

**COMMITTEE OF ADJUSTMENT
NORTH YORK PANEL****Hearing Date:** Wednesday July 19, 2017**Time:** 9:30 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.	B0010/17NY	IVI-LEE KULD	116 BRIAR HILL AVE	Eglinton-Lawrence (16)
1a.	A0149/17NY	IVI-LEE KULD	116 BRIAR HILL AVE PT1	Eglinton-Lawrence (16)
1b.	A0150/17NY	IVI-LEE KULD	116 BRIAR HILL AVE PT 2	Eglinton-Lawrence (16)
2.	B0016/17NY	MITRA PAZUKI MALAK PAZUKI	86 BRIAR HILL AVE	Eglinton-Lawrence (16)
2A.	A0184/17NY	MITRA PAZUKI MALAK PAZUKI	86 BRIAR HILL AVE	Eglinton-Lawrence (16)
2B	A0185/17NY	MITRA PAZUKI MALAK PAZUKI	86 BRIAR HILL AVE	Eglinton-Lawrence (16)
3.	B0004/17NY	PAULINA MUNOZ PETER LAZARO	4101 BATHURST ST	York Centre (10)

3A.	A0027/17NY	PAULINA MUNOZ PETER LAZARO	4101 BATHURST ST PTS 1, 2, 3, 4, 5, 6	York Centre (10)
3B	A0028/17NY	PAULINA MUNOZ PETER LAZARO	4101 BATHURST ST PTS 7, 8, 9, 10, 11, 12	York Centre (10)
4.	B0098/16NY	RUTH VAILLANCOURT	71 POYNTZ AVE	Willowdale (23)
4a.	A1146/16NY	RUTH VAILLANCOURT	71 POYNTZ AVE PT 1	Willowdale (23)
4b.	A1147/16NY	RUTH VAILLANCOURT	71 POYNTZ AVE PT 2	Willowdale (23)
5.	A0336/17NY	MALCOLM EYLOTT EDITH EYLOTT	64 AVONDALE AVE	Willowdale (23)
6.	A0389/17NY	WARREN DOUGLAS STEVENS	36 ROLPH RD	Don Valley West (26)
7.	A0397/17NY	ROBERTA CARANO	176 DINNICK CRES	Don Valley West (25)
8.	A0360/17NY	ALIREZA ZAMANIPOUR	316 PARKVIEW AVE	Willowdale (23)
9.	A0359/17NY	AFKHAM POURMANAF	396 PRINCESS AVE	Willowdale (23)
10.	A0428/17NY	RIXI ABRAHAMSOHN CHARLES WHARTON	2 ROSEWELL AVE	Eglinton-Lawrence (16)
11.	A0430/17NY	MICHAEL PETER DOIRON KATALIN DOIRON	102 BURNDALE AVE	Willowdale (23)
12.	A0432/17NY	HAO YANG	26 OLD COLONY RD	Don Valley West (25)
13.	A0433/17NY	BROCK WILLIAM JAMES LEESON ADRIENNE ANN ARCHER	90 GLENGARRY AVE	Eglinton-Lawrence (16)
14.	A0434/17NY	SAHAR AFSHAR	261 PATRICIA AVE	Willowdale (23)

15.	A0435/17NY	TONGHUI WANG YAN LI	37 RIDLEY BLVD	Eglinton-Lawrence (16)
16.	A0436/17NY	MAHDI TAEBI	248 SUTHERLAND DR	Don Valley West (26)
17.	A0437/17NY	MARINA SAMIMI	31 AIRDRIE RD	Don Valley West (26)
18.	A0438/17NY	DOWNSVIEW HOMES INC	54 STANLEY GREENE BLVD - LOT 8	York West (08)
19.	A0439/17NY	DOWNSVIEW HOMES INC	46 STANLEY GREENE BLVD - LOT 12	York West (08)

Item	File Number	Owner	Property	Community (Ward)
20.	A0440/17NY	DOWNSVIEW HOMES INC	46 STANLEY GREENE BLVD - LOT 26	York West (08)
21.	A0441/17NY	DOWNSVIEW HOMES INC	46 STANLEY GREENE BLVD - LOT 27	York West (08)
22.	A0442/17NY	DAHLIA BALABAN HAYDN FRIED	638 GLENGROVE AVE	Eglinton-Lawrence (15)
23.	A0444/17NY	FIONA BRUCE MATTHEW TOMPKINSON	22 ROSLIN AVE	Don Valley West (25)
24.	A0445/17NY	JOHN HARDAT DUBE NOURA DUBE	8 TADCASTER PL	Don Valley West (25)
25.	A0446/17NY	AGHDASOLSADAT SEYEDI SEYED ALIAKBAR BEHESHTISHIRAZI	4 LAILEY CRES	Willowdale (23)

26.	A0459/17NY	SEYED MOSTAFA GHETMIRI	182 JOHNSTON AVE	Willowdale (23)
27.	A0447/17NY	DIMITRY SHLYONSKY	336 ST GERMAIN AVE	Eglinton-Lawrence (16)
28.	A0448/17NY	SI WAI CHING TSANG WAI-TSUN TSANG	138 BRAHMS AVE	Willowdale (24)
29.	A0449/17NY	WENYU LI	29 LLOYDMINSTER CRES	Willowdale (24)
30.	A0451/17NY	AFSOON MAHDAVIAN	30 BRENDAN RD	Don Valley West (26)
31.	A0452/17NY	ZHEN YAN JIAO	121 DIVADALE DR	Don Valley West (26)
32.	A0453/17NY	REZA POURDJABBAR LILA POURDJABBAR	143 AVONDALE AVE	Willowdale (23)
33.	A0454/17NY	JUN AN BAOZHONG QIN	67 CHERRYSTONE DR	Willowdale (24)
34.	A0456/17NY	VITO NICOLA RACANELLI MICHAEL RACANELLI	879 A WILSON AVE	York Centre (09)
35.	A0457/17NY	MEI FANG HUANG	4 ELMVIEW AVE	Willowdale (23)
36.	A0458/17NY	LAURA POLLARD WILLIAM WALLACE	35 PLATEAU CRES	Don Valley East (34)
37.	A0894/16NY	KAREN SACKE	181 SANDRINGHAM DR	York Centre (10)
38.	A0055/17NY	SPYRIDOULA SALLY ISCHIROPOULOS IOANNIS JOHN ISCHIROPOULOS	118 LAURENTIDE DR	Don Valley East (34)
39.	A0502/17NY	NORTH YORK WOMEN'S	940 SHEPPARD AVE W	York Centre (10)

