot area.

The proposed lot coverage is 39.49% of the lot area.

**9. Section 23.2.2, By-law No. 7625**

The minimum required front yard setback is 3.08m.

The proposed front yard setback is 1.64m.

**10. Section 22.10.0, By-law No. 7625**

The maximum permitted gross floor area is 347.662m<sup>2</sup>.

The proposed gross floor area is 391.44m<sup>2</sup>.

**11. Section 6A(2)a, By-law No. 7625**

The minimum required number of parking spaces is six (6).

The proposed number of parking spaces is two (2).

**12. Section 23.2.2, By-law No. 7625**

The minimum required side yard setback is 4.50m.

The proposed west side yard setback is 1.28m.

**13. Section 23.2.2, By-law No. 7625**

The minimum required side yard setback is 4.50m.

The proposed east side yard setback is 0.05m.

**14. Section 23.2.4.3, By-law No. 7625**

The maximum permitted building height is 9.20m.

The proposed building height is 10.32m.

**15. Section 6A(4), By-law No. 7625**

All parking spaces shall be provided on the same lot occupied by the building, structure or use for which such parking spaces are required.

## **24. 396 - 404 HOPEWELL AVE**

File Number:	A0320/17NY	Zoning	PE (ZW)
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	<b>396 HOPEWELL AVE</b>	Community:	York
Legal Description:	PLAN 1499 LOTS 161 & 162		

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

To reduce the minimum supply of visitor parking for the proposed development.

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

#### **1. Section 2.(d), By-law No. 1059-2014**

The minimum required number of parking spaces is 16 for visitor use.

The proposed number of visitor parking spaces is 14.

## 25. 332 LYTTON BLVD

File Number:	A0322/17NY	Zoning	RD (f15.0; d0.35)(x961)/R1 Z0.35[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>332 LYTTON BLVD</b>	Community:	Toronto
Legal Description:	PLAN 1570 LOT 116		

### **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 10.10.40.40.(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 0.557 times the area of the lot.
- 2. Section 6(3) Part II, 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 0.557 times the area of the lot.

## 26. 200 SCHELL AVE

File Number:	A0323/17NY	Zoning	RM/R2 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	<b>200 SCHELL AVE</b>	Community:	York
Legal Description:	PLAN 1855 E PT LOT 443		

### PURPOSE OF THE APPLICATION:

To permit the construction of a new semi-detached ancillary building (garage). Please note that applications A0323/17NY & A0324/17NY will be considered jointly.

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

- 1. Chapter 10.5.60.50.(2), By-law No. 569-2013**  
The maximum permitted total floor area of all ancillary buildings or structures on a lot is 40.00m<sup>2</sup>.  
The proposed total floor area of all ancillary buildings is 49.83m<sup>2</sup>.
- 2. Chapter 10.5.60.70.(1), By-law No. 569-2013**  
The maximum permitted lot coverage for an ancillary building or structure(s) is 10.00% of the lot area.  
The proposed lot coverage of the ancillary building is 18.13% of the lot area.
- 3. 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 40.84%.
- 4. Section 3.4.11.(c), By-law No. 1-83**  
The maximum permitted accessory building height is 3.70m.  
The proposed height of the accessory building is 4.00m.
- 5. Section 3.4.11.(c), By-law No. 1-83**  
Maximum gross floor area of any accessory building shall not exceed 46.00m<sup>2</sup>.  
The proposed gross floor area of the accessory building is 49.83m<sup>2</sup>.



## 27. 198 SCHELL AVE

File Number:	A0324/17NY	Zoning	RM/R2 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	<b>198 SCHELL AVE</b>	Community:	York
Legal Description:	PLAN 1855 PT LOT 442		

### PURPOSE OF THE APPLICATION:

To permit the construction of a new semi-detached ancillary building (garage). Please note that applications A0323/17NY & A0324/17NY will be considered jointly.

