

**COMMITTEE OF ADJUSTMENT
 NORTH YORK PANEL**

Hearing Date: Thursday, July 20, 2017
Time: 9:30 am and 11:30 am.
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:

| Item | File Number | Owner | Property | Community (Ward) |
|------|-------------|-------------------------------|-----------------------------------|------------------------|
| 1. | B0053/16NY | JOHN WHITE ELIZABETH WHITE | 40 FAIRHOLME AVE | Eglinton-Lawrence (15) |
| 1A. | B0003/17NY | FATEMEH KOMEILINEJAD | 42 FAIRHOLME AVE | Eglinton-Lawrence (15) |
| 1B. | A0726/16NY | JOHN WHITE ELIZABETH WHITE | 40 FAIRHOLME AVE PT4 | Eglinton-Lawrence (15) |
| 1C. | A0727/16NY | JOHN WHITE ELIZABETH WHITE | 40/42 FAIRHOLME AVE PT 2 AND 3 | Eglinton-Lawrence (15) |
| 1D. | A0013/17NY | JOHN WHITE ELIZABETH WHITE | 42 FAIRHOLME AVE PT1 | Eglinton-Lawrence (15) |
| 2. | B0006/17NY | NORMAN WONG | 169 GOULDING AVE | Willowdale (23) |
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| 2A. | A0047/17NY | NORMAN WONG | 169 GOULDING AVE PART 1 | Willowdale (23) |
| 2B. | A0048/17NY | NORMAN WONG | 169 GOULDING AVE - PART 2 | Willowdale (23) |
| 3. | B0007/17NY | SAMSOO CHARLES KIM AE RYUN ANNA KIM | 29 JOHNSTON AVE | Willowdale (23) |
| 3A. | A0073/17NY | SAMSOO CHARLES KIM AE RYUN ANNA KIM | 29 JOHNSTON AVE - PART A | Willowdale (23) |
| 3B. | A0074/17NY | SAMSOO CHARLES KIM AE RYUN ANNA KIM | 29 JOHNSTON AVE - PART B | Willowdale (23) |
| 4. | A0364/17NY | NICOLAE STANESCU ANNEMARIE STANESCU | 69 STUART CRES | Willowdale (23) |
| 5. | A0460/17NY | AILA MAKOOOL ARASH SHARIFI | 55 DE VERE GDNS | Eglinton-Lawrence (16) |
| 6. | A0461/17NY | LISA MICHELLE BORDAN JORDAN AVROM SHAPIRO | 257 BRIAR HILL AVE | Eglinton-Lawrence (16) |
| 7. | A0462/17NY | MITCHELL DAVID KLEINSTEIN | 84 BROOKVIEW DR | Eglinton-Lawrence (15) |
| 8. | A0463/17NY | ENZO GALLO ANNAMARIA GALLO | 56 WESTDALE DR | York Centre (09) |
| 9. | A0464/17NY | TMAV IRENE LTD MICHAEL LAFRENIERE ARCHITECT | 3463 YONGE ST | Don Valley West (25) |
| 10. | A0465/17NY | IAN MURRAY FRASER | 9 MCBAIN AVE | Don Valley West (25) |

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| 11. | A0466/17NY | SENTINEL (FINCH) HOLDINGS INC | 5607 YONGE ST | Willowdale (24) |
| 12. | A0467/17NY | OMID NAZARI MOGHADDAM | 60 YORKVIEW DR | Willowdale (23) |
| 13. | A0468/17NY | SAM HARIRI | 476 DELORAINE AVE | Eglinton-Lawrence (16) |
| 14. | A0469/17NY | MANSOUR ZEINALI | 162 HOUNSLOW AVE | Eglinton-Lawrence (16) |
| 15. | A0474/17NY | SHIRLEY JEAN PAQUETTE | 15 SKYVIEW CRES | Don Valley East (33) |
| 16. | A0475/17NY | SANDEEP GILL | 88 DUNCAIRN RD | Don Valley West (25) |
| 17. | A0476/17NY | FENGYUN WANG | 193 BROOKBANKS DR | Don Valley East (34) |
| 18. | A0477/17NY | KHATEREH MOLAEI | 268 BETTY ANN DR | Willowdale (23) |
| 19. | A0478/17NY | VIOLETTE ABEDALMALAK GAMAL ABEDALMALAK | 43 TOTTENHAM RD | Don Valley West (25) |

FILES TO BE HEARD AT 11: 30 AM, OR SHORTLY THEREAFTER:

| Item | File Number | Owner | Property | Community (Ward) |
|-------------|--------------------|--|---------------------------------|-------------------------|
| 20. | A481/17NY | LILY LIN CHENG ALAN CHEUK LUN LEE | 23 LOGANDALE RD | Willowdale (23) |
| 21. | A0482/17NY | 36 TIPPETT INC | 36 TIPPETT RD BUILDING "B" | York Centre (10) |
| 22. | A0569/16NY | THE ROCKET TIPPETT INC | 36-R TIPPETT RD BUILDING 'A' | York Centre (10) |
| 23. | A0483/17NY | NAHIDEH NOSOHIAN MOHAMMAD HADI DEZYANIAN | 5 DANROSE CRES | Don Valley West (25) |

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| 24. | A0484/17NY | JOANNA STEPHANIE BANCROFT THOMAS LISSAMAN | 188 BESSBOROUGH DR | Don Valley West (26) |
| 25. | A0485/17NY | FRANK LEONE | 243 YONGE BLVD | Eglinton-Lawrence (16) |
| 26. | A0486/17NY | MAJID KARIMI | 65 ELMHURST AVE | Willowdale (23) |
| 27. | A0487/17NY | ALEXANDER HALL EVELYN LENTING | 154 SNOWDON AVE | Don Valley West (25) |
| 28. | A0488/17NY | PAUL KIM YOUNG-HWA KIM | 14 DONNA CRT | Willowdale (24) |
| 29. | A0493/17NY | BRIDIS OPORTO PACHECO DOMINIC DUFFY | 45 DONEGALL DR | Don Valley West (26) |
| 30. | A0494/17NY | NATASHA MODENA | 28 URBANALE AVE | Willowdale (24) |
| 31. | A0495/17NY | IAIN SMITH | 79 FELBRIGG AVE | Eglinton-Lawrence (16) |
| 32. | A0496/17NY | YUEFANG HE | 21 LOWER LINKS RD | Don Valley West (25) |
| 33. | A0497/17NY | KAMBIZ SHIEHFAR | 365 HOUNSLOW AVE | Willowdale (23) |

3. OTHER BUSINESS

1. 40 FAIRHOLME AVE

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|--------------------|-------------------------------|------------|---------------------------------|
| File Number: | B0053/16NY | Zoning | R4/RD (f15.0; a550) (x5)(ZR) |
| Owner(s): | JOHN WHITE ELIZABETH WHITE | Ward: | Eglinton-Lawrence (15) |
| Agent: | EVAN ABRHAM | Heritage: | Not Applicable |
| Property Address: | 40 FAIRHOLME AVE | Community: | North York |
| Legal Description: | PLAN 3203 LOT 70 | | |

THE CONSENT REQUESTED:

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

CONVEYED - Part 3

Part 3 has a lot area of 159.3 m². Part 3 will be added to the Part 2 (severed from B0003/17NY) to create a new building lot with a frontage of 10.16m and a lot area of 318.6m². Parts 2 and 3 will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning By-law(s).

RETAINED - Part 4

Part 4 has a lot frontage of 10.16m and a lot area of 318.6m². The lot will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning By-law(s).

File Numbers B0053/16NY, B003/17NY, A0726/17NY, A0727/16NY, A0013/17NY will be considered jointly.

1A. 42 FAIRHOLME AVE

| | | | |
|--------------------|-------------------------|------------|---------------------------------|
| File Number: | B0003/17NY | Zoning | R4/RD (f15.0; a550) (x5)(ZR) |
| Owner(s): | FATEMEH KOMEILINEJAD | Ward: | Eglinton-Lawrence (15) |
| Agent: | EVAN ABRAHAM | Heritage: | Not Applicable |
| Property Address: | 42 FAIRHOLME AVE | Community: | North York |
| Legal Description: | PLAN 3203 LOT 69 | | |

THE CONSENT REQUESTED:

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

CONVEYED - Part 2

Part 2 has a lot area of 159.3 m². Part 2 will be added to the Part 3 (severed from B0053/16NY) to create a new building lot with a frontage of 10.16m and a lot area of 318.6m². Parts 2 and 3 will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning By-law(s).

CONVEYED - Part 1

Part 1 has a lot frontage of 10.16m and a lot area of 318.6m². The lot will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning By-law(s).

File Numbers B0053/16NY, B003/17NY, A0726/17NY, A0727/16NY, A0013/17NY will be considered jointly.

1B. 40 FAIRHOLME AVE

| | | | |
|--------------------|--------------------------------------|------------|---------------------------------|
| File Number: | A0726/16NY | Zoning | R4/RD (f15.0; a550) (x5)(ZR) |
| Owner(s): | JOHN WHITE ELIZABETH WHITE | Ward: | Eglinton-Lawrence (15) |
| Agent: | EVAN ABRHAM | Heritage: | Not Applicable |
| Property Address: | 40 FAIRHOLME AVE (PART 4) | Community: | North York |
| Legal Description: | PLAN 3203 LOT 70 | | |

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. The existing dwelling would be demolished. File numbers B0053/16NY, B003/17NY, A0726/16NY, A0727/16NY, and A0013/17NY will be considered together.

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

1. Chapter 10.5.40.10.(5), Zoning By-law No. 569-2013

A minimum of 10 m² of the First Floor area must be within 4 m of the front wall.
There is 6.96 m² proposed within 4 m of the front wall.

2. Chapter 10.5.40.60.(1), Zoning By-law No. 569-2013

(C) A platform without main walls, attached to or less than 0.3 metres 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 2.5 m if it is no closer to a side lot line than 1.85 m.
The proposed platform encroaches 2.08 m into the required rear yard setback and is 1.6 m from the side lot line.

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

A) The required minimum lot area is 550 m².
The proposed lot area is 316.8 m².

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

A) The required minimum lot frontage is 15 m.
The proposed lot frontage is 10.16 m.

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

A) The permitted maximum lot coverage is 35 percent of the lot area: 110.8 m².
The proposed lot coverage is 44.4 percent of the lot area: 140.6 m².

6. Chapter 10.20.40.10.(4), Zoning By-law No. 569-2013

A) The permitted maximum height is 7.2 m.
The proposed height is 9.25 m.
NOTE: Height includes decorative column

7. Chapter 10.5.50.10.(1)(B)(D), Zoning By-law No. 569-2013

(B) A minimum of 50 percent of the front yard must be landscaping: 30.85 m².
The proposed front yard landscaping area is 45.9 percent: 28.4 m².
(D) A minimum of 75 percent of the required front yard landscaping must be soft landscaping; 23.13 m².
The proposed front yard soft landscaping area is 70 percent: 21.6 m².

8. Chapter 200.5.1.10.(2), Zoning By-law No. 569-2013

(A) (i) The minimum required parking space must have a minimum width of 5.8 m.
The proposed parking space (s) will have a width of 5.56 m.

9. Chapter 900.3.10(5), Zoning By-law No. 569-2013

The required minimum side yard setbacks are 1.8 m each side.
The proposed west side yard setback is 1.22 m.

10. Chapter 900.3.10(5), Zoning By-law No. 569-2013

The required minimum side yard setbacks are 1.8 m each side.
The proposed east side yard setback is 0.61 m.

11. Section 13.2.1, Zoning By-law No. 7625

The minimum required lot frontage is 15m.
The proposed lot frontage is 10.16 m.

12. Section 13.2.2, Zoning By-law No. 7625

The minimum required lot area is 550m².
The proposed lot area is 316.8m².