		SHELTER		
40.	A0245/17NY	DEL-MAR INC	81 GARTHDALE CRT	York Centre (10)
41.	A0306/17NY	SHIMA JAVAHERI RAUL MAURICIO GOMEZ VILLARROEL	100 DE VERE GDNS	Eglinton-Lawrence (16)

3. OTHER BUSINESS

1 116 BRIAR HILL AVE

File Number:	B0010/17NY	Zoning	R / R1S (WAIVER)
Owner(s):	IVI-LEE KULD	Ward:	Eglinton-Lawrence (16)
Agent:	ARMANDO BARBINI PLANNING & PERMIT SERVICES	Heritage:	Not Applicable
Property Address:	116 BRIAR HILL AVE	Community:	Toronto
Legal Description:	PLAN M25 PT LOTS 27 & 28		

THE CONSENT REQUESTED:

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

CONVEYED - PART 1

Part 1 has a lot frontage of 6.87 m and a lot area of 276.4 m². The lot will be redeveloped with a new detached dwelling.

RETAINED - PART 2

Part 2 has a lot frontage of 6.87 m and a lot area of 276.3 m². The lot will be redeveloped with a new detached dwelling.

Applications B0010/17NY, A0149/17NY and A0150/17NY will be considered jointly.

THE COMMITTEE OF ADJUSTMENT & CONSENTS

The Committee of Adjustment has the authority to grant consent to sever land and for other related property transactions. To approve a consent request, the Committee of Adjustment must have considered the provisions of section 51(24) of *The Planning Act* and be satisfied that a plan of subdivision is not necessary.

The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

1A 116 BRIAR HILL AVE PT 1

File Number:	A0149/17NY	Zoning	R / R1S (WAIVER)
Owner(s):	IVI-LEE KULD	Ward:	Eglinton-Lawrence (16)
Agent:	ARMANDO BARBINI PLANNING & PERMIT SERVICES	Heritage:	Not Applicable
Property Address:	116 BRIAR HILL AVE	Community:	Toronto
Legal Description:	PLAN M25 PT LOTS 27 & 28		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.10.40.40.(1), By-law No. 569-2013**
The required minimum lot frontage is 7.50 m
The proposed lot frontage is 6.87 m.
- Chapter 900.2.10, By-law No. 569-2013**
The maximum building length is 14.0 m.
The proposed building length is 16.74 m.
- Chapter 10.10.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.6 times the area of the lot.
The proposed floor space index is 0.703 times the area of the lot.
- Chapter 10.10.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback for a detached house which contains a window opening is 0.9 m
The proposed west side yard setback is 0.45 m.
- Chapter 10.10.80.40.(1), By-law No. 569-2013**
Vehicle entrances through the front main wall of the building are permitted provided the lot has a minimum frontage of 7.6 m
The proposed lot frontage is 6.87 m.
- Chapter 200.5.1.10.(2), By-law No. 569-2013**
The minimum required parking space must have a minimum width of 3.20 m
The proposed parking space will have a width of 3.10 m.
- Section 6(3) part VII 1 (i), By-law 438-86**
The required minimum lot frontage is 7.62 m
The proposed lot frontage is 6.87 m.
- Section 6(3) Part I 1, By-law 438-86**
The by-law limits the residential gross floor area in an area zoned Z0.6 to 0.6 times the area of the lot.
The proposed residential gross floor area of the building is 0.72 times the area of the lot.

- 9. Section 6(3) Part II 3.B (II), By-law 438-86**
The by-law requires a detached house in an R1S district to have a minimum side lot line setback of 0.9 m for that portion of the building not exceeding 17.0 m in depth and containing a window opening. The proposed west side lot line setback is 0.45 m.
- 10. Section 6(3) Part II 3.B(II), By-law 438-86**
The by-law requires a detached house in an R1S district, to have a minimum side lot line setback of 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth. The proposed side lot line setbacks are 0.45 m on the east side to the balcony and deck only.
- 11. Section 6(3) Part IV 3(I), By-law 438-86**
The by-law does not permit an integral garage in a building on a lot having a frontage of less than 7.62 m where access to the garage is located in a wall facing the front lot line. The proposed integral garage is in a wall that faces the front lot line and the proposed lot has a frontage of 6.87 m.
- 12. Section 12(2)112, By-law 438-86**
No person shall, within the area hereinafter described (The area designated R1Z Z0.6 lying to the north of Roselawn Ave and west of 909-88 Yonge Street), erect a building part of which extends further back than 14 m from the main front wall of the building. The proposed building extends 18.11 m, including the rear balcony, from the main front wall of the building.
- 13. Section 4(17)(a), By-law 438-86**
The by-law requires a parking space with two obstructions to have a minimum width of 3.2 m. The proposed parking width is 3.10 m.

1B 116 BRIAR HILL AVE PT 2

File Number:	A0150/17NY	Zoning	R / R1S (WAIVER)
Owner(s):	IVI-LEE KULD	Ward:	Eglinton-Lawrence (16)
Agent:	ARMANDO BARBINI PLANNING & PERMIT SERVICES	Heritage:	Not Applicable
Property Address:	116 BRIAR HILL AVE	Community:	Toronto
Legal Description:	PLAN M25 PT LOTS 27 & 28		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.10.40.40.(1), By-law No. 569-2013**
The required minimum lot frontage is 7.50 m
The proposed lot frontage is 6.87 m.
- Chapter 900.2.10, By-law No. 569-2013**
The maximum building length is 14.0 m.
The proposed building length is 16.74 m.
- Chapter 10.10.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.6 times the area of the lot.
The proposed floor space index is 0.703 times the area of the lot.
- Chapter 10.10.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback for a detached house which contains a window opening is 0.9 m
The proposed west side yard setback is 0.45 m.
- Chapter 10.10.80.40.(1), By-law No. 569-2013**
Vehicle entrances through the front main wall of the building are permitted provided the lot has a minimum frontage of 7.6 m
The proposed lot frontage is 6.87 m.
- Chapter 200.5.1.10.(2), By-law No. 569-2013**
The minimum required parking space must have a minimum width of 3.20 m
The proposed parking space will have a width of 3.10 m.
- Section 6(3) part VII 1 (i), By-law 438-86**
The required minimum lot frontage is 7.62 m
The proposed lot frontage is 6.87 m.
- Section 6(3) Part I 1, By-law 438-86**
The by-law limits the residential gross floor area in an area zoned Z0.6 to 0.6 times the area of the lot.
The proposed residential gross floor area of the building is 0.72 times the area of the lot.