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

- 1. Chapter 10.5.60.50.(2), By-law No. 569-2013**  
The maximum permitted total floor area of all ancillary buildings or structures on a lot is 40.00m<sup>2</sup>.  
The proposed total floor area of all ancillary buildings is 49.83m<sup>2</sup>.
- 2. Chapter 10.5.60.70.(1), By-law No. 569-2013**  
The maximum permitted lot coverage for an ancillary building or structure(s) is 10.00% of the lot area.  
The proposed lot coverage of the ancillary building is 18.13% of the lot area.
- 3. 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 40.84%.
- 4. Section 3.4.11.(c), By-law No. 1-83**  
The maximum permitted accessory building height is 3.70m.  
The proposed height of the accessory building is 4.00m.
- 5. Section 3.4.11.(c), By-law No. 1-83**  
Maximum gross floor area of any accessory building shall not exceed 46.00m<sup>2</sup>.  
The proposed gross floor area of the accessory building is 49.83m<sup>2</sup>.

## 28. 276 STRATHALLAN WOOD

File Number:	A0325/17NY	Zoning	R3/ RD (f18,a690) [WAIVER]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>276 STRATHALLAN WOOD</b>	Community:	North York
Legal Description:	PLAN 1611 L 102		

### 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(3), 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 10.20.40.70(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.50m.
- 3. Section 12.2, By-law No. 7625**  
The minimum required lot frontage is 18.00m.  
The proposed lot frontage is 15.24m.
- 4. Section 6(8), By-law No. 7625**  
The minimum required lot width is 18.00m.  
The proposed lot width is 15.24m.
- 5. Section 12.3, By-law No. 7625**  
The minimum required lot area is 690.00m<sup>2</sup>.  
The proposed lot area is 622.40m<sup>2</sup>.
- 6. Section 12.4, By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.50m.
- 7. Section 12.4, By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.50m.
- 8. Section 12.5A.1, By-law No. 7625**  
The maximum permitted length of dwelling is 16.80m.  
The proposed length of the dwelling is 17.00m.
- 9. Section 12.7, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.10m.

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

The maximum permitted height of the first floor is 1.50m.

The proposed first floor is 2.43m above the centre of the road.

## 29. 385 PRINCESS AVE

File Number:	A0326/17NY	Zoning	RD/R4[ZONING]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>385 PRINCESS AVE</b>	Community:	North York
Legal Description:	PLAN 1609 LOT 127		

### 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 January 12, 2017, 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 30% of the lot area.  
The proposed lot coverage is 32% 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 east side exterior main wall is 8.14m for 33% of the width of wall.
- 3. Chapter 900.3.10(5), By-law No. 569-2013**  
The required minimum side yard setbacks is 1.8m.  
The proposed west side yard setback is 1.5m for the 6.17m portion of the dwelling.
- 4. Chapter 900.3.10(5), By-law No. 569-2013**  
The required minimum side yard setbacks is 1.8m.  
The proposed east side yard setback is 1.5m for the 5.46m portion of the dwelling.
- 5. 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.
- 6. Section 13.2.3(b), By-law No. 7625**  
The required minimum side yard setbacks is 1.8m.  
The proposed west side yard setback is 1.5m for the 6.17m portion of the dwelling.
- 7. Section 13.2.3(b), By-law No. 7625**  
The required minimum side yard setbacks is 1.8m.  
The proposed east side yard setback is 1.5m for the 5.46m portion of the dwelling.
- 8. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height 8.97m.
- 9. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 19.15m.

### 30. 110 MCGILLIVRAY AVE

File Number:	A0329/17NY	Zoning	RD/R6(20) [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	<b>110 MCGILLIVRAY AVE</b>	Community:	North York
Legal Description:	PLAN 1831 PT LOTS 112 & 113		

#### 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**  
The minimum required front yard soft landscaping is 75.00%.  
The proposed front yard soft landscaping is 60.98%.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m for 100.00% of the width of the wall.  
The proposed height of the east side exterior main wall facing a side lot line is 7.83m for 100.00% of the width of the wall.
- 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 for 100.00% of the width of the wall.  
The proposed height of the west side exterior main wall facing a side lot line is 7.83m for 100.00% of the width of the wall.
- 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 1.50m.
- 5. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 35.00% of the lot area.
- 6. Section 14-A(9), By-law No. 7625**  
The maximum permitted building length is 15.30m.  
The proposed building length is 15.67m.
- 7. 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 35.00% of the lot area.
- 8. Section 14-A(8), By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.23m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.74m.

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

The minimum required front yard soft landscaping is 75.00%.

The proposed front yard soft landscaping is 60.98%.

## 31. 9 MOOREHILL DR

File Number:	A0330/17NY	Zoning	RD / R1B (ZR)
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	<b>9 MOOREHILL DR</b>	Community:	East York
Legal Description:	PLAN 3304 LOT 8 PT LOT 9		

### PURPOSE OF THE APPLICATION:

To construct an addition to the existing dwelling.