13. Section 13.2.3(a), Zoning By-law No. 7625

The minimum required front yard setback is 7.5m.
The proposed front yard setback is 6.07m.

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

The minimum required side yard setback is 1.8m.
The proposed side yard setback is 0.61m (east).

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

The minimum required side yard setback is 1.8m.
The proposed side yard setback is 1.22 m (west).

16. Section 13.2.3c, Zoning By-law No. 7625

The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 8.32m.

17. Section 13.2.4, Zoning By-law No. 7625

The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 44.4% of the lot area.

18. Section 13.2.6, Zoning By-law No. 7625

The maximum permitted building height is 8m.
The proposed building height is 10.26m.
NOTE: Height includes decorative column

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

The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 2.26m.

20. 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.

21. Section 6A(3), Zoning By-law No. 7625

The minimum required parking space size is 5.6m x 5.8m.

The proposed parking space size is 7m x 5.5m.

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

The maximum width of an unexcavated deck in the rear that projects less than 2.1m from the wall and is greater than 1m above all points of the adjacent ground is 50% of the width of the dwelling.

The proposed deck is 65% of the width of the dwelling.

1C. 40 / 42 FAIRHOLME AVE

| | | | |
|--------------------|--|------------|---------------------------------|
| File Number: | A0727/16NY | Zoning | R4/RD (f15.0; a550) (x5)(ZR) |
| Owner(s): | JOHN WHITE ELIZABETH WHITE | Ward: | Eglinton-Lawrence (15) |
| Agent: | EVAN ABRHAM | Heritage: | Not Applicable |
| Property Address: | 40/42 FAIRHOLME AVE (PARTS 2 and 3) | Community: | North York |
| Legal Description: | PLAN 3203 PT LOT 69 AND PT LOT 70 | | |

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. The existing dwelling would be demolished. File B0053/16NY, B003/17NY, A0726/16NY, A0727/16NY, and A0013/17NY will be considered together.

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

1. Chapter 10.5.40.10.(5), Zoning By-law No. 569-2013

A minimum of 10 m² of the First Floor area must be within 4 m of the front wall.
There is 6.96 m² proposed within 4 m of the front wall.

2. Chapter 10.5.40.60.(1), Zoning By-law No. 569-2013

C) A platform without main walls, attached to or less than 0.3 metres 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 2.5 metres if it is no closer to a side lot line than 2.36 m.
The proposed platform encroaches 2.08 m into the required rear yard setback and is 1.54 m from the west side lot line.

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

A) The required minimum lot area is 550 m².
The proposed lot area is 316.8 m².

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

A) The required minimum lot frontage is 15 m.
The proposed lot frontage is 10.16 m.

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

A) The permitted maximum lot coverage is 35 percent of the lot area: 110.88 m².
The proposed lot coverage is 44.4 percent of the lot area: 140.6 m².

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

(B) A minimum of 50 percent of the front yard must be landscaping: 32 m².
The proposed front yard landscaping area is 45.9 percent: 29 m².
(D) A minimum of 75 percent of the required front yard landscaping must be soft landscaping: 23 m².
The proposed front yard soft landscaping area is 70 percent: 21.6 m².

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

The permitted maximum height of the exterior portion of main walls for a detached house is 7.5m.

The proposed front exterior main wall is 8.25m, AND the proposed rear exterior wall is 8.25m.

8. Chapter 200.5.1.10.(2), Zoning By-law No. 569-2013

(A) (i) The minimum required parking space must have a minimum width of 5.8 m.

The proposed parking space (s) will have a width of 5.56 m.

9. Chapter 900.3.10(5), Zoning By-law No. 569-2013

The required minimum side yard setbacks are 1.8 m on each side.

The proposed east side yard setback is 0.61 m.

10. Chapter 900.3.10(5), Zoning By-law No. 569-2013

The required minimum side yard setbacks are 1.8 m on each side.

The proposed west side yard setback is 1.22 m.

11. Section 13.2.1, Zoning By-law No. 7625

The minimum required lot frontage is 15m.

The proposed lot frontage is 10.16m.

12. Section 13.2.2, Zoning By-law No. 7625

The minimum required lot area is 550m².

The proposed lot area is 316.8m².

13. Section 13.2.3(a), Zoning By-law No. 7625

The minimum required front yard setback is 7.5m.

The proposed front yard setback is 6.07m.

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

The minimum required side yard setback is 1.8m.

The proposed east side yard setback is 0.61m.

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

The minimum required side yard setback is 1.8m.

The proposed west side yard setback is 1.22m.

16. Section 13.2.3c, Zoning By-law No. 7625

The minimum required rear yard setback is 9.5m.

The proposed rear yard setback is 8.32m.

17. Section 13.2.4, Zoning By-law No. 7625

The maximum permitted lot coverage is 35% of the lot area.

The proposed lot coverage is 44.4% of the lot area.

18. Section 13.2.6, Zoning By-law No. 7625

The maximum permitted building height is 8.8m.

The proposed building height is 9.41m.

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

The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 2.21m.

20. 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.

21. Section 6A(3), Zoning By-law No. 7625

The minimum required parking space size is 5.6m x 5.8m.
The proposed parking space size is 7m x 5.56m.

22. Section 7.4A, Zoning By-law No. 7625

The minimum required landscaping is 50% and the minimum required soft landscaping is 75%.
The proposed landscaping is 45.9% and the proposed soft landscaping is 70%.

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

The maximum width of an unexcavated deck in the rear that projects less than 2.1m from the wall and is greater than 1m above all points of the adjacent ground is 50% of the width of the dwelling.
The proposed deck is 64% of the width of the dwelling.

1D. 42 FAIRHOLME AVE

| | | | |
|--------------------|--|------------|---------------------------------|
| File Number: | A0727/16NY | Zoning | R4/RD (f15.0; a550) (x5)(ZR) |
| Owner(s): | JOHN WHITE ELIZABETH WHITE | Ward: | Eglinton-Lawrence (15) |
| Agent: | EVAN ABRHAM | Heritage: | Not Applicable |
| Property Address: | 40/42 FAIRHOLME AVE (PARTS 2 and 3) | Community: | North York |
| Legal Description: | PLAN 3203 PT LOT 69 AND PT LOT 70 | | |

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. The existing dwelling would be demolished. File B0053/16NY, B003/17NY, A0726/16NY, A0727/16NY, and A0013/17NY will be considered together.

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

2. Chapter 10.5.40.10.(5), Zoning By-law No. 569-2013

A minimum of 10 m² of the First Floor area must be within 4 m of the front wall.
There is 6.96 m² proposed within 4 m of the front wall.

2. Chapter 10.5.40.60.(1), Zoning By-law No. 569-2013

C) A platform without main walls, attached to or less than 0.3 metres 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 2.5 metres if it is no closer to a side lot line than 2.36 m.

The proposed platform encroaches 2.08 m into the required rear yard setback and is 1.54 m from the west side lot line.

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

A) The required minimum lot area is 550 m².
The proposed lot area is 316.8 m².

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

A) The required minimum lot frontage is 15 m.
The proposed lot frontage is 10.16 m.

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

A) The permitted maximum lot coverage is 35 percent of the lot area: 110.88 m².
The proposed lot coverage is 44.4 percent of the lot area: 140.6 m².

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

(B) A minimum of 50 percent of the front yard must be landscaping: 32 m².
The proposed front yard landscaping area is 45.9 percent: 29 m².

(D) A minimum of 75 percent of the required front yard landscaping must be soft landscaping: 23 m².
The proposed front yard soft landscaping area is 70 percent: 21.6 m².

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

The permitted maximum height of the exterior portion of main walls for a detached house is 7.5m.
The proposed front exterior main wall is 8.25m, AND the proposed rear exterior wall is 8.25m.

8. Chapter 200.5.1.10.(2), Zoning By-law No. 569-2013

(A) (i) The minimum required parking space must have a minimum width of 5.8 m.
The proposed parking space (s) will have a width of 5.56 m.

9. Chapter 900.3.10(5), Zoning By-law No. 569-2013

The required minimum side yard setbacks are 1.8 m on each side.
The proposed east side yard setback is 0.61 m.

10. Chapter 900.3.10(5), Zoning By-law No. 569-2013

The required minimum side yard setbacks are 1.8 m on each side.
The proposed west side yard setback is 1.22 m.

11. Section 13.2.1, Zoning By-law No. 7625

The minimum required lot frontage is 15m.
The proposed lot frontage is 10.16m.

12. Section 13.2.2, Zoning By-law No. 7625

The minimum required lot area is 550m².
The proposed lot area is 316.8m².

13. Section 13.2.3(a), Zoning By-law No. 7625

The minimum required front yard setback is 7.5m.
The proposed front yard setback is 6.07m.

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

The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 0.61m.

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

The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.22m.

16. Section 13.2.3c, Zoning By-law No. 7625

The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 8.32m.

17. Section 13.2.4, Zoning By-law No. 7625

The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 44.4% of the lot area.

18. Section 13.2.6, Zoning By-law No. 7625

The maximum permitted building height is 8.8m.
The proposed building height is 9.41m.

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

The maximum finished first floor height is 1.5m.

The proposed finished first floor height is 2.21m.

20. 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.

21. Section 6A(3), Zoning By-law No. 7625

The minimum required parking space size is 5.6m x 5.8m.

The proposed parking space size is 7m x 5.56m.

22. Section 7.4A, Zoning By-law No. 7625

The minimum required landscaping is 50% and the minimum required soft landscaping is 75%.

The proposed landscaping is 45.9% and the proposed soft landscaping is 70%.

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

The maximum width of an unexcavated deck in the rear that projects less than 2.1m from the wall and is greater than 1m above all points of the adjacent ground is 50% of the width of the dwelling.

The proposed deck is 64% of the width of the dwelling.

2. 169 GOULDING AVE

| | | | |
|--------------------|---------------------------|------------|-----------------|
| File Number: | B0006/17NY | Zoning | R4/RD(x5)(ZR) |
| Owner(s): | NORMAN WONG | Ward: | Willowdale (23) |
| Agent: | MONDA MANIOS | Heritage: | Not Applicable |
| Property Address: | 169 GOULDING AVE | Community: | North York |
| Legal Description: | PLAN 2366 LOT 243 LOT 244 | | |

THE CONSENT REQUESTED:

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

Retained - PART 1

Address to be assigned

The proposed lot frontage is 13.01m. The proposed lot area is 523.15 m².

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 A0047/17NY.

Conveyed - PART 2

Address to be assigned

The proposed lot frontage is 13.01m. The proposed lot area is 626.43m².

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 A0048/17NY.

PART 3 - corner rounding dedication to the City

File Numbers B0006/17NY, A0047/17NY, A0048/17NY will be considered jointly.

2A. 169 GOULDING AVE (PART 1)

| | | | |
|--------------------|--------------------------------------|------------|-----------------|
| File Number: | A0047/17NY | Zoning | R4/RD(x5)(ZR) |
| Owner(s): | NORMAN WONG | Ward: | Willowdale (23) |
| Agent: | MONDA MANIOS | Heritage: | Not Applicable |
| Property Address: | 169 GOULDING AVE (PART 1) | Community: | North York |
| Legal Description: | PLAN 2366 LOT 243 LOT 244 | | |

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. File Numbers B0006/17NY, A0047/17NY, A0048/17NY will be considered jointly.

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

1. Chapter 10.5.40.10 (5), Zoning By-law No. 569-2013

A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
Proposed 6.45 m² area is within 4 m of the front main wall.

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

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

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

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

4. Chapter 10.5.40.70, Zoning By-law No. 569-2013

(1)(B) The minimum required building front yard setback is 7.49m.
The proposed building front yard setback is 7.28m.

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

A) The required minimum lot area is 610 m².
The proposed lot area is 523.15 m².

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

A) The required minimum lot frontage is 15.0 m.
The proposed lot frontage is 13.01 m.