- 9. Section 6(3) Part II 3.B (II), By-law 438-86**
The by-law requires a detached house in an R1S district to have a minimum side lot line setback of 0.9 m for that portion of the building not exceeding 17.0 m in depth and containing a window opening. The proposed west side lot line setback is 0.45 m.
- 10. Section 6(3) Part II 3.B(II), By-law 438-86**
The by-law requires a detached house in an R1S district, to have a minimum side lot line setback of 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth. The proposed side lot line setbacks are 0.45 m on the east side to the balcony and deck only.
- 11. Section 6(3) Part IV 3(I), By-law 438-86**
The by-law does not permit an integral garage in a building on a lot having a frontage of less than 7.62 m where access to the garage is located in a wall facing the front lot line. The proposed integral garage is in a wall that faces the front lot line and the proposed lot has a frontage of 6.87 m.
- 12. Section 12(2)112, By-law 438-86**
No person shall, within the area hereinafter described (The area designated R1Z Z0.6 lying to the north of Roselawn Ave and west of 909-88 Yonge Street), erect a building part of which extends further back than 14 m from the main front wall of the building. The proposed building extends 18.11 m, including the rear balcony, from the main front wall of the building.
- 13. Section 4(17)(a), By-law 438-86**
The by-law requires a parking space with two obstructions to have a minimum width of 3.2 m. The proposed parking width is 3.10 m.

2. **86 BRIAR HILL AVE**

File Number:	B0016/17NY	Zoning	R/R1S Z0.6 [ZZC]
Owner(s):	MITRA PAZUKI MALAK PAZUKI	Ward:	Eglinton-Lawrence (16)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	86 BRIAR HILL AVE	Community:	Toronto
Legal Description:	PLAN M25 PT LOT 19		

THE CONSENT REQUESTED:

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

Retained - Part 1

Address to be assigned

The lot frontage is 7.62m and has a lot area of 306.10m².

The property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law(s), as outlined in application # A0184/17NY.

Conveyed - Part 2

Address to be assigned

The lot frontage is 7.62m and has a lot area of 306.10m².

The property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law(s), as outlined in application # A0185/17NY.

Application numbers B0016/17NY, A0184/17NY & A0185/17NY will be considered jointly.

2A. 86 BRIAR HILL AVE

File Number:	A0184/17NY	Zoning	R/R1S Z0.6 [ZZC]
Owner(s):	MITRA PAZUKI MALAK PAZUKI	Ward:	Eglinton-Lawrence (16)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	86 BRIAR HILL AVE - (PART 1)	Community:	Toronto
Legal Description:	PLAN M25 PT LOT 19		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with an integral garage. The existing dwelling would be demolished. Application numbers B0016/17NY, A0184/17NY & A0185/17NY will be considered jointly.

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

- 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 7.75m² within 4.00m of the main front wall.
- Chapter 10.10.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 9.00m.
The proposed building height is 10.92m.
- 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 7.00m.
The proposed height of the side exterior main walls facing a side lot line is 8.22m.
- Chapter 900.2.10.(949), By-law No. 569-2013**
The maximum permitted building length is 14.00m.
The proposed building length is 17.42m.
- Chapter 10.10.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.60 times the lot area.
The proposed floor space index is 0.93 times the lot area.
- Chapter 10.10.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 5.88m.
The proposed front yard setback is 4.97m.
- Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted gross floor area is 0.35 times the lot area.
The proposed gross floor area is 0.68 times the lot area.
- 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 1.08m for the portion of the dwelling exceeding 17.00m in depth.

- 9. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.
The proposed east side yard setback is 3.26m for the portion of the dwelling exceeding 17.00m in depth.
- 10. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side yard setback is 0.90m.
The proposed west side yard setback is 0.46m.
- 11. Section 4(2), By-law No. 438-86**
The maximum permitted building height is 9.00m.
The proposed building height is 9.77m.
- 12. Section 12(2)113, By-law No. 438-86**
The maximum permitted building length is 14.00m.
The proposed building length is 19.22m.

2B. 86 BRIAR HILL AVE

File Number:	A0185/17NY	Zoning	R/R1S Z0.6 [ZZC]
Owner(s):	MITRA PAZUKI MALAK PAZUKI	Ward:	Eglinton-Lawrence (16)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	86 BRIAR HILL AVE - (PART 2)	Community:	Toronto
Legal Description:	PLAN M25 PT LOT 19		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with an integral garage. The existing dwelling would be demolished. Application numbers B0016/17NY, A0184/17NY & A0185/17NY will be considered jointly

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 7.75m² within 4.00m of the main front wall.
- 2. Chapter 10.10.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 9.00m.
The proposed building height is 10.96m.
- 3. 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 7.00m.
The proposed height of the side exterior main walls facing a side lot line is 8.26m.
- 4. Chapter 900.2.10.(949), By-law No. 569-2013**
The maximum permitted building length is 14.00m.
The proposed building length is 17.42m.
- 5. Chapter 10.10.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.60 times the lot area.
The proposed floor space index is 0.93 times the lot area.
- 6. Chapter 10.10.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 5.88m.
The proposed front yard setback is 4.97m.
- 7. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted gross floor area is 0.35 times the lot area.
The proposed gross floor area is 0.68 times the lot area.
- 8. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.
The proposed east side yard setback is 1.08m for the portion of the dwelling exceeding 17.00m in depth.

- 9. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.
The proposed west side yard setback is 3.26m for the portion of the dwelling exceeding 17.00m in depth.
- 10. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side yard setback is 0.90m.
The proposed east side yard setback is 0.46m.
- 11. Section 4(2), By-law No. 438-86**
The maximum permitted building height is 9.00m.
The proposed building height is 9.81m.
- 12. Section 12(2)113, By-law No. 438-86**
The maximum permitted building length is 14.00m.
The proposed building length is 19.22m.