### 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 2.0 m.  
The proposed side stairs are 3.76 m wide.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The permitted maximum height of a building or structure is 8.5 m.  
The proposed height of the building is 8.65 m.
- 3. Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The permitted building depth for a detached house is 19.0 m.  
The proposed building depth is 22.53 m.
- 4. Chapter 10.20.40.70.(6), By-law No. 569-2013**  
The required minimum side yard setback is 3.0 m for a corner lot where there is an adjacent lot fronting on the street abutting the side lot line.  
The proposed northwest side yard setback is 2.36 m.
- 5. Chapter 10.5.100.1.(1), By-law No. 569-2013**  
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 6.0 m wide.  
The proposed driveway is 6.92 m.
- 6. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The permitted maximum building length for a detached house is 17. m when the minimum required lot frontage is 18.0 or less.  
The proposed building length is 22.37 m.
- 7. Chapter 10.20.40.70.(2), By-law No. 569-2013**  
The required minimum rear yard setback is 9.83 m.  
The proposed rear yard setback is 9.43 m.
- 8. Section 7.1.1(5), By-law No. 6752**  
The maximum permitted building length is 16.75 m.  
The proposed building length is 21.5 m.

**9. Section 7.1.4(1)(c), By-law No. 6752**

The maximum driveway width accessing a required parking space is 6.0 m.

The proposed driveway width is 6.92 m.



## 32. 80 CHARLESWOOD DR

File Number:	A0332/17NY	Zoning	RD/ R4 [ZZC]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	<b>80 CHARLESWOOD DR</b>	Community:	North York
Legal Description:	PLAN 3746 LOT 115		

### 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 10.20.30.10.(1)A, By-law No. 569-2013

The minimum required lot area is 550.00m<sup>2</sup>.  
The existing and proposed lot area is 462.50m<sup>2</sup>.

#### 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 38.41% of the lot area.

#### 3. Chapter 10.20.470.70.(1), By-law No. 569-2013

The minimum required front yard setback is 6.51m.  
The proposed front yard setback is 5.60m.

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

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

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

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

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

A platform without main walls, attached to or less than 0.30m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.50m.  
The proposed platform at the rear encroaches 4.27m into the rear yard setback.

#### 7. Section 13.2.2, By-law No. 7625

The minimum required lot area is 550.00m<sup>2</sup>.  
The existing and proposed lot area is 462.50m<sup>2</sup>.

#### 8. 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 5.60m.

#### 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 1.50m.

**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 13.2.3c, By-law No. 7625**

The minimum required rear yard setback is 9.50m.

The proposed rear yard setback is 9.16m.

**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 38.41% 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 19.07m.

### 33. 74 BURNDALE AVE

File Number:	A0333/17NY	Zoning	RD / R4 (ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>74 BURNDALE AVE</b>	Community:	North York
Legal Description:	PLAN M407 L 370		

#### 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 the first floor area must be within 4 m of the front wall.  
There is 3.6 m<sup>2</sup> proposed within 4 m of the front wall.
- 2. 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 2.0 m.  
The proposed front stairs are 2.64 m wide.
- 3. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 30.0% of the lot area.  
The proposed lot coverage is 32.0% of the lot area.
- 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 7.5 m.  
The proposed west side exterior main wall is 8.57 m.
- 5. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.  
The proposed east side exterior main wall is 8.57 m.
- 6. Chapter 900.3.10(5), By-law No. 569-2013**  
The required minimum side yard setback is 1.8 m.  
The proposed west side yard setback is 1.5 m.
- 7. 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 1.5 m.
- 8. Section 13.2.3(b), By-law No. 7625**  
The required minimum side yard setback is 1.8 m.  
The proposed west side yard setback is 1.5 m.
- 9. Section 13.2.3(b), By-law No. 7625**  
The required minimum side yard setback is 1.8 m.  
The proposed east side yard setback is 1.5 m.
- 10. Section 13.2.4, By-law No. 7625**

The maximum permitted lot coverage is 30.0% of the lot area.  
The proposed lot coverage is 32.0% of the lot area.

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

The maximum permitted building height is 8.8 m.  
The proposed building height is 9.14 m.