7. 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: 156.95 m².
The proposed lot coverage is 34.34 percent of the lot area: 179.66 m².

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

A)(i) The permitted maximum height of all front exterior main walls is 7.5 m.
The proposed height of the front exterior main walls is 8.8 m.
A)(ii) The permitted maximum height of all rear exterior main walls is 7.5 m.
The proposed height of the rear exterior main walls is 8.05 m.

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

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

The proposed building length is 17.17 m.

10. Chapter 10.5.40.60.(1), Zoning By-law No. 569-2013

(A)(i) A platform without main walls, attached to or less than 0.3 metres from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5 metres if it is no closer to a side lot line than the required side yard setback.

The proposed platform is 0.58 m closer to the side lot line than the required setback.

11. Section 13.2.1, Zoning By-law No. 7625

The minimum required lot frontage is 15.0m .

The proposed lot frontage is 13.01m.

12. 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.

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

The minimum required lot area is 550m².

The proposed lot area is 523.15m².

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

The minimum required west side yard setback is 1.61m.

The proposed west side yard setback is 1.22m.

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

The minimum required east side yard setback is 1.61m.

The proposed east side yard setback is 1.22m.

16. Section 13.2.4, Zoning By-law No. 7625

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

The proposed lot coverage is 34.34% of the lot area.

17. Section 13.2.5A, Zoning By-law No. 7625

The maximum permitted building length is 16.8m.

The proposed building length is 17.17m.

18. Section 13.2.6, Zoning By-law No. 7625

The maximum permitted building height is 8.8m.

The proposed building height is 9.42m.

2B. 169 GOULDING AVE (PART 2)

| | | | |
|--------------------|--------------------------------------|------------|-----------------|
| File Number: | A0048/17NY | Zoning | R4/RD(x5)(ZR) |
| Owner(s): | NORMAN WONG | Ward: | Willowdale (23) |
| Agent: | MONDA MANIOS | Heritage: | Not Applicable |
| Property Address: | 169 GOULDING AVE (PART 2) | Community: | North York |
| Legal Description: | PLAN 2366 LOT 243 LOT 244 | | |

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. File Numbers B0006/17NY, A0047/17NY, A0048/17NY will be considered jointly.

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

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

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

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

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

3. Chapter 10.5.40.70, Zoning By-law No. 569-2013

(1)(B) The minimum required building front yard setback is 7.28m.
The proposed building front yard setback is 7.24m.

4. Chapter 10.5.40.10, Zoning By-law No. 569-2013

(5) A minimum of 10.0m² of the first floor must be within 4.0 m of the front main wall.
Proposed 5.04 m² area is within 4 m of the front main wall.

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

A) The required minimum lot frontage is 15.0 m.
The proposed lot frontage is 14.04 m.

6. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013

A) The permitted maximum lot coverage is 30 percent of the lot area: 189.2 m².
The proposed lot coverage is 32.19 percent of the lot area: 203.02 m².

7. Chapter 10.20.40.10.(1), Zoning By-law No. 569-2013

A) The permitted maximum height of a building or structure is 10.0 m.
The proposed height of the building is 10.37 m.

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

A)(i) The permitted maximum height of all front exterior main walls is 7.5 m.
The proposed height of the front exterior main walls is 8.47 m.
A)(ii) The permitted maximum height of all rear exterior main walls is 7.5 m.
The proposed height of the rear exterior main walls is 8.47 m.

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

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

The proposed building length is 17.61 m.

10. Chapter 10.5.40.60.(1), Zoning By-law No. 569-2013

(A)(i) A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5 m if it is no closer to a side lot line than the required side yard setback.

The proposed platform encroaches 2.62 m into the required front yard setback and is 1.11 m closer to the side lot line than the required setback.

11. Chapter 10.5.80.40.(3), Zoning By-law No. 569-2013

(B) Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.

The proposed vehicle access to a parking space is from the front yard street.

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

The minimum required lot frontage is 15.0 m.

The proposed lot frontage is 14.04 m.

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.

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

The minimum required west side yard setback is 1.7m.

The proposed west side yard setback is 1.22m.

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

The minimum required east side yard setback is 1.7m.

The proposed east side yard setback is 1.22m.

16. Section 13.2.4, Zoning By-law No. 7625

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

The proposed lot coverage is 32.19% of the lot area.

17. Section 13.2.5A, Zoning By-law No. 7625

The maximum permitted building length is 16.8m.

The proposed building length is 17.22m.

18. Section 13.2.6, Zoning By-law No. 7625

The maximum permitted building height is 8.8m.

The proposed building height is 9.58m.

3. 29 JOHNSTON AVE

| | | | |
|--------------------|--|------------|-----------------|
| File Number: | B0007/17NY | Zoning | R4/RD(x5) |
| Owner(s): | SAMSOO CHARLES KIM AE RYUN ANNA KIM | Ward: | Willowdale (23) |
| Agent: | HOSSEINI HOMES CORPORATION | Heritage: | Not Applicable |
| Property Address: | 29 JOHNSTON AVE | Community: | North York |
| Legal Description: | PLAN 1743 LOTS 174 & 175 PT LOT 176 | | |

THE CONSENT REQUESTED:

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

Retained lot: - PART 1

Address to be assigned

The proposed lot frontage is 7.91m. The proposed lot area is 313.39m². 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 A0073/17NY.

Conveyed - PART 2

Address to be assigned

The proposed lot frontage is 7.91m. The proposed lot area is 313.39m². 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 A0074/17NY.

File Numbers B0007/17NY, A0073/17NY, and A0074/17NY will be considered jointly.

3A. 29 JOHNSTON AVE PART 1

| | | | |
|--------------------|--|------------|-----------------|
| File Number: | A0073/17NY | Zoning | R4/RD(x5) |
| Owner(s): | SAMSOO CHARLES KIM AE RYUN ANNA KIM | Ward: | Willowdale (23) |
| Agent: | HOSSEINI HOMES CORPORATION | Heritage: | Not Applicable |
| Property Address: | 29 JOHNSTON AVE (PART 1) | Community: | North York |
| Legal Description: | PLAN 1743 LOTS 174 & 175 PT LOT 176 | | |

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. The existing dwelling would be demolished. File Numbers B0007/17NY, A0073/17NY, and A0074/17NY will be considered jointly.

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

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

(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.
The proposed west side yard setback is 0.61m.

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

(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.
The proposed east side yard setback is 1.20m.

3. Chapter 10.5.40.50, Zoning By-law No. 569-2013

(2) In the Residential Zone category, a platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.3 m of a building, must comply with the required minimum building setbacks for the zone.
The proposed deck is 1.2 m from the side yard setback, whereas 1.8 m is required.

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

A) The required minimum lot area is 550 m².
The proposed lot area is 313.39 m².

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

A) The required minimum lot frontage is 15.0 m.
The proposed lot frontage is 7.91 m.

6. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013

A) The permitted maximum lot coverage is 30 percent of the lot area: 94.02 m².
The proposed lot coverage is 32.02 percent of the lot area: 100.34 m².

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

B)(ii) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m for 100% total width.
The proposed height of the side exterior main walls facing a side lot line is 7.98 m.

8. Chapter 10.5.100.1.(1), Zoning By-law No. 569-2013

(C) For a detached house, semi-detached house, or duplex, and for an individual townhouse dwelling unit if an individual private driveway leads directly to the dwelling unit, a driveway that is located in or passes through the front yard may be for lots with a lot frontage of 6.0 m to 23.0 m inclusive, or a townhouse dwelling unit at least 6.0 m wide, a maximum of 3.23 m wide.

The proposed driveway is 3.81 m wide.

NOTE: a City tree is located within the proposed driveway, permission is required to destroy or injure tree.

9. Chapter 10.5.40.60.(7), Zoning By-law No. 569-2013

Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.

The proposed eaves are 0.11 m from the west lot line.

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

(B) A minimum of 50 percent of the front yard must be landscaping: 22.79 m².

The proposed front yard landscaping area is 37.06 percent: 16.89 m².

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

(D) A minimum of 75 percent of the required front yard landscaping must be soft landscaping; 17.09 m².

The proposed front yard soft landscaping area is 61.96 percent: 14.12 m².

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

The minimum required lot frontage is 15.0 m.

The proposed lot frontage is 7.91 m.

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.

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

The minimum required lot area is 550m².

The proposed lot area is 313.39m².

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

The minimum required west side yard setback is 1.5m.

The proposed west side yard setback is 0.61m.

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

The minimum required East side yard setback is 1.5m.

The proposed east side yard setback is 1.2m.

17. Section 13.2.4, Zoning By-law No. 7625

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

The proposed lot coverage is 32.64% of the lot area.

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

The maximum permitted building length is 16.8m.

The proposed building length is 17.07m.

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

The maximum permitted building height is 8.8m.

The proposed building height is 9.06m.

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

The maximum finished first floor height is 1.5m.

The proposed finished first floor height is 1.56m.

21. Section 7.4A, 7.4B(a), Zoning By-law No. 7625

The minimum required landscaping is 50%.

The proposed landscaping is 44.23%.

A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.

The proposed soft landscaping is 63.03%.

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

(d)(ii) (A) The required side yard setback is 1.5m.

The proposed setback for the deck is 1.2m.

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

The minimum/maximum access required for parking areas is 2.0m/6.0m.

The proposed access to parking is 3.81m, however - NOTE: a City tree is located within the proposed driveway, permission is required to destroy or injure tree.

3B. 29 JOHNSTON AVE PART 2

| | | | |
|--------------------|--|------------|-----------------|
| File Number: | A0074/17NY | Zoning | R4/RD(x5) |
| Owner(s): | SAMSOO CHARLES KIM AE RYUN ANNA KIM | Ward: | Willowdale (23) |
| Agent: | HOSSEINI HOMES CORPORATION | Heritage: | Not Applicable |
| Property Address: | 29 JOHNSTON AVE (PART 2) | Community: | North York |
| Legal Description: | PLAN 1743 LOTS 174 & 175 PT LOT 176 | | |

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. The existing dwelling would be demolished. File Numbers B0007/17NY, A0073/17NY, and A0074/17NY will be considered jointly.

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

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

(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.
The proposed east side yard setback is 0.61m.

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

(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.
The proposed west side yard setback is 1.20m.

3. Chapter Zoning By-law No. 569-2013

10.5.40.50 Decks, Platforms and Amenities

(2) In the Residential Zone category, a platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.3 m of a building, must comply with the required minimum building setbacks for the zone.

The proposed rear deck is 1.2m from the side yard setback, whereas 1.8m is required.

The proposed front deck is 0.61m from the side yard setback, whereas 1.8m is required.

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

A) The required minimum lot area is 550 m².

The proposed lot area is 313.39 m².

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

A) The required minimum lot frontage is 15.0 m.

The proposed lot frontage is 7.91 m.

6. Chapter 10.20.30.40.(1) ,Zoning By-law No. 569-2013

A) The permitted maximum lot coverage is 30 percent of the lot area: 99.42 m².

The proposed lot coverage is 32.02 percent of the lot area: 100.34 m².

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

B)(ii) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m for 100% total width.

The proposed height of the side exterior main walls facing a side lot line is 7.98 m.

8. Chapter Zoning 10.5.40.60.(7), By-law No. 569-2013

Roof eaves may project a maximum of 0.9 metres provided that they are no closer than 0.30 metres to a lot line.

The proposed eaves are 0.11 m from the east lot line.

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

(B) A minimum of 50 percent of the front yard must be landscaping: 22.79m².

The proposed front yard landscaping area is 37.06 percent: 16.89 m².

(D) A minimum of 75 percent of the required front yard landscaping must be soft landscaping; 17.09 m².

The proposed front yard soft landscaping area is 61.96 percent: 14.12 m².