3. 4101 Bathurst Street

File Number:	B0004/17NY	Zoning	RM3/RM (f24.0; a1100; d0.75) (x474)
Owner(s):	PAULINA MUNOZ PETER LAZARO	Ward:	York Centre (10)
Agent:	R.G. CONSULTING INC	Heritage:	Not Applicable
Property Address:	4101 BATHURST ST	Community:	North York
Legal Description:	PLAN 2456 PT LOTS 84 & 85		

THE CONSENT REQUESTED:

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

Retained (north half) - PARTS 1, 2, 3, 4, 5, 6

Address to be assigned

The proposed lot frontage is 7.35 m. The proposed lot area is 279.23 m². The existing dwelling would remain as a duplex (existing four-plex prior to proposed severance) requiring variances to the applicable zoning By-law(s) as outlined in application A0027/17NY.

Conveyed (south half) - PARTS 7, 8, 9, 10, 11, 12

Address to be assigned

The proposed lot frontage is 7.37m. The proposed lot area is 277.71 m². The existing dwelling would remain as a duplex (existing four-plex prior to proposed severance) requiring variances to the applicable zoning By-law(s) as outlined in application A0028/17NY.

File Numbers B0004/17NY A0027/17NY A0028/17NY will be considered jointly.

3A. 4101 Bathurst Street

File Number:	A0027/17NY	Zoning	RM3/RM (f24.0; a1100; d0.75) (x474)(ZR)
Owner(s):	PETER LAZARO PETER LAZARO	Ward:	York Centre (10)
Agent:	R.G. CONSULTING INC	Heritage:	Not Applicable
Property Address:	4101 BATHURST ST (PARTS 1, 2, 3, 4, 5, 6)	Community:	North York
Legal Description:	PLAN 2456 PT LOTS 84 & 85		

PURPOSE OF THE APPLICATION:

To permit the existing residential fourplex to be converted to a duplex on each newly created lot with no proposal for additions or changes to the building at this time.

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

- 1. Chapter 10.5.40.70. (1)(B), Zoning By-law No. 569-2013**
The required front yard setback is 7.2 m.
The proposed front yard setback is 6.21 m.
- 2. Chapter 10.80.40.70. (3)(D), Zoning By-law No. 569-2013**
The required minimum north side yard setback in the RM zone is 1.8 m for a duplex.
The proposed north side yard setback is 1.22 m.
- 3. Chapter 10.80.40.70. (3)(D), Zoning By-law No. 569-2013**
The required minimum south side yard setback in the RM zone is 1.8 m for a duplex.
The proposed south side yard setback is 0 m.
- 4. Chapter 10.80.30.10 (1)(B), Zoning By-law No. 569-2013**
The required lot area is 550 m².
The proposed lot area is 279.23 m².
- 5. Chapter 10.80.30.20. (1)(C), Zoning By-law No. 569-2013**
The required lot frontage is 12 m.
The proposed lot frontage is 7.35 m.
- 6. Chapter 10.80.30.40. (1)(A), Zoning By-law No. 569-2013**
The required maximum coverage is 35%.
The proposed lot covered is 39.5%.
- 7. Chapter 10.80.40.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum floor space index is 0.75 times the area of the lot: 209.42 m².
The proposed floor space index is 0.77 times the area of the lot: 215.97 m².
- 8. Section 6A(2)a, Zoning By-law No. 7625**
The minimum required number of parking spaces is 3 spaces.
The proposed number of parking spaces is 2 spaces.

- 9. 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.
- 10. Section 18.2.4(b) / 18.3.4(b), Zoning By-law No. 7625**
The minimum required north side yard setback is 2.4 m.
The proposed north side yard setback is 1.22 m.
- 11. Section 18.2.4(b) / 18.3.4(b), Zoning By-law No. 7625**
The minimum required south side yard setback is 2.4 m.
The proposed south side yard setback is 0 m.
- 12. Section 18.2.3 / 18.3.3, Zoning By-law No. 7625**
The minimum required lot frontage is 22 m .
The proposed lot frontage is 7.35 m.
- 13. Section 18.2.2 / 18.3.2, Zoning By-law No. 7625**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 39.5% of the lot area.
- 14. Section 18.2.1 / 18.3.1, Zoning By-law No. 7625**
The minimum required lot area is 835 m².
The proposed lot area is 279.23 m² .

3B. 4101 Bathurst Street

File Number:	A0028/17NY	Zoning	RM3/RM (f24.0; a1100; d0.75) (x474)(ZR)
Owner(s):	PETER LAZARO PETER LAZARO	Ward:	York Centre (10)
Agent:	R.G. CONSULTING INC	Heritage:	Not Applicable
Property Address:	4101 BATHURST ST (PARTS 7, 8, 9, 10, 11, 12)	Community:	North York
Legal Description:	PLAN 2456 PT LOTS 84 & 85		

PURPOSE OF THE APPLICATION:

To permit the existing residential fourplex to be converted to a duplex on each newly created lot with no proposal for additions or changes to the building at this time.

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

- 1. Chapter 10.80.30.20.(1), Zoning By-law No. 569-2013**
C) The required minimum lot frontage is 12 m.
The proposed lot frontage is 7.37 m.
- 2. Chapter 10.80.40.70.(3), Zoning By-law No. 569-2013**
C) The required minimum south side yard setback is 1.8 m.
The proposed south side yard setback is 1.17 m.
- 3. Chapter 10.80.40.70.(3), Zoning By-law No. 569-2013**
C) The required minimum north side yard setback is 1.8 m.
The proposed north side yard setback is 0 m.
- 4. Chapter 10.80.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 35 percent of the lot area: 97.69 m².
The proposed lot coverage is 39.7 percent of the lot area: 110.30 m².
- 5. Chapter 10.80.30.20.(1), Zoning By-law No. 569-2013**
B)(i) The required minimum lot frontage for a detached house is 12.0 m.
The proposed lot frontage is 7.37 m.
- 6. Chapter 10.80.30.10.(1), Zoning By-law No. 569-2013**
B) The required minimum lot area for a (semi-detached/fourplex/apartment building) situated on two lots is 550 m².
The proposed lot area is 277.71 m².
- 7. 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 1.5 m if it is no closer to a side lot line than the required side yard setback. The proposed platform encroaches 2.82 m into the required front yard setback and is 0 m closer to the side lot line than the required setback.