## 34. 2 BALLYRONAN RD

File Number:	A0334/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>2 BALLYRONAN RD</b>	Community:	North York
Legal Description:	PLAN 4768 L 726		

### 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 25.00% of the lot area.  
The proposed lot coverage is 29.20% 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 10.47m.
- 3. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 25.00% of the lot area.  
The proposed lot coverage is 29.20% of the lot area.
- 4. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.05m.

## 35. 200 DAWLISH AVE

File Number:	A0335/17NY	Zoning	R1 Z0.35/R3/RD (f15.0; d0.35) x1432[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>200 DAWLISH AVE</b>	Community:	North York
Legal Description:	PLAN 1534 PT LOTS 369 & 370		

### 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 is 6.0m wide.  
The proposed driveway is 6.76m wide.
- 2. Chapter 10.20.40.10.(4), By-law No. 569-2013**  
The maximum permitted building height is 7.2m.  
The proposed building height is 7.32m.
- 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 0.48 times the area of the lot.
- 4. Chapter 10.20.40.50.(1), By-law No. 569-2013**  
The maximum permitted area of each platform at or above the second storey is 4.0m<sup>2</sup>.  
The proposed area of each platform at or above the second storey is 12.5m<sup>2</sup>.
- 5. Section 12.4(b), By-law No. 7625**  
The minimum required side yard setback is 1.8m.  
The proposed east side yard setback is 1.50m.
- 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 1.50m.
- 7. Section 12.5A, By-law No. 7625**  
The maximum permitted building length is 16.8m.  
The proposed building length is 18.48m.
- 8. Section 12.7, By-law No. 7625**  
The maximum permitted building height is 8.0m.  
The proposed building height is 8.28m.
- 9. Section 12.7A, By-law No. 7625**  
The maximum permitted balcony area is 3.8m<sup>2</sup>.  
The proposed balcony area is 12.5m<sup>2</sup>.

- 10. Section 6A(5)a, By-law No. 7625**  
The maximum permitted access to parking spaces is 6.0m.  
The proposed access to parking is 6.76m.
- 11. Section 6(9)i, By-law No. 7625**  
The maximum permitted rear canopy projection is 1.8m.  
The proposed rear canopy projects 2.3m.
- 12. 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 .....
- 13. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum required 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 is 1.5m.
- 14. Section 6(3) Part IV 4(a)ii, By-law No. 438-86**  
The maximum permitted driveway width is 6.0m.  
The proposed driveway width is 6.76m.

## 36. 179 PRINCESS AVE

File Number:	A0979/16NY	Zoning	RD/R4 [WAV]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	<b>179 PRINCESS AVE</b>	Community:	North York
Legal Description:	PLAN 1609 LOT 188		

### 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, January 12, 2017 in order to allow the applicant an opportunity to meet with the area residents.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.00% of the lot area.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the east side exterior main wall facing a side lot line is 7.97m for 35.00% of the width of the wall.
- 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 west side exterior main wall facing a side lot line is 7.97m for 25.00% of the width of the wall.
- 4. 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.
- 5. 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.
- 6. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.00% of the lot area.
- 7. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.50m.
- 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 1.50m.



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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.90m.

## 37. 10 CICADA CRT

File Number:	A0156/17NY	Zoning	RD / R4 (ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	<b>10 CICADA CRT</b>	Community:	North York
Legal Description:	PLAN 4758 LOT 65		

### 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 10.20.40.10.(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 8.44 m.
- 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 1.5 m.
- 3. Chapter 10.5.80.40.(1), By-law No. 569-2013**  
For a lot with a detached house or semi-detached house and a minimum required lot frontage is less than 24.0 m, the maximum combined width of all vehicle entrances through the front main wall of the residential building is 6.0 m.  
The proposed combined width of all vehicle entrances through the front main wall is 8.18 m.
- 4. Section 6A(5)a, By-law No. 7625**  
The maximum driveway width access required for parking areas is 6 m.  
The proposed access to parking is 8.18 m.
- 5. Section 13.2.3(b), By-law No. 7625**  
The minimum required east side yard setback is 1.8 m.  
The proposed west side yard setback is 1.5 m.
- 6. Section 13.2.3c, By-law No. 7625**  
The minimum required rear yard setback is 9.5 m.  
The proposed rear yard setback is 9.24 m.
- 7. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8 m.  
The proposed building height is 9.03 m.