10. Chapter 10.5.100.1.(1), Zoning By-law No. 569-2013

(C) For a detached house, semi-detached house, or duplex, and for an individual townhouse dwelling unit if an individual private driveway leads directly to the dwelling unit, a driveway that is located in or passes through the front yard may be for lots with a lot frontage of 6.0 m to 23.0 m inclusive, or a townhouse dwelling unit at least 6.0 m wide, a maximum of 3.23 m wide.

The proposed driveway is 3.81 m wide.

11. Section 13.2.1, Zoning By-law No. 7625

The minimum required lot frontage is 15.0m.

The proposed lot frontage is 7.91 m.

12. 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.

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

The minimum required lot area is 550m².

The proposed lot area is 313.39m².

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

The minimum required east side yard setback is 1.5m.

The proposed east side yard setback is 0.61m.

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

The minimum required west side yard setback is 1.5m.

The proposed west side yard setback is 1.2m.

16. Section 13.2.4, Zoning By-law No. 7625

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

The proposed lot coverage is 32.64% of the lot area.

17. Section 13.2.5A, Zoning By-law No. 7625

The maximum permitted building length is 16.8m.

The proposed building length is 17.07m.

18. Section 13.2.6, Zoning By-law No. 7625

The maximum permitted building height is 8.8m.

The proposed building height is 9.1m.

19. Section 7.4A, 7.4B, Zoning By-law No. 7625

The minimum required landscaping is 50%.

The proposed landscaping is 44.23%.

The minimum required soft landscaping is 75%.

The proposed soft landscaping is 63.03%

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

6(24) Unexcavated porches and decks in R and RM Zones

(d) Location

(ii) In the rear yard, unexcavated porches and decks attached to or detached from the main building shall be located

(A) No closer to the side lot lines than the minimum side yard setback for the main building.

The required side yard setback is 1.5m, the proposed setback for the rear deck is 1.2m.

The required side yard setback is 1.5m, the proposed setback for the front deck is 0.61m.

4. 69 STUART CRES

| | | | |
|--------------------|--|------------|----------------------------|
| File Number: | A0364/17NY | Zoning | RD (f12.0; a370)/ R6 [ZZC] |
| Owner(s): | NICOLAE STANESCU ANNEMARIE STANESCU | Ward: | Willowdale (23) |
| Agent: | MARIO SILVA | Heritage: | Not Applicable |
| Property Address: | 69 STUART CRES | Community: | North York |
| Legal Description: | PLAN M468 W PT LOT 49 W PT LOT 50 | | |

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 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.00m² of the first floor area must be within 4.00m of the front wall.
The first floor is not located within 4.00m of the front wall.
- 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 32.86% 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 10.30m.
- 4. Chapter 10.20.40.10.(6)B, By-law No. 569-2013**
The maximum permitted height of the exterior portion of main walls for a detached house is 7.50m.
The proposed height of the main walls is 10.30m.
- 5. 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.
- 6. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 17.08m.
- 7. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 5.98m.
The proposed front yard setback is 5.98m.
- 8. Chapter 10.20.40.70.(3)C, By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 0.69m.
- 9. Chapter 10.20.40.70.(3)C, By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed west side yard setback is 0.69m.

- 10. Chapter 10.20.40.50.(1)B, By-law No. 569-2013**
The maximum permitted area of each platform at or above the second storey is 4.00m².
The proposed area of each platform at or above the second storey is 10.19m².
- 11. Chapter 10.20.40.50.(1)B, By-law No. 569-2013**
The maximum permitted area of each platform at or above the second storey is 4.00m².
The proposed area of the front balcony is 4.27m².
- 12. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.000m.
The proposed building height is 10.495m.
- 13. Section 14-A(8), By-law No. 7625**
The maximum permitted number of storeys is two.
The proposed number of storeys is three.
- 14. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 19.58m.
- 15. Section 14-A(5)c, By-law No. 7625**
The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 0.69m.
- 16. Section 14-A(5)c, By-law No. 7625**
The minimum required side yard setback is 1.20m.
The proposed west side yard setback is 0.69m.
- 17. Section 14-A(10), By-law No. 7625**
The maximum permitted balcony area is 3.80m².
The proposed rear balcony area is 10.19m².
- 18. Section 14-A(10), By-law No. 7625**
The maximum permitted balcony area is 3.80m².
The proposed front balcony area is 4.27m².

5. 55 DE VERE GDNS

| | | | |
|--------------------|-------------------------------|------------|------------------------|
| File Number: | A0460/17NY | Zoning | RD / R3(19) |
| Owner(s): | AILA MAKOOLI ARASH SHARIFI | Ward: | Eglinton-Lawrence (16) |
| Agent: | LORNE ROSE | Heritage: | Not Applicable |
| Property Address: | 55 DE VERE GDNS | Community: | North York |
| Legal Description: | PLAN 2391 LOT 20 | | |

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.40.10, By-law No. 569-2013**
A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
0.0 m² of the first floor is within 4.0 m of the front main wall.
- Chapter 10.5.40.50, By-law No. 569-2013**
A platform without main walls such as a deck, porch, balcony, or similar structure, attached to or within 0.3 m of a building, must comply with the required minimum building setbacks of 1.8 m.
The proposed rear yard platform is 1.34 m from the south side lot line.
- Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building or structure is 10.0 m
The proposed height of the building is 10.51 m.
- Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0 m.
The proposed building length is 19.57 m.
- Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 7.86 m.
The proposed front yard setback is 5.16 m.
- Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m where the required minimum lot frontage is 18.0 metres to less than 24.0 m.
The proposed north side yard setback is 1.25 m.
- Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m where the required minimum lot frontage is 18.0 metres to less than 24.0 m.
The proposed south side yard setback is 1.25 m.
- Chapter 10.5.80.40.(3), By-law No. 569-2013**
Vehicle access to a parking space on a corner must be from a flanking street that is not a major street.
The proposed vehicle access to a parking space is not from the flanking street.
- Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 35% of the lot area.
The proposed lot coverage is 39.5 of the lot area.
- 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 2.0 m.
The proposed stairs are 4.42 m wide.

11. **Chapter 10.5.40.60.(3)(A)(iii), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to the lot line than 0.6 m.
The proposed stairs are 0 m from the south lot line.
12. **Chapter 10.5.40.60.(7), By-law No. 569-2013**
A dormer projecting from the surface of a roof may not have any wall of the dormer closer to a lot line than the required minimum front yard setback of 7.86 m.
The proposed front dormers are 5.16 m from the front lot line.
13. **Chapter 10.5.40.60.(7), By-law No. 569-2013**
A dormer projecting from the surface of a roof may not have any wall of the dormer closer to a lot line than the required minimum side yard setback of 1.8 m.
The proposed south side yard dormers are 1.25 m from the south lot line.
14. **Section 12.4(a), By-law No. 7625**
The minimum required front yard setback is 6.5 m.
The proposed front yard setback is 5.16 m.
15. **Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed north side yard setback is 1.25 m.
16. **Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed south side yard setback is 1.25 m.
17. **Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.09 m.
18. **Section 6(24)(a), By-law No. 7625**
Unexcavated porches and decks shall not exceed 5% lot area or 56 m², whichever is less.
The proposed rear deck is 5.29% of the lot area.
19. **Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 19.57 m.
20. **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 line than 1.8 m.
The proposed unexcavated deck in the rear yard is 1.34 m from the south side lot line.
21. **Section 6(9), By-law No. 7625**
Exterior stairways, wheelchair ramps, and porches and decks 12.3 m² or less in area shall be permitted to project into one minimum side yard setback only, no more than 1.6 m, but no closer than 0.6 m from any side lot line.
The proposed porch is 4.84 m² in area.
22. **Section 6(9), By-law No. 7625**
Exterior stairways, wheelchair ramps, and porches and decks 12.3 m² or less in area shall be permitted to project into one minimum side yard setback only, no more than 1.6 m, but no closer than 0.6 m from any side lot line.
The proposed stair is 2.7 m² and is 0 m from the south side lot line.

- 23. Section 6(9)(j), By-law No. 7625**
Canopies 2.3 m² 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 has an area of 5.31 m².
- 24. Section 6(9)(i), By-law No. 7625**
Canopies shall be permitted to project into the minimum rear yard setback no more than 1.8 m.
The proposed rear canopy projects 2.91 m.
- 25. Section 12.5A, By-law No. 7625**
Any canopies projecting 1.8 m or less beyond the rear wall of the building shall be excluded in determining the length of the dwelling.
The proposed canopy projects 2.91 m from the rear wall of the building.

6. 257 BRIAR HILL AVE

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|--------------------|--|------------|---|
| File Number: | A0461/17NY | Zoning | RD(f7.5; d0.6)(x1401)/ R1 Z0.6 [ZZC] |
| Owner(s): | LISA MICHELLE BORDAN JORDAN AVROM SHAPIRO | Ward: | Eglinton-Lawrence (16) |
| Agent: | LORNE ROSE | Heritage: | Not Applicable |
| Property Address: | 257 BRIAR HILL AVE | Community: | Toronto |
| Legal Description: | PLAN M25 PT LOT 74 | | |

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition, a second-storey front addition, a new third storey, and interior alterations

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

- 1. Chapter 10.40.40.10.(1), By-law No. 569-2013**
The maximum permitted height of a building is 9.00m.
The proposed height of the building is 10.52m.
- 2. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 7.39m.
The proposed front yard setback is 6.48m.
- 3. Chapter 10.20.40.70.(2), By-law No. 569-2013**
The minimum required rear yard setback is 7.50m.
The proposed rear yard setback is 6.09m.
- 4. Chapter 10.40.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.600 times the area of the lot.
The proposed floor space index is 1.211 times the area of the lot.
- 5. Chapter 10.5.50.10.(1), By-law No. 569-2013**
The minimum front yard landscaping area is 50.00%.
The proposed front yard landscaping area is 38.80%.
- 6. Chapter 10.5.50.10.(1), By-law No. 569-2013**
A minimum of 75.00% of the front yard landscaping must be soft landscaping.
The proposed front yard soft landscaping area is 58.70%.
- 7. Chapter 10.5.40.60.(7), By-law No. 569-2013**
Roof eaves may project a maximum of 0.90m provided they are no closer than 0.30m to a lot line.
The proposed and existing eaves project 0.30m and are 0.16m over the lot line.
- 8. Chapter 200.5.10.1.(1), By-law No. 569-2013**
The minimum required number of parking spaces is one.
The proposed number of parking spaces is zero.

- 9. Section 6(3) Part II 2(II), By-law No. 438-86**
The minimum required front yard setback is 7.39m.
The proposed front yard setback is 6.48m.
- 10. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side lot line setback is 0.90m for that portion of the building not exceeding 17.00m in depth.
The proposed and existing side lot line setback is 0.14m.
- 11. Section 6(3) Part II 4, By-law No. 438-86**
The minimum required rear yard setback is 7.50m.
The proposed rear yard setback is 6.09.
- 12. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted gross floor area is 0.600 times the area of the lot.
The proposed gross floor area 1.211 times the area of the lot.
- 13. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted height of the building is 9.00m.
The proposed height of the building is 9.89m.
- 14. Section 6(3) Part II 3(II), By-law No. 438-86**
The proposed building can be located no closer than 1.20m to the port of the side wall of an adjacent building that contains openings.
The proposed and existing building is located 0.53m from the adjacent building on the west side.
- 15. Section 4(4)(b), By-law No. 438-86**
The minimum required number of parking spaces is one.
The proposed number of parking spaces is zero.

7. 84 BROOKVIEW DR

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|--------------------|------------------------------|------------|------------------------|
| File Number: | A0462/17NY | Zoning | RD/R6 [ZZC] |
| Owner(s): | MITCHELL DAVID KLEINSTEIN | Ward: | Eglinton-Lawrence (15) |
| Agent: | DREW LASZLO ARCHITECT | Heritage: | Not Applicable |
| Property Address: | 84 BROOKVIEW DR | Community: | North York |
| Legal Description: | PLAN 3864 LOT 494 | | |

PURPOSE OF THE APPLICATION:

To construct an addition over the existing dwelling.