- 8. Chapter 10.10.40.40.(1), Zoning By-law No. 569-2013**
B) The permitted maximum floor space index is 0.75 times the area of the lot: 208.28 m².
The proposed floor space index is 0.92 times the area of the lot: 215.97 m².
- 9. Section 6A(2)a, Zoning By-law No. 7625**
The minimum required number of parking spaces is 3 spaces.
The proposed number of parking spaces is 2 spaces.
- 10. 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.
- 11. Section 18.2.4(b) / 18.3.4(b), Zoning By-law No. 7625**
The minimum required south side yard setback is 2.4 m.
The proposed south side yard setback is 1.17 m.
- 12. Section 18.2.4(b) / 18.3.4(b), Zoning By-law No. 7625**
The minimum required north side yard setback is 2.4 m.
The proposed north side yard setback is 0 m.
- 13. Section 18.2.4(a), Zoning By-law No. 7625**
The minimum required front yard setback is 7.5 m.
The proposed front yard setback is 7.07 m.
- 14. Section 18.2.3, Zoning By-law No. 7625**
The minimum required lot frontage is 22 m.
The proposed lot frontage is 7.37 m.
- 15. Section 18.2.2, Zoning By-law No. 7625**
The maximum permitted lot coverage is 35 % of the lot area.
The proposed lot coverage is 39.7 % of the lot area.
- 16. Section 18.2.1, Zoning By-law No. 7625**
The minimum required lot area is 835 m².
The proposed lot area is 277.71 m²
- 17. Section [6(9)(f), Zoning By-law No. 7625**
The permitted front yard porch encroachment is 2.1 m.
The proposed porch encroachment is 2.82 m.

4. 71 POYNTZ AVE

File Number:	B0098/16NY	Zoning	R4/RD[ZONING]
Owner(s):	RUTH VAILLANCOURT	Ward:	Willowdale (23)
Agent:	RIDGESTONE HOMES	Heritage:	Not Applicable
Property Address:	71 POYNTZ AVE	Community:	North York
Legal Description:	PLAN 1743 LOT 634 TO 635		

THE CONSENT REQUESTED:

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

RETAINED - PART 1

Part 1 has a lot frontage of 7.62m and a lot area is 255.48m². The lot will be redeveloped with a new detached residential dwelling.

CONVEYED - PART 2

Part 2 has a lot frontage of 7.62m and a lot area is 255.48m². The lot will be redeveloped with a new detached residential dwelling.

Applications B0098/16NY, A1146/16NY and A1147/16NY will be considered jointly.

THE COMMITTEE OF ADJUSTMENT & CONSENTS

The Committee of Adjustment has the authority to grant consent to sever land and for other related property transactions. To approve a consent request, the Committee of Adjustment must have considered the provisions of section 51(24) of *The Planning Act* and be satisfied that a plan of subdivision is not necessary.

The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

4A. 71 POYNTZ AVE PART 1

File Number:	A1146/16NY	Zoning	R4/RD[ZONING]
Owner(s):	RUTH VAILLANCOURT	Ward:	Willowdale (23)
Agent:	RIDGESTONE HOMES	Heritage:	Not Applicable
Property Address:	71 POYNTZ AVE – PART 1	Community:	North York
Legal Description:	PLAN 1743 LOT 634 TO 635		

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 10.0m² of the first floor must be within 4.0m of the front main wall.
The proposed foyer is 2.42m².
- 2. Chapter 10.20.30.10.(1), By-law No. 569-2013**
The minimum required lot area is 550m².
The proposed lot area is 255.48m².
- 3. Chapter 10.20.30.20.(1), By-law No. 569-2013**
The minimum required lot frontage is 15m.
The proposed lot frontage is 7.62m.
- 4. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 41.7% of the lot area.
- 5. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 0.56m.
- 6. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.2m.
- 7. Section 13.2.1, By-law No. 7625**
The minimum required lot frontage and lot width is 15m .
The proposed lot frontage and lot width is 7.62 m.
- 8. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 255.48m²
- 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 0.56m.
- 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 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 41.7% of the lot area.
- 12. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 17m.
- 13. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8m.
The proposed building height is 10.2m.
- 14. Section 6(24), By-law No. 7625**
The maximum projection of an unexcavated deck in the rear is 2.1m from the wall if it is greater than 1m above all points of the adjacent ground.
The proposed deck projects 2.44m and is 2.59m above the adjacent ground.

4B. 71 POYNTZ AVE PART2

File Number:	A1147/16NY	Zoning	R4/RD[ZONING]
Owner(s):	RUTH VAILLANCOURT	Ward:	Willowdale (23)
Agent:	RIDGESTONE HOMES	Heritage:	Not Applicable
Property Address:	71 POYNTZ AVE – PART 2	Community:	North York
Legal Description:	PLAN 1743 LOT 634 TO 635		

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 10.0m² of the first floor must be within 4.0m of the front main wall.
The proposed foyer is 2.42m².
- 2. Chapter 10.20.30.10.(1), By-law No. 569-2013**
The minimum required lot area is 550m².
The proposed lot area is 255.48m².
- 3. Chapter 10.20.30.20.(1), By-law No. 569-2013**
The minimum required lot frontage is 15m.
The proposed lot frontage is 7.62m.
- 4. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 38.9% of the lot area.
- 5. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.2m.
- 6. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 0.56m.
- 7. Section 13.2.1, By-law No. 7625**
The minimum required lot frontage and lot width is 15m .
The proposed lot frontage and lot width is 7.62m.
- 8. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 255.48m²
- 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 1.2m.

- 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 0.56m.
- 11. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 38.9% of the lot area.
- 12. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 17m.
- 13. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8m.
The proposed building height is 10.31m.
- 14. Section 6(24), By-law No. 7625**
The maximum projection of an unexcavated deck in the rear is 2.1m from the wall if it is greater than 1m above all points of the adjacent ground.
The proposed deck projects 2.44m and is 2.59m above the adjacent ground.