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

- 1. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 7.20m for a flat or shallow roof.
The proposed building height is 7.86m.
- 2. Chapter 10.10.40.10.(3), By-law No. 569-2013**
The maximum number of storeys permitted is two (2).
The proposed number of storeys is three (3).
- 3. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.00m.
The proposed building height is 9.88m.
- 4. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 16.99m.
- 5. Section 14-A(8), By-law No. 7625**
The maximum number of storeys permitted is two (2).
The proposed number of storeys is three (3).

8. 56 WESTDALE DRIVE

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|--------------------|-------------------------------|------------|------------------|
| File Number: | A0463/17NY | Zoning | RD/R4[ZONING] |
| Owner(s): | ENZO GALLO ANNAMARIA GALLO | Ward: | York Centre (09) |
| Agent: | PEGGY CHIU | Heritage: | Not Applicable |
| Property Address: | 56 WESTDALE DR | Community: | North York |
| Legal Description: | PLAN 3829 LOT 143 | | |

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 required minimum side yard setback is 1.8m.
The proposed east side yard setback is 1.52m.
- 2. Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 6.5m.
The proposed front yard setback is 6.1m.
- 3. Section 13.2.3(b), By-law No. 7625**
The minimum required east side yard setback is 1.8m.
The proposed east side yard setback is 1.52m.
- 4. Section 6(9), By-law No. 7625**
The maximum permitted rear canopy projection is 1.8m
The proposed rear canopy projection is 2.08m.

9. 3463 YONGE STREET

LOCATION: Council Chamber, North York Civic Centre, 5100 Yonge St., M2N 5V7

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|--------------------|---------------------------------|------------|------------------------|
| File Number: | A0464/17NY | Zoning | CR 3.0 / MCR T3.0 (ZR) |
| Owner(s): | TMAV IRENE LTD | Ward: | Don Valley West (25) |
| Agent: | MICHAEL LAFRENIERE ARCHITECT | Heritage: | Not Applicable |
| Property Address: | 3463 YONGE ST | Community: | Toronto |
| Legal Description: | PLAN 1488 PT LOT 1 | | |

PURPOSE OF THE APPLICATION:

To construct a new two storey addition above the existing one storey building.

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

- 1. Chapter 40.10.40.40.(1)B, By-law No. 569-2013**
The by-law permits a maximum floor area of 2 times the lot area for non-residential uses.
The proposed floor area for non-residential uses is 2.59 times the area of the lot.
- 2. Chapter 200.5.10.1(1), By-law No. 569-2013**
The required minimum number of parking spaces for the addition is 6 spaces.
The proposed number of space is 0.
- 3. Chapter 40.10.40.70.(2), By-law No. 569-2013**
The building must not penetrate a 45 degree angular plane equal to 80% of the width of the street right-of-way on which the lot fronts.
The proposed building penetrates the angular plane.
- 4. Section 8(3), By-law No. 438-86**
The by-law requires that the non-residential gross floor area be not more than 2.0 times the area of the lot.
The proposed non-residential gross floor area of the building is 2.59 times the area of the lot.
- 5. Section 8(3) Part II 4(C)(I), By-law No. 438-86**
No building shall penetrate the 45 degree angular plane projected over the lot from an elevation of 13 m above the average elevation of the ground at the street line.
The proposed building will penetrate this plane.
- 6. Section 4(4), By-law No. 438-86**
The by-law requires an additional 4 parking spaces on the lot.
The proposed number of parking spaces is zero (0).

10. 9 MCBAIN AVE

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|--------------------|------------------------------|------------|----------------------|
| File Number: | A0465/17NY | Zoning | RD / R7 (ZR) |
| Owner(s): | IAN MURRAY FRASER | Ward: | Don Valley West (25) |
| Agent: | Peter Higgins Architect Inc. | Heritage: | Not Applicable |
| Property Address: | 9 MCBAIN AVE | Community: | North York |
| Legal Description: | PLAN M374 PT LOT 154 | | |

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.4.60.(2), By-law No. 569-2013**
A canopy, awning or similar structure may encroach in a front yard, if it is no closer to a side lot line than the minimum required side yard setback.
The proposed canopy in the front yard is approximately 0.75 m from the north side lot line.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 35% of the lot area.
The proposed lot coverage is 40.5% of the lot area.
- 3. Section 14-B(10), By-law No. 7625**
No Balcony, sundeck or porch located at or above the second storey shall exceed 3.8 m².
The proposed front porch is located at the second storey and is 5.60 m²
- 4. Section 14-B(10), By-law No. 7625**
No Balcony, sundeck or porch located at or above the second storey shall exceed 3.8 m².
The proposed rear porch is located at the second storey and is 12.56 m².
- 5. Section 14-B(5)(b), By-law No. 7625**
The minimum required side yard setback is 1.2 m.
The proposed north side yard setback is 0.92 m.
- 6. Section 14-B(5)(b), By-law No. 7625**
The minimum required side yard setback is 1.2 m.
The proposed south side yard setback is 0.91 m.
- 7. Section 14-B(6), By-law No. 7625**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 40.5% of the lot area.
- 8. Section 14-B(8), By-law No. 7625**
The maximum permitted number of storeys is 2
The proposed number of storeys is 3.
- 9. Section 14-B(9), By-law No. 7625**
The maximum permitted building length is 15.3 m
The proposed building length is 17.41 m.

- 10. Section 14-B(9), By-law No. 7625**
Any balconies projecting 1.6 m or less beyond the front or rear wall of the building shall be excluded in determining the length of the dwelling.
The balcony on the second floor in the rear yard projects 2.79 m.
- 11. Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5 m.
The proposed finished first floor height is 2.69 m.
- 12. Section 6(9)(f), By-law No. 7625**
Porches and decks, either excavated or unexcavated, shall be permitted to project into the minimum front yard setback not more than 2.1 m but no closer to a side lot line than the minimum side yard setback of 1.2 m.
The proposed second floor front porch is 0.92 m from the north side lot line.
- 13. Section 6(9)(f), By-law No. 7625**
Porches and decks, either excavated or unexcavated, shall be permitted to project into the minimum front yard setback not more than 2.1 m but no closer to a side lot line than the minimum side yard setback of 1.2 m.
The proposed second floor rear porch is 0.92 m from the south side lot line.
- 14. Section 6(9)(k), By-law No. 7625**
Balconies located at a height greater than the first floor ceiling joists shall be permitted to project no more than 1.6 m into the rear yard.
The proposed rear yard balcony projected 2.79 m.
- 15. Section 6(9)(f), By-law No. 7625**
Canopies shall be permitted to project into the minimum front yard setback no more than 2.1 m but no closer to a side lot line than the minimum side yard setback for the building.
The proposed front yard canopy is approximately 0.75 m from the north side lot line.

11. 5607 YONGE STREET

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|--------------------|----------------------------------|------------|-----------------|
| File Number: | A0466/17NY | Zoning | C1 [ZZC] |
| Owner(s): | SENTINEL (FINCH) HOLDINGS INC | Ward: | Willowdale (24) |
| Agent: | MEHBOOB BANGASH ARCHITECT | Heritage: | Not Applicable |
| Property Address: | 5607 YONGE ST | Community: | North York |
| Legal Description: | YORK CON 1 EYS PT LOT 21 | | |

PURPOSE OF THE APPLICATION:

To permit a reduced number of parking spaces for the proposed restaurant.

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

- 1. Section 6A(2)a, By-law No. 7625**
The minimum required number of parking spaces is 41 spaces.
The proposed number of parking spaces is 18.

12. 60 YORKVIEW DRIVE

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|--------------------|-----------------------|------------|-----------------|
| File Number: | A0467/17NY | Zoning | R4/RD[ZONING] |
| Owner(s): | OMID NAZARI MOGHADDAM | Ward: | Willowdale (23) |
| Agent: | OPTIONS GROUP | Heritage: | Not Applicable |
| Property Address: | 60 YORKVIEW DR | Community: | North York |
| Legal Description: | PLAN 3832 LOT 124 | | |

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The 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 7.8m.
- 2. Chapter 10.20.40.20.(2), By-law No. 569-2013**
The permitted maximum building length is 19.0m provided the extension to the building is less than 5.0m in height and is one storey.
The proposed extension to the building increases the building length to 20.48m.
- 3. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length for a detached house is 17.0m.
The proposed building length is 18.5m.
- 4. Chapter 10.5.40.60.(7), By-law No. 569-2013**
The eaves of a roof may encroach into a required minimum building setback a maximum of 0.9m provided that they are no closer than 0.30m to a lot line.
The proposed eaves encroach 1.06m into a required minimum building setback.
- 5. Chapter 10.5.50.10.(1), By-law No. 569-2013**
The minimum required front yard landscaping area is 60%
The proposed front yard landscaping area is 58.53%.
- 6. Chapter 900.3.10, By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.5m.
- 7. Chapter 900.3.10, By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.2m.
- 8. Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 6.5m.
The proposed front yard setback is 6.19m.
- 9. 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.

- 10. 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.
- 11. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 18.5m.
- 12. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.35m.
- 13. Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.55m.
- 14. Section 13.2.5A, By-law No. 7625**
The length of the dwelling may be increased from 16.8m to 18.9m by a one-storey extension to the rear of the dwelling if the extension is not more than 5m in height.
The length of the dwelling including the rear one-storey extension is 20.48m and is 5.35m in height.

13. 476 DELORAINA AVE

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|--------------------|-----------------------------------|------------|--------------------------|
| File Number: | A0468/17NY | Zoning | RD (x1463)/ R4(94) [ZZC] |
| Owner(s): | SAM HARIRI | Ward: | Eglinton-Lawrence (16) |
| Agent: | HOMELAND | Heritage: | Not Applicable |
| Property Address: | 476 DELORAINA AVE | Community: | North York |
| Legal Description: | PLAN 2370 E PT LOT 40 W PT LOT 41 | | |

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**
An area of 10.00m² of the first floor must be within 4.00m of the front main wall.
There are 8.21m² of the first floor within 4.00m of the front main wall.
- 2. Chapter 10.20.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 35.50% of the lot area.
- 3. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted height of a building is 10.00m.
The proposed height of the building is 10.14m.
- 4. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all side exterior walls facing a side lot line is 7.50m.
The proposed height of the side exterior main walls is 8.52m.
- 5. Chapter 10.20.40.10.(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 1.40m.
- 6. Chapter 10.5.40.60.(2), By-law No. 569-2013**
A canopy not covering a platform may encroach in a front or rear yard by 2.50m if it is no closer to a side lot line than the minimum required side yard setback.
The proposed front and rear canopy is set back from the west and east side lot line by 0.61m.
- 7. Chapter 10.5.40.60.(1), By-law No. 569-2013**
A platform without main walls, attached to or less than 0.30m from a building may encroach into the required rear yard setback by 2.50m if it is not closer to a side lot line than 0.30m.
The proposed platform encroaches 2.66m into the required rear yard setback.
- 8. 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 48.67%.
- 9. Section 13.2.1, By-law No. 7625**
The minimum required lot frontage is 15.00m.
The proposed lot frontage is 12.19m.

- 10. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550.00m².
The proposed lot area is 410.79m².
- 11. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.52m.
The proposed west side yard setback is 1.22m.
- 12. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.52m.
The proposed east side yard setback is 1.22m.
- 13. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 35.50% of the lot area.
- 14. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.20m.
- 15. Section 6(30), By-law No. 7625**
The maximum finished first floor height is 1.50m.
The proposed finished first floor height is 1.70m.
- 16. Section 6(8), By-law No. 7625**
The minimum required lot width is 15.00m.
The proposed lot width is 12.19m.
- 17. Section 6(9)(b), By-law No. 7625**
Exterior stairways shall be permitted to project into the minimum front yard setback not more than 2.10m.
The front stairs project 2.43m.
- 18. Section 6(9)(f), By-law No. 7625**
A canopy may encroach in a front or rear yard by 2.10m if it is no closer to a side lot line than the minimum required side yard setback.
The proposed front and rear canopies are set back from the west and east side lot line by 0.61m.
- 19. Section 6(24)(d), By-law no. 7625**
Unexcavated decks attached to the main building shall not be located closer to the side lot lines than the minimum side yard setback.
The rear unexcavated deck is set back from the east side lot line by 1.22m.
- 20. Section 6(9)(j), By-law No. 7625**
Canopies 2.30m² or less shall be permitted to project into one minimum side yard setback not more than 1.60m, but no closer than 0.60m from any side lot line.
The proposed side canopies project into both the east and west minimum side yard setback.

14. 162 HOUNSLOW AVE

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|--------------------|-------------------------|------------|-----------------|
| File Number: | A0469/17NY | Zoning | RD/ R4 [ZZC] |
| Owner(s): | MANSOUR ZEINALI | Ward: | Willowdale (23) |
| Agent: | HAMID BEHESHT | Heritage: | Not Applicable |
| Property Address: | 162 HOUNSLOW AVE | Community: | North York |
| Legal Description: | PLAN 2057 LOT 46 LOW | | |

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 340.00% of the lot area.
The proposed lot coverage is 31.90% of the lot area.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of the side exterior main walls is 7.50m.
The proposed height of the side exterior main walls is 8.40m.
- 3. Chapter 10.20.40.20(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 17.88m.
- 4. Section 13.2.5A, BY-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 17.88m.
- 5. Chapter 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.20m.
- 6. Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.50m.
The proposed finished first floor height is 1.80m.
- 7. Section 6(9)(b), By-law No. 7625**
Exterior stairs may project 2.10m into the front yard.
The proposed front exterior stair projection is 2.74m.

15. 15 SKYVIEW CRES

| | | | |
|--------------------|------------------------|------------|----------------------|
| File Number: | A0474/17NY | Zoning | R4 [BLD] |
| Owner(s): | SHIRLEY JEAN PAQUETTE | Ward: | Don Valley East (33) |
| Agent: | SHIRLEY JEAN PAQUETTE | Heritage: | Not Applicable |
| Property Address: | 15 SKYVIEW CRES | Community: | North York |
| Legal Description: | PLAN 7141 LOT 508 | | |

PURPOSE OF THE APPLICATION:

To construct a new covered porch to the east portion of the existing dwelling, in conjunction with a new canopy to front of the dwelling.

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

- 1. Section 6(9), By-law No. 7625**
The maximum permitted projection of a canopy is 1.80m from the rear wall.
The proposed rear canopy projects 7.62m.

16. 88 DUNCAIRN RD

| | | | |
|--------------------|-----------------------|------------|-------------------------------------|
| File Number: | A0475/17NY | Zoning | RD (f15.0; a550) (x5)/R5[ZONING] |
| Owner(s): | SANDEEP GILL | Ward: | Don Valley West (25) |
| Agent: | JAMIE MCKINDSEY | Heritage: | Not Applicable |
| Property Address: | 88 DUNCAIRN RD | Community: | North York |
| Legal Description: | PLAN 4332 LOT 412 | | |

PURPOSE OF THE APPLICATION:

To construct a two-storey front, rear and north side additions, including a second floor addition above the existing one-storey dwelling. The existing deck and carport would be demolished. Please be advised the subject property went before the Committee of Adjustment on January 26, 2017, the application was refused.

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 25% of the lot area.
The proposed lot coverage is 31.2% of the lot area.
- 2. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 12.25m.
The proposed front yard setback is 10.93m.
- 3. Chapter 900.3.10.(5), By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m
The proposed north side yard setback is 1.24m
- 4. Chapter 900.3.10.(5), By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m
The proposed south side yard setback is 1.56m.
- 5. Section 14.2.3(b), By-law No. 7625**
The required minimum side yard setbacks are 1.8m
The proposed north side yard setback is 1.24m
- 6. Section 14.2.3(b), By-law No. 7625**
The required minimum side yard setbacks are 1.8m
The proposed south side yard setback is 1.56m.
- 7. Section 14.2.3c, By-law No. 7625**
The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 7m.
- 8. Section 14.2.4, By-law No. 7625**
The permitted maximum lot coverage is 25% of the lot area.
The proposed lot coverage is 31.2% of the lot area.
- 9. Section 14.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.09m.

17. 193 BROOKBANKS DRIVE

| | | | |
|--------------------|--------------------------|------------|----------------------|
| File Number: | A0476/17NY | Zoning | RD / R4 (ZR) |
| Owner(s): | FENGYUN WANG | Ward: | Don Valley East (34) |
| Agent: | BATTAGLIA ARCHITECT INC | Heritage: | Not Applicable |
| Property Address: | 193 BROOKBANKS DR | Community: | North York |
| Legal Description: | PLAN 5439 LOT 198 | | |

PURPOSE OF THE APPLICATION:

To construct a new 2 storey dwelling with integral garage. The existing dwelling will be demolished.

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

1. Chapter 10.20.40.10, By-law No. 569-2013

The maximum building height is 10 m.

The proposed building height is 10.8 m.

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

The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.

The proposed height of the side exterior main walls facing a side lot line is 9.81 m.

3. Section 13.2.4, By-law No. 7625

The maximum permitted lot coverage is 27% of the lot area.

The proposed lot coverage is 31.9% of the lot area.

4. Section 13.2.6 By-law No. 7625

The maximum permitted building height is 8.8 m.

The proposed building height is 9.8 m.

5. Section 6A(5)a By-law No. 7625

The maximum width of driveway access required for parking area is 6 m.

The proposed access to parking is 6.1 m.

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

The maximum rear deck projection is 2.1 m.

The proposed rear deck projection is 2.92 m.

18. 268 BETTY ANN DR

| | | | |
|--------------------|-------------------------|------------|-------------------|
| File Number: | A0477/17NY | Zoning | RD (x5)/ R4 [ZZC] |
| Owner(s): | KHATEREH MOLAEI | Ward: | Willowdale (23) |
| Agent: | HAMID BEHESHT | Heritage: | Not Applicable |
| Property Address: | 268 BETTY ANN DR | Community: | North York |
| Legal Description: | PLAN 4589 LOT 28 | | |

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 900.6.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.20m.
- 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 8.55m.
- 3. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 9.60m.
The proposed front yard setback is 8.50m.
- 4. Chapter 10.5.50.10.(1), By-law No. 569-2013**
A minimum of 60.00% of the area of the front yard must be landscaping.
The proposed front yard landscaping area is 54.63%.
- 5. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.00% of the lot area.
- 6. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.20m.
- 7. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.18m.
- 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 1.76m.
- 9. Section 6(9)(a), By-law No. 7625**
Exterior stairways shall be permitted to project into the minimum front yard setback not more than 2.10m.
The proposed front stairs project 2.75m.

19. 43 TOTTENHAM RD

| | | | |
|--------------------|---|------------|----------------------|
| File Number: | A0478/17NY | Zoning | RD/R4 [WAV] |
| Owner(s): | VIOLETTE ABEDALMALAK GAMAL ABEDALMALAK | Ward: | Don Valley West (25) |
| Agent: | RUBINOFF DESIGN GROUP | Heritage: | Not Applicable |
| Property Address: | 43 TOTTENHAM RD | Community: | North York |
| Legal Description: | PLAN 4761 LOT 961 | | |

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please note a previous application (File # A0916/16NY) with respect to the subject property, was before the Committee of Adjustment on Thursday, March 22, 2017, which was ultimately modified and approved on condition.

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 27.9% of the lot area.

20. 23 LOGANDALE RD

| | | | |
|--------------------|--------------------------------------|------------|-----------------|
| File Number: | A0481/17NY | Zoning | RM / RM2 (ZR) |
| Owner(s): | LILY LIN CHENG ALAN CHEUK LUN LEE | Ward: | Willowdale (23) |
| Agent: | QBS ARCHITECTS INC | Heritage: | Not Applicable |
| Property Address: | 23 LOGANDALE RD | Community: | North York |
| Legal Description: | PLAN 5619 S PT LOT 13 | | |

PURPOSE OF THE APPLICATION:

To construct a new two storey rear addition, new one storey side addition and front canopy to the existing dwelling.

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

- 1. Chapter 10.80.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 10.30 m.
The proposed front yard setback is 8.60 m.
- 2. Chapter 10.80.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 31.72% of the lot area.
- 3. Chapter 10.5.100.1.(1), By-law No. 569-2013**
The maximum permitted driveway width is 3.2 m.
The proposed driveway width is 4.34 m.
- 4. 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 spots are located in a front yard.
- 5. Chapter 10.5.40.60.(1), By-law No. 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building , with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5 m if it is no closer to a side lot line than the required side yard setback.
The proposed platform encroaches 3 m into the required front yard setback.
- 6. Chapter 10.5.40.60.(6), By-law No. 569-2013**
A bay window, or other window projection from a main wall of a building, which increases floor area or enclosed space and does not touch the ground, may encroach into a required front yard setback or rear yard setback a maximum of 0.75 m, if the window projections in total do not occupy more than 65% of the width of the front main wall or rear main wall at each storey.
The proposed window encroaches 1.53 m into the required front yard setback.
- 7. Chapter 10.5.40.60.(7), By-law No. 569-2013**
Roof eaves may encroach into a required minimum building setback a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The proposed eaves encroach 2.01 m into the minimum required front yard setback.

- 8. Chapter 150.10.40.1.(1), By-law No. 569-2013**
A secondary suite is a permitted use provided that the entire building was constructed more than 5 years prior to the introduction of a secondary suite.
The entire building will not be constructed more than 5 years prior to the introduction of the secondary suite.
- 9. Chapter 200.5.1.10.(2), By-law No. 569-2013**
The minimum required parking space must have a minimum width of 3.2 m.
The proposed parking space will have a width of 2.9 m.
- 10. Section 17(30(c)(ii)/17(4)(c)(ii), By-law No. 7625**
The minimum required north side yard setback is 0.6 m.
The proposed north side yard setback is 0 m.
- 11. Section 6(2)(1), By-law No. 7625**
One second suite shall be permitted in any semi detached dwelling unit the whole of which, prior to the introduction to the second suite is more than five years old.
The proposed second suite is not permitted as the whole dwelling will not be more than 5 years old.
- 12. Section 6A(3), By-law No. 7625**
The minimum required parking space size is 3.2 m x 5.6 m.
The proposed parking space size is 2.9 m x 5.6 m.
- 13. Section 6(9)(f), By-law No. 7625**
Porches and canopies shall be permitted to project into the minimum front yard setback no more than 2.1 m but no closer to a side lot line than the minimum side yard for the main building of 0.6 m.
The proposed porch is 0 m from the north side lot line.

21. 36 TIPPETT RD BUILDING B

| | | | |
|--------------------|---|------------|------------------|
| File Number: | A0482/17NY | Zoning | RM6(238) [PPR] |
| Owner(s): | 36 TIPPETT INC | Ward: | York Centre (10) |
| Agent: | SHERMAN BROWN | Heritage: | Not Applicable |
| Property Address: | 36 TIPPETT RD - BUILDING "B" | Community: | North York |
| Legal Description: | PLAN 4402 PT LOT 2 PLAN 2466 PT BLK A RP 66R28404 PART 12 | | |

PURPOSE OF THE APPLICATION:

To facilitate in the construction of two new residential buildings which would include an increase to the number of storeys, number of units and an increase in the gross floor area, in conjunction with other requested variances to the Zoning By-law(s), as outlined below.

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

1. Section 2(h), By-law No. 1361-2015

The maximum number of residential dwelling units permitted is 396.