5. 64 AVONDALE AVE

File Number:	A0336/17NY	Zoning	R6
Owner(s):	MALCOLM EYLOTT EDITH EYLOTT	Ward:	Willowdale (23)
Agent:	ANTHONY GREENBERG	Heritage:	Not Applicable
Property Address:	64 AVONDALE AVE	Community:	North York
Legal Description:	PLAN 1967 LOT 1253 PT LOT 1252		

PURPOSE OF THE APPLICATION:

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

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

- Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30.00%.
The proposed lot coverage is 36.70%.
- Section 14-A(9), By-law No. 7625**
The maximum permitted length of a dwelling is 15.30m.
The proposed dwelling length is 19.50m.
- Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.00m
The proposed building height is 11.00m.
- Section 14-A(8), By-law No. 7625**
The maximum permitted number of storeys is two.
The proposed number of storeys is four.
- Section 14-A(10)(a), By-law No. 7625**
The maximum permitted area for a balcony, sundeck or porch is 3.80m².
The proposed front porch area is 6.20m².
- Section 14-A(10)(a), By-law No. 7625**
The maximum area for a balcony, sundeck or porch located at or above the second storey is 3.80m².
The proposed rear second floor balcony will have an area of 26.00m².
- Section 14-A(10)(a), By-law No. 7625**
The maximum area for a balcony, sundeck or porch located at or above the second storey is 3.80m².
The proposed rear third floor balcony will have an area of 14.10m².
- Section 14-A(10)(a), By-law No. 7625**
The maximum area for a balcony, sundeck or porch located at or above the second storey is 3.80m².
The proposed roof top balcony (green roof) will have an area of 44.13m².
- Section 6A(7)c, By-law No. 7625**
The elevation of the entrance of the garage shall be higher than the elevation of the street the lot abuts measured at its centreline directly across from the driveway leading to the parking space.
The centreline of the street across from the driveway appears to be 172.10.
The elevation of the garage is 172.05.

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

No more than a total of four separate balconies, sun decks or porches shall be permitted, one each at the front rear, and each side of the building.

Two balconies are proposed along the rear elevation, one balcony along the front elevation, and a roof top balcony (green roof) is proposed.

6. 36 ROLPH ROAD

File Number:	A0389/17NY	Zoning:	RD / R1B (ZR)
Owner(s):	WARREN DOUGLAS STEVENS	Ward:	Don Valley West (26)
Agent:	GLENN RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	36 ROLPH RD	Community:	East York
Legal Description:	PLAN 2880 LOT 272		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.6 times the area of the lot.
The proposed floor space index is 0.618 times the area of the lot.
- Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum 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 southeast side yard setback is 0.68 m.
- Chapter 10.5.40.71.(4), By-law No. 569-2013**
The minimum building setback for a side lot line for any addition or extension to the rear or the side of a lawfully existing building or structure on a lot with a lot frontage of 9.0 m to 12.2 m is 0.6 m.
The proposed minimum building said yard setback is 0.44 from the northwest lot line.
- Chapter 10.5.40.60.(8), By-law No. 569-2013**
Equipment may encroach into a required setback 0.6 m if it is no closer to a lot line than 0.3 m.
The proposed shutter is 0.15 m from the northwest side lot line.
- 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 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 35% of the lot area.
The proposed lot coverage is 35.3% of the lot area.
- Chapter 200.5.1.10(2), By-law No. 569-2013**
The required parking space must have a minimum dimension of 3.2 m in width and 5.6 m in length.
The proposed parking space is 2.64 m in width and 5.55 m in length.
- 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 0.618 times the lot area.

- 9. Section 6.3.3, By-law No. 1916**
The minimum required side yard setback is 0.9 m.
The proposed southeast side yard setback is 0.68 m.
- 10. Section 5.40, By-law No. 1916**
The minimum required parking space size is 5.6 m by 3.2 m.
The proposed parking space size is 5.55 m by 2.64 m.
- 11. Section 6.3.3, By-law No. 1916**
The maximum permitted lot coverage is 35.0 % of the lot area.
The proposed lot coverage is 36.2% of the lot area.
- 12. Section 6.9 , By-law No. 1916**
The parking space must be located behind the main front wall.
The proposed parking space is located in front of the main front wall.
- 13. Section 6.1.1(1), By-law No. 1916**
The minimum required northwest side yard setback is 0.45 m
The proposed northwest side yard setback is 0.44 m.

7. *176 DINNICK CRES*

File Number:	A0397/17NY	Zoning	RD / R1 (ZR)
Owner(s):	ROBERTA CARANO	Ward:	Don Valley West (25)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	176 DINNICK CRES	Community:	Toronto
Legal Description:	PLAN 1534 LOT 191		

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 10.5.40.10.(5), By-law No. 569-2013**
The required minimum first floor area within 4.0 m of the front main wall is 10 m².
The proposed first floor area within 4.0 m of the main wall is 0 m².
- 2. 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 10.11 m.
- 3. Chapter 10.20.40.10.(2)(a), By-law No. 569-2013**
The permitted maximum height of all front exterior main walls is 7.5 m
The proposed height of the front exterior main wall is 7.87 m.
- 4. 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 19.10 m.
- 5. Chapter 10.20.4.030.(1), By-law No. 569-2013**
The permitted maximum building depth for a detached house is 19.0 m.
The proposed building depth is 19.10 m.
- 6. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.35 times the area of the lot.
The proposed floor space index is 0.594 times the area of the lot.
- 7. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.5 m where the required minimum lot frontage is 15.0 m to less than 18.0 m .
The proposed west side yard setback is 1.24 m.
- 8. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.5 m where the required minimum lot frontage is 15.0 m to less than 18.0 m .
The proposed east side yard setback is 1.01 m.
- 9. Section 6(3) Part I 1, By-law No. 438-86**
The permitted maximum gross floor area is 0.35 times the area of the lot.
The proposed gross floor area is 0.594 times the area of the lot

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

The minimum side lot line setback is 7.5 m from the side lot line for the portion of the building exceeding 17.0 m in depth.

The proposed west side yard setback is 1.24 m.

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

The minimum side lot line setback is 7.5 m from the side lot line for the portion of the building exceeding 17.0 m in depth.

The proposed east side yard setback is 1.01 m.