The proposed number of residential dwelling units for Building "B" is 171 and for Building "A" is 291 for a combined total of 462 residential dwelling units.

2. Section 2(i), By-law No. 1361-2015

The minimum yard setbacks for buildings and structures above Established Grade shall be as shown on Schedule RM6(238).

The proposed setbacks shall be as shown on the attached revised Schedule RM6(238), By-law 1361-2015.

3. Section 2(p), By-law No. 1361-2015

The maximum gross floor area for all uses on lands zoned as RM6(238) shall be 29,343.00m², of which the maximum gross floor area for residential uses shall be 27,901.00m².

The proposed gross floor area for Building "B" is 12,435.40m² of which 12,435.40m² is residential and the proposed gross floor area for both buildings "A" and "B" is 31,959.80m² and the total for residential uses is 31,484.80m².

4. Section 2(q)(i), By-law No. 1361-2015

Notwithstanding Schedule 'D' of By-law No. 7625:

The maximum number of storeys of any portion of a building or structure shall not exceed the number of storeys shown for that portion of the building on Schedule RM6(238).

The maximum number of storeys proposed shall be as shown on the attached revised Schedule RM6(238), By-law 1361-2015.

5. Section 2(q)(ii), By-law No. 1361-2015

The maximum Building Height of any portion of a building or structure shall not exceed the height measured in metres above sea level for that portion of the building on Schedule RM6(238) as shown by the number (being maximum geodetic elevation) on Schedule RM6(238).

The proposed building heights shall be as shown on the attached revised Schedule RM6(238), By-law 1361-2015.

6. Section 2(q)(iv), By-law No. 1361-2015

Parapets and railings shall be permitted to project 1.20m above the maximum Building Height provided that section (q) & (iii) has been complied with.

The proposed 'outdoor amenity area' has privacy screens/architectural features which project 3.70m above the maximum building height.

7. Section 2(r), By-law No. 1361-2015

A minimum of 2.00m² per apartment house dwelling unit of indoor residential recreational amenity area shall be provided; 342.00m² for Building "B", and a combined area of 924.00m² for buildings "A" & "B".

The proposed indoor amenity area is 539.28m² for Building "B" and a combined area of 863.79m² for Buildings "A" & "B".

8. Section 2(cc), By-law No. 1361-2015

A minimum of two (2) Type "G" loading spaces shall be provided on the lands shown on Schedule RM6(238).

The proposed has two (2) loading spaces, however, one Type "G" and one Type "C" are provided.

9. Section 2(s), By-law No. 1361-2015

A minimum of 2.00m² per apartment house dwelling unit of outdoor residential recreational amenity area shall be provided; 342.00m² for Building "B", and a combined area of 924.00m² for buildings "A" & "B".

The proposed outdoor amenity area is 324.51m² for Building "B" and a combined area of 960.10m² for buildings "A" & "B".

10. Section 15.8(a), By-law No. 7625

An area of 18.00m² of landscaping for each 82.00m² of gross floor area of the building, a part of which may be designated as a children's play area, shall be provided for multiple family dwelling other than semi-detached dwellings and duplex dwellings, in this case 7,015.57m² is required.

The proposed landscaping for Buildings "A" and "B" is 5,372.30m².

22. 36-R TIPPETT RD BUILDING 'A'

LOCATION: Council Chamber, North York Civic Centre, 5100 Yonge St., M2N 5V7

| | | | |
|--------------------|---|------------|------------------|
| File Number: | A0569/16NY | Zoning | RM6(238) [PPR] |
| Owner(s): | THE ROCKET TIPPETT INC | Ward: | York Centre (10) |
| Agent: | SHERMAN BROWN | Heritage: | Not Applicable |
| Property Address: | 36R TIPPETT RD - BUILDING "A" | Community: | North York |
| Legal Description: | PLAN 4402 PT LOT 2 PLAN 2466 PT BLK A RP 66R28404 PARTS 10 AND 11 | | |

PURPOSE OF THE APPLICATION:

To facilitate in the construction of two new residential buildings which would include an increase to the number of storeys, number of units and an increase in the gross floor area, in conjunction with other requested variances to the Zoning By-law(s), as outlined below.

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

1. Section 2(h), By-law No. 1361-2015

The maximum number of residential dwelling units permitted is 396.

The proposed number of residential dwelling units for Building "A" is 291 and for Building "B" is 171 for a combined total of 462 residential dwelling units.

2. Section 2(i), By-law No. 1361-2015

The minimum yard setbacks for buildings and structures above Established Grade shall be as shown on Schedule RM6(238).

The proposed setbacks shall be as shown on the attached revised Schedule RM6(238), By-law 1361-2015.

3. Section 2(o), By-law No. 1361-2015

The minimum separation between buildings shall be as shown on Schedule RM6(238).

The proposed distances between buildings shall be as shown on the attached revised Schedule RM6(238), By-law 1361-2015.

4. Section 2(p), By-law No. 1361-2015

The maximum gross floor area for all uses on lands zoned as RM6(238) shall be 29,343.00m², of which the maximum gross floor area for residential uses shall be 27,901.00m².

The proposed gross floor area for Building A is 19,524.40m² of which 19,049.40m² is residential and the proposed gross floor area for both buildings A and B is 31,959.80m² and the total for residential uses is 31,484.80m².

5. Section 2(q)(i), By-law No. 1361-2015

Notwithstanding Schedule 'D' of By-law No. 7625:

The maximum number of storeys of any portion of a building or structure shall not exceed the number of storeys shown for that portion of the building on Schedule RM6(238).

The maximum number of storeys proposed shall be as shown on the attached revised Schedule RM6(238), By-law 1361-2015.

6. Section 2(q)(ii), By-law No. 1361-2015

The maximum Building Height of any portion of a building or structure shall not exceed the height measured in metres above sea level for that portion of the building on Schedule RM6(238) as shown by the number (being maximum geodetic elevation) on Schedule RM6(238).

The proposed building heights shall be as shown on the attached revised Schedule RM6(238), By-law 1361-2015.

7. Section 2(r), By-law No. 1361-2015

A minimum of 2.00m² per apartment house dwelling unit of indoor residential recreational amenity area shall be provided; 582.00m² for Building A, and combined area of 924.00m² for buildings "A" & "B". The proposed indoor amenity area is 539.28m² for Building "A" and a combined area of 863.79m² for Buildings "A" & "B".

8. Section 2(cc), By-law No. 1361-2015

A minimum of two (2) Type "G" loading spaces shall be provided on the lands shown on Schedule RM6(238).

The proposed has two (2) loading spaces, however, one Type "G" and one Type "C" are provided.

9. Section 15.8(a), By-law No. 7625

An area of 18.00m² of landscaping for each 82.00m² of gross floor area of the building, a part of which may be designated as a children's play area, shall be provided for multiple family dwelling other than semi-detached dwellings and duplex dwellings, in this case 7,015.57m² is required.

The proposed landscaping for Buildings "A" and "B" is 5,372.30m².

23. 5 DANROSE CRES

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|--------------------|--|------------|----------------------|
| File Number: | A0483/17NY | Zoning | RD (x70) [ZZC] |
| Owner(s): | NAHIDEH NOSOHIAN MOHAMMAD HADI DEZYANIAN | Ward: | Don Valley West (25) |
| Agent: | URBANSCAPE GROUP | Heritage: | Not Applicable |
| Property Address: | 5 DANROSE CRES | Community: | North York |
| Legal Description: | PLAN 5455 LOT 5 | | |

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.80.40.(1), By-law No. 569-2013**
The maximum permitted combined width of all vehicle entrances through the front main wall is 6.00m.
The proposed combined width of all vehicle entrances through the front main wall is 7.32m.
- 2. Chapter 10.5.50.10.(1), By-law No. 569-2013**
A minimum of 60.00% of the front yard must be landscaping.
The proposed front yard landscaping area is 56.12%.
- 3. Chapter 10.20.40.70.(5), By-law No. 569-2013**
The minimum required side yard setback is 7.50m, where the depth of the building is greater than 19.00m.
The proposed north side yard setback is 2.46m.
- 4. Chapter 10.20.40.70.(5), By-law No. 569-2013**
The minimum required side yard setback is 7.50m, where the depth of the building is greater than 19.00m.
The proposed south side yard setback is 2.97m.

24. 188 BESSBOROUGH DRIVE

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|--------------------|---|------------|---------------------------------------|
| File Number: | A0484/17NY | Zoning | RD (f12.0; a370; d0.6)/R1B[ZONING] |
| Owner(s): | JOANNA STEPHANIE BANCROFT THOMAS LISSAMAN | Ward: | Don Valley West (26) |
| Agent: | SPRAGGE & COMPANY ARCHITECTS | Heritage: | Not Applicable |
| Property Address: | 188 BESSBOROUGH DR | Community: | East York |
| Legal Description: | PLAN 2121 PT LOT 217 AND PT LOT 216 | | |

PURPOSE OF THE APPLICATION:

To construct a two-storey rear and side addition to the existing two-storey dwelling. The existing frame porch would be demolished.

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 0.6 times the area of the lot.
The proposed Floor Space Index is 0.614 times the area of the lot.
- 2. Chapter 10.5.40.60.(7), By-law No. 569-2013**
Roof eaves may encroach a maximum of 0.9m into a required minimum building setback provided that they are no closer than 0.3m to a lot line.
The proposed roof eaves encroach 0.45m into the required north side yard setback and is 0.15m to the north side lot line.
- 3. 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 space is located in a front yard.
- 4. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.2m.
The proposed south side yard setback is 0.91m.
- 5. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 8.5m.
The proposed building height is 8.8m.
- 6. Section 6.3.3, By-law No. 1916**
The maximum permitted Floor Space Index is 0.6 times the lot area.
The proposed Floor Space Index is 0.638 times the lot area.
- 7. Section 6.3.3, By-law No. 1916**
The minimum required number of parking spaces is 1 space behind the main front wall.
The proposed number of parking spaces is 1 space in front of the main front wall.
- 8. Section 6.3.3, By-law No. 1916**
The maximum permitted building height is 8.5 m.
The proposed building height is 8.8 m.

9. Section 6.1.1, By-law No. 1916

Every such addition may retain the side yard setback of the existing dwelling, but in no case shall the side yards be less than 0.45 m.

The proposed north side yard setback is 0.48 m to the proposed stucco on the existing wall.

25. 243 YONGE BLVD

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|--------------------|-----------------------|------------|------------------------|
| File Number: | A0485/17NY | Zoning | RD / R3 (ZR) |
| Owner(s): | FRANK LEONE | Ward: | Eglinton-Lawrence (16) |
| Agent: | PETER DEL GROSSO | Heritage: | Not Applicable |
| Property Address: | 243 YONGE BLVD | Community: | North York |
| Legal Description: | PLAN 2395 L 18 | | |

PURPOSE OF THE APPLICATION:

To permit the dwelling that is currently under construction.

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

- 1. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0 m.
The building length is 19.31 m.
- 2. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The permitted maximum building depth for a detached house is 19.0 m.
The building depth is 19.31 m.
- 3. Section 12.5A, By-law No. 7658**
The maximum permitted building length is 16.8 m.
The building length is 23.88 m.

26. 65 ELMHURST AVE

| | | | |
|--------------------|----------------------------------|------------|----------------------------|
| File Number: | A0486/17NY | Zoning | RD (f15.0; a550)/ R4 [ZZC] |
| Owner(s): | MAJID KARIMI | Ward: | Willowdale (23) |
| Agent: | INROADS PLANNING CONSTULTANTS | Heritage: | Not Applicable |
| Property Address: | 65 ELMHURST AVE | Community: | North York |
| Legal Description: | PLAN M389 LOT 216 | | |

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 width of the driveway is 5.37m.
The proposed driveway width is 5.81m.
- 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 32.00% of the lot area.
- 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 1.55m.
- 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 1.60m.
- 5. Section 13.2.36(a), By-law No. 7625**
The minimum required front yard setback is 7.50 +/- 1.00m.
The proposed front yard setback is 6.00m.
- 6. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.55m.
- 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 1.60m.
- 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 32.00% of the lot area.
- 9. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.10m.