8. **316 PARKVIEW AVE**

File Number:	A0360/17NY	Zoning	RD(f15.0; a550)(x5)/ R4 [ZZC]
Owner(s):	ALIREZA ZAMANIPOUR	Ward:	Willowdale (23)
Agent:	OPTIONS ARCHITECTS	Heritage:	Not Applicable
Property Address:	316 PARKVIEW AVE	Community:	North York
Legal Description:	PLAN 1790 LOT 820 PT LOT 821 PLAN 3194 LOT 89 PT LOT 90		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1) A, By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.00% of the lot area.
- 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 7.80m.
- 3. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length not including a permitted one-storey rear extension is 17.00m.
The proposed building length not including a permitted one-storey rear extension is 18.63m.
- 4. Chapter 10.20.40.20.(2) A, By-law No. 569-2013**
The maximum permitted building length is 19.00m provided the extension to the building is less than 5.00m in height and is one-storey.
The proposed building length including a one-storey rear extension is 20.60m and is 5.36m in height.
- 5. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.00m.
The proposed building depth is 20.60m.
- 6. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 6.51m.
The proposed front yard setback is 6.04m.
- 7. 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 1.22m.
- 8. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.52m.
- 9. Chapter 10.20.40.10.(3) A, By-law No. 569-2013**
The maximum permitted number of storeys is two.
The proposed number of storeys is three.

- 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 the rear deck is 35.85m².
- 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 porch is 4.95m².
- 12. Chapter 10.20.40.50.(1)A), By-law No. 569-2013**
The maximum permitted number of platforms at or above the second storey on the front/rear wall of a house is one.
The proposed number of platforms on the rear wall is two.
- 13. Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 7.50m +/- 1.00m.
The proposed front yard setback is 6.04m.
- 14. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.22m.
- 15. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.52m.
- 16. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.00% of the lot area.
- 17. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length not including a permitted one-storey rear extension is 16.80m.
The proposed building length not including a permitted one-storey rear extension is 18.63m.
- 18. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.66m.
- 19. Section 6(30)a, By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.70m.
- 20. Section 13.2.6, By-law No. 7625**
The maximum permitted number of storeys is two.
The proposed number of storeys is three.
- 21. Section 13.2.5A(3), By-law No. 7625**
The maximum permitted building length, including a permitted one-storey rear extension is 18.90m provided the extension to the building is less than 5.00m in height and is one-storey.
The proposed building length including a one-storey rear extension is 20.60m and is 6.04m in height.
- 22. Section 13.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.80m².
The proposed front porch is 4.95m².
- 23. Section 13.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.80m².
The proposed rear deck is 35.85m².

- 24. Section 6(9)(k), By-law No. 7625**
The maximum permitted projection of a balcony is 1.60m from the wall.
The rear deck projects 5.51m from the wall.
- 25. Section 6(9)(k), By-law No. 7625**
The maximum permitted projection of a balcony is 1.60m from the wall.
The front porch projects 1.82m from the wall.
- 26. Section 13.2.6A(b), By-law No. 7625**
The maximum number of balconies per side of a dwelling is one.
The proposed number of balconies on the rear wall of the dwelling is two

9. 396 PRINCESS AVE

File Number:	A0359/17NY	Zoning	R4/RD (f15.0; a550) (x5)[ZONING]
Owner(s):	AFKHAM POURMANAF	Ward:	Willowdale (23)
Agent:	OPTIONS ARCHITECTS	Heritage:	Not Applicable
Property Address:	396 PRINCESS AVE	Community:	North York
Legal Description:	PLAN 1609 LOT 112		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please be advised the subject property went before the Committee of Adjustment on June 22, 2017, DEFERRED SINE DIE, due to incorrect side yard setback.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.9% of the lot area.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 7.8m.
- 3. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The proposed east side yard setback is 1.22m
- 4. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The proposed west side yard setback is 1.52m.
- 5. Section 13.2.3(b), By-law No. 7625**
The required minimum side yard setback is 1.8m.
The proposed east side yard setback is 1.22m
- 6. Section 13.2.3(b), By-law No. 7625**
The required minimum side yard setback is 1.8m.
The proposed west side yard setback is 1.52m.
- 7. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.9% of the lot area.
- 8. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.49m.

- 9. Section 13.2.6, By-law No. 7625**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
- 10. Section 13.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.8m².
The proposed balcony area (porch) is 5.33m²
- 11. Section 13.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.8m².
The proposed balcony area (rear deck) is 26.06m².

10. 2 ROSEWELL AVE

File Number:	A0428/17NY	Zoning	R / R1S (ZR)
Owner(s):	RIXI ABRAHAMSOHN CHARLES WHARTON	Ward:	Eglinton-Lawrence (16)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	2 ROSEWELL AVE	Community:	Toronto
Legal Description:	PLAN 734 RANGE 2 PT LOT 17		

PURPOSE OF THE APPLICATION:

To constructed a new detached garage and one storey addition to the rear of the dwelling.

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

- 1. Chapter 10.10.40.40.(2), By-law No. 569-2013**
The permitted maximum floor space index for additions to the rear of a detached house erected before October 15, 1953 is 0.69 times the area of the lot.
The proposed floor space index is 73.6 times the area of the lot.
- 2. Chapter 10.5.50.10.(3), By-law No. 569-2013**
A lot with a residential building, other than an apartment building must have a minimum of 50% of the rear yard for soft landscaping.
The proposed rear yard landscaping area is 31.8%.
- 3. Chapter 10.10.60.20.(1), By-law No. 569-2013**
The required minimum side yard setback for a lot line abutting a street or lane is 1.0 m.
The proposed side yard setback is 0.30 m.
- 4. Section 6(3) Part VI 1(I), By-law No. 438-86**
The by-law allows additions to the rear of a detached house erected before October 15, 1953, provided the residential gross floor area of the building as enlarged does not exceed 0.69 times the area of the lot.
The proposed residential gross floor area is 73.6 times the area of the lot.

11. 102 BURNDALE AVE

File Number:	A0430/17NY	Zoning	RD / R4 (ZR)
Owner(s):	MICHAEL PETER DOIRON KATALIN DOIRON	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	102 BURNDALE AVE	Community:	North York
Legal Description:	PLAN M407 LOT 378		

PURPOSE OF THE APPLICATION:

Construction of a new 2 storey single family dwelling with integral garage. The existing dwelling will be demolished.