27. 154 SNOWDON AVE

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|--------------------|----------------------------------|------------|----------------------|
| File Number: | A0487/17NY | Zoning | RD/R1 Z0.35 [ZZC] |
| Owner(s): | ALEXANDER HALL EVELYN LENTING | Ward: | Don Valley West (25) |
| Agent: | IDA EVANGELISTA | Heritage: | Not Applicable |
| Property Address: | 154 SNOWDON AVE | Community: | Toronto |
| Legal Description: | PLAN M370 LOT 45 | | |

PURPOSE OF THE APPLICATION:

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

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

1. Chapter 10.5.40.10.(5), By-law No. 569-2013

A minimum of 10.00m² of the first floor area must be within 4.00m of the main front wall.
The proposed first floor area is not within 4.00m of the main front wall.

2. Chapter 10.10.40.10.(2), By-law No. 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the side exterior main walls facing a side lot line is 8.33m.

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

The maximum permitted building length is 17.00m.
The proposed building length is 17.36m.

4. 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 1.08 times the lot area (including the basement).

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

The minimum required side yard setback is 0.90m.
The proposed west side yard setback is 0.61m.

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. 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 21.40%.

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

A bay window may encroach into a required front yard setback or rear yard setback a maximum of 0.75m, if the window projections in total do not occupy more than 65.00% of the width of the front main wall or rear main wall at each storey.

The total window projections occupy 75.00% of the rear main wall width.

9. Chapter 200.5.1.10.(2), By-law No. 569-2013

The minimum required parking space must have a minimum width of 5.80m.
The proposed parking space(s) will have a width of 4.72m in width.

10. Section 4(2), By-law No. 438-86

The maximum permitted building height is 10.00m.

The proposed building height is 10.11m.

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

The minimum required setback to an adjacent dwelling is 1.20m.

The proposed building is located 1.11m from the adjacent building to the east.

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

The minimum required side yard setback is 0.90m.

The proposed west side yard setback is 0.61m.

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

The minimum required side yard setback is 0.90m.

The proposed east side yard setback is 0.61m.

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

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

The proposed west side yard setback is 0.61m for the portion of the dwelling exceeding 17.00m in depth.

15. 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 0.61m for the portion of the dwelling exceeding 17.00m in depth.

16. 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 1.08 times the lot area

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

A bay window to is permitted to project into the required setbacks provided it does not exceed 3.00m in width.

The proposed front bay window is 3.63m in width.

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

A bay window to is permitted to project into the required setbacks provided it does not exceed 3.00m in width.

The proposed rear bay window is 3.48 metres in width

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

The maximum permitted height for an uncovered platform is 1.20m.

The proposed height of the rear yard platform is 2.24m.

20. Section 4(17), By-law No. 438-86

The minimum required width for two parking spaces behind the main wall is 5.80m.

The proposed width for the parking spaces is 4.72m.

28. 14 DONNA CRT

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|--------------------|---|------------|-----------------|
| File Number: | A0488/17NY | Zoning | RD/R3[ZONING] |
| Owner(s): | PAUL KIM YOUNG-HWA KIM | Ward: | Willowdale (24) |
| Agent: | ROCKIM DESIGN INC | Heritage: | Not Applicable |
| Property Address: | 14 DONNA CRT | Community: | North York |
| Legal Description: | CON 1 EY PT LOT 22 PLAN 6044 LOT 3 RP 64R16012 PART 4 | | |

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 569-2013**
A minimum of 10m² of the first floor must be within 4.0m of the main front wall.
The proposed is 5.75m² of the first floor area.
- 2. Chapter 10.20.40.70.(4), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.52m.
- 3. Chapter 10.20.40.70.(4), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.52m.
- 4. 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 20.58m.
- 5. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The permitted maximum building depth for a detached house is 19.0m.
The proposed building depth is 20.82m.
- 6. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0m².
The proposed area of each platform at or above the second storey is 14.64m².
- 7. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.52m.
- 8. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.52m.

- 9. Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 21.8m.
- 10. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.65m.
- 11. 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 2.12m.
- 12. Section 12.7A, By-law No. 7625**
The maximum permitted balcony area is 3.8m².
The proposed balcony area is 14.64m².
- 13. Section 6(24), By-law No. 7625**
The maximum rear deck projection is 2.1m.
The proposed rear deck projection is 3.05m.

29. 45 DONEGALL DRIVE

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|--------------------|--|------------|----------------------|
| File Number: | A0493/17NY | Zoning | RD / R1B (ZR) |
| Owner(s): | BRIDIS OPORTO PACHECO DOMINIC DUFFY | Ward: | Don Valley West (26) |
| Agent: | TRADEMARKED BY DESIGN INC | Heritage: | Not Applicable |
| Property Address: | 45 DONEGALL DR | Community: | East York |
| Legal Description: | PLAN 2121 LOT 110 | | |

PURPOSE OF THE APPLICATION:

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

- Chapter 10.5.40.50.(2), By-law No. 569-2013**

A platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.3 m of a building, must comply with the required minimum building setbacks for the zone: 1.2 m side yard setback.
The proposed north side yard setback for the porch is 0.60 m.
- 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 72.4%.
- 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 spot is located in a front yard.
- Chapter 10.20.40.70.(3), By-law No. 569-2013**

The minimum required side yard setback is 1.2 m where the required minimum lot frontage is 12.0 m to less than 15.0 m.
The proposed north side yard setback is 0.60 m.
- Chapter 10.5.40.60.(1), By-law No. 569-2013**

A Platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first storey of the building above established grade may encroach 2.5 m into the required front yard setback if it is no closer to a side lot line than the required side yard setback.
The proposed platform encroaches 0.57 m into the required front yard setback and is 0.6 m closer to the side lot line than the required side yard setback.
- Chapter 10.5.40.60.(7), By-law No. 569-2013**

Roof eaves may encroach into a required minimum building setback a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.
The proposed roof eaves will encroach 1.01 m into the required north side yard and are 0.19 m to the north side lot line.
- Section 6.3.3, By-law No. 1916**

The minimum required number of parking spaces is 1 space behind the main front wall.
The proposed number of parking spaces is 1 space in front of the main front wall.

8. Section 6.3.3, By-law No. 1916

The minimum required north side yard setback is 0.9 m.

The proposed north side yard setback is 0.60 m.

9. Section 5.7, By-law No. 1916

Eaves may encroach into any required front, side or rear yard, to a maximum of 0.61 m.

The proposed eave encroach 0.71 m into the required north side yard setback

30. 28 URBANDALE AVE

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|--------------------|-------------------------|------------|----------------------------------|
| File Number: | A0494/17NY | Zoning | RD(f15.0; a550)(x5)/ r4 [ZZC] |
| Owner(s): | NATASHA MODENA | Ward: | Willowdale (24) |
| Agent: | IDA EVANGELISTA | Heritage: | Not Applicable |
| Property Address: | 28 URBANDALE AVE | Community: | North York |
| Legal Description: | PLAN 5424 LOT 1 | | |

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.00m² of the first floor must be within 4.00m of the front wall.
The proposed first floor is 7.22m² and 7.84 from the front wall.
- 2. Chapter 10.5.40.60.(3)(A)(ii), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building may encroach into a required setback if the stairs are no wider than 2.00m.
The proposed front porch stairs are 2.91m wide.
- 3. Chapter 10.5.50.10.(1)(C), By-law No. 569-2013**
A minimum of 60.00% of the front yard must be landscaping.
The proposed front yard landscaping area is 56.00%.
- 4. Chapter 10.20.30.40.(1)A), By-law no. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.70% of the lot area.
- 5. 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 10.08m.
- 6. 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.
- 7. 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.
- 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 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.

- 10. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.80% of the lot area.
- 11. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.45m.
- 12. Section 7.4A, By-law No. 7625**
The minimum required landscaping is 60.00% of the front yard.
The proposed front yard landscaping area is 56.00%.

31. 79 FELBRIGG AVENUE

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|--------------------|------------------------|------------|------------------------|
| File Number: | A0495/17NY | Zoning | RD/R7[ZZC] |
| Owner(s): | IAIN SMITH | Ward: | Eglinton-Lawrence (16) |
| Agent: | SHOSHI DOMB | Heritage: | Not Applicable |
| Property Address: | 79 FELBRIGG AVE | Community: | North York |
| Legal Description: | PLAN 2529 PT LOT 87 | | |

PURPOSE OF THE APPLICATION:

To construct a new third storey addition over the existing dwelling, a three-storey addition to the east portion of the dwelling in conjunction with two, three-storey additions to the rear of the existing dwelling. The applicant is also proposing other interior and exterior alterations.

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

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m for 100% of the width of the wall.

The proposed east side exterior main wall facing a side lot line is 8.70m for 100.00% of the width of the wall.

2. 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 0.25m and are 0.00m from the west lot line.

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

The maximum permitted building length is 17.00m.

The proposed building length is 17.82m.

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m for 100% of the width of the wall.

The proposed west side exterior main wall facing a side lot line is 8.70m for 100.00% of the width of the wall.

5. 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 0.25m.

6. Chapter 10.20.40.10.(3), By-law No. 569-2013

The maximum number of storeys permitted is two (2).

The proposed number of storeys is three (3).

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

Unexcavated porches and decks shall be permitted to encroach in the rear yard setback but no closer to side lot line than the required side yard setback; in this case 1.20m.

The proposed deck is 0.95m from the west lot line.

8. Section 14-B(5)b, By-law No. 7625

The minimum required side yard setback is 1.20m.

The proposed west side yard setback is 0.25m.

9. Section 14-B(8)b, By-law No. 7625

The maximum number of storeys permitted is two (2).

The proposed number of storeys is three (3).

10. Section 14-B(9)b, By-law No. 7625

The maximum permitted building length is 15.30m.

The proposed building length is 17.82m

32. 21 LOWER LINKS ROAD

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|--------------------|--------------------------|------------|-------------------------------|
| File Number: | A0496/17NY | Zoning | RD(f18.0; a690)/R3[ZONING] |
| Owner(s): | YUEFANG HE | Ward: | Don Valley West (25) |
| Agent: | TAES ARCHITECTS INC | Heritage: | Not Applicable |
| Property Address: | 21 LOWER LINKS RD | Community: | North York |
| Legal Description: | PLAN M866 LOT 88 | | |

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition including the extension of the basement to the existing two-storey dwelling. The applicant is also constructing a rear deck. Please be advised the subject property went before the Committee of Adjustment on October 6, 2016, the application was refused which sought variances for a rear deck projection and width.

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

- 1. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 20.99m.
- 2. Chapter 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 20.99m.

33. 365 HOUNSLOW AVE

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|--------------------|-------------------------|------------|-----------------|
| File Number: | A0497/17NY | Zoning | RD(x5)/R4 [ZZC] |
| Owner(s): | KAMBIZ SHIEHFAR | Ward: | Willowdale (23) |
| Agent: | ELMIRA ZARRABI | Heritage: | Not Applicable |
| Property Address: | 365 HOUNSLOW AVE | Community: | North York |
| Legal Description: | PLAN 2057 E PT LOT 104 | | |

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1)A, By-law no. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.99% of the lot area.
- 2. Chapter 10.20.40.10.(2)B(ii), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the side exterior main walls facing a side lot line is 8.21m.
- 3. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.99% of the lot area.
- 4. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 16.92m.
- 5. Section 13.2.6, By-law No. 7925**
The maximum permitted building height is 8.80m.
The proposed building height is 9.27m.
- 6. Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.50m.
The proposed finished first floor height is 1.76m.