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10 m² of the first floor area must be within 4 m of the front wall.
There is 6.3 m² proposed within the 4 m of the front wall.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30.0% of the lot area.
The proposed lot coverage is 32.0% of the lot area.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m for 100% of the width of the wall.
The proposed height of the west side exterior main wall is 8.97 m.
- 4. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m for 100% of the width of the wall.
The proposed height of the east side exterior main wall is 8.66 m.
- 5. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
The proposed east side yard setback is 1.54 m.
- 6. Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 7.5 m plus or minus 1 m.
The proposed front yard setback is 5.3 m.
- 7. Section 13.2.3(b), By-law No. 7625**
The required minimum side yard setback is 1.8 m.
The proposed east side yard setback is 1.54 m.
- 8. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 32.0% of the lot area.
- 9. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.25 m.

12. 26 OLD COLONY ROAD

File Number:	A0432/17NY	Zoning	RD/R1 [BLD]
Owner(s):	HAO YANG	Ward:	Don Valley West (25)
Agent:	FOUR SEASONS SUNROOMS	Heritage:	Not Applicable
Property Address:	26 OLD COLONY RD	Community:	North York
Legal Description:	PLAN 6800 LOT 15		

PURPOSE OF THE APPLICATION:

To construct a new one-storey addition (sunroom) to the west portion of the existing dwelling.

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

- 1. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 3.00m.
The proposed west side yard setback is 1.34m.
- 2. Section 10.2.1(b), By-law No. 7625**
The minimum required side yard setback is 3.00m.
The proposed west side yard setback is 1.34m.

13. 90 GLENGARRY AVE

File Number:	A0433/17NY	Zoning	R(f7.5; d0.6)(x604)/ R2 Z0.6 [ZZC]
Owner(s):	BROCK WILLIAM JAMES LEESON ADRIENNE ANN ARCHER	Ward:	Eglinton-Lawrence (16)
Agent:	EURODALE DEVELOPMENT INC	Heritage:	Not Applicable
Property Address:	90 GLENGARRY AVE	Community:	Toronto
Legal Description:	PLAN 1645 PT LOT 677		

PURPOSE OF THE APPLICATION:

To construct a new two-storey rear addition on the existing structure.

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

- 1. Chapter 10.10.40.40.(1A), 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 0.624 times the area of the lot.
- 2. Chapter 200.15.10A), By-law No. 569-2013**
The minimum required number of accessible parking spaces is one.
The proposed number of accessible parking spaces is zero.
- 3. Section 6(3), By-law No. 438-86**
The maximum permitted residential gross floor area is 0.600 times the area of the lot.
The proposed residential gross floor area is 0.624 times the area of the lot.
- 4. Section 4(4), By-law No. 438-86**
The minimum required number of parking spaces is one.
The proposed number of parking spaces is zero.

14. 261 PATRICIA AVE

File Number:	A0434/17NY	Zoning	RD (f15.0; a550) (x5)/R4[ZONING]
Owner(s):	SAHAR AFSHAR	Ward:	Willowdale (23)
Agent:	ROOZBEH NOWROOZIPOUR	Heritage:	Not Applicable
Property Address:	261 PATRICIA AVE	Community:	North York
Legal Description:	PLAN 1880 LOT 205		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10m.
The proposed building height is 10.3m.
- 3. Chapter 10.20.40.10.(2), 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 height of the East side exterior main walls facing a side lot line is 8.01m.
- 4. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setbacks are 1.8m.
The proposed east side yard setback is 1.52m.
- 5. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setbacks are 1.8m.
The proposed west side yard setback is 1.52m.
- 6. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setbacks are 1.8m.
The proposed east side yard setback is 1.52m.
- 7. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setbacks are 1.8m.
The proposed west side yard setback is 1.52m.
- 8. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 9. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.11m.

15. 37 RIDLEY BLVD

File Number:	A0435/17NY	Zoning	R / R2 (ZR)
Owner(s):	TONGHUI WANG YAN LI	Ward:	Eglinton-Lawrence (16)
Agent:	MURAT OZGUR	Heritage:	Not Applicable
Property Address:	37 RIDLEY BLVD	Community:	Toronto
Legal Description:	PLAN E508 PT LOTS 26 & 27		

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:

- Chapter 10.5.40.10.(5), By-law No. 569-2013**
The required minimum area of the first floor within 4.0 m of the front wall is 10 m².
The proposed area of the first floor within 4.0 m of the front wall is 3.77 m².
- Chapter 10.10.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.
The proposed height of the side exterior main walls facing a side lot line is 8.73 m.
- Chapter 10.10.40.10.(6), By-law No. 569-2013**
The permitted maximum height of the first floor above established grade is 1.2 m.
The proposed height of the first floor above established grade is 1.45 m.
- Chapter 10.10.40.30.(1), By-law No. 569-2013**
The permitted maximum building depth for a dwelling is 17.0 m.
The proposed building depth is 19.08 m.
- Chapter 10.10.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.60 times the area of the lot.
The proposed floor space index is 0.65 times the area of the lot.
- Chapter 10.5.40.60.(7), By-law No. 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The proposed eaves project 0.25 m and are 0.22 m from the north lot line.
- Section 6(3) Part I 1, By-law No. 438-86**
The by-law limits the residential gross floor area in an area zoned R2 to 0.60 times the area of the lot.
The proposed residential gross floor area of the building is 0.65 times the area of the lot.
- Section 6(3), Part II 3.B(II), By-law No. 438-86**
The minimum side lot line setback of 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.
The proposed side lot line setback is 0.47 m on the north side lot line.
- Section 6(3), Part II 3.B(II), By-law No. 438-86**
The minimum side lot line setback of 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.
The proposed side lot line setback is 2.1 m on the south side lot line.

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

An uncovered platform which projects into the required setback is limited to a maximum height of 1.2 m above grade.

The proposed height of the front porch is 1.25 m above grade.

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

A roof over a first floor platform can project 2.5 m from the wall to which it is attached. The maximum permitted height above grade of the first floor platform is 1.2 m.

The proposed height of the first floor platform is 1.25 m.

16. 248 SUTHERLAND DRIVE

File Number:	A0436/17NY	Zoning	RM (d0.6) (x263)/ R2A [WAIVER]
Owner(s):	MAHDI TAEBI	Ward:	Don Valley West (26)
Agent:	ADSTRUCT LTD	Heritage:	Not Applicable
Property Address:	248 SUTHERLAND DR	Community:	East York
Legal Description:	PLAN 2120 LOT 289		

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 10.80.40.10.(2), By-law No. 569-2013**
The maximum permitted main wall height is 7.00m above established grade.
The proposed main wall height is 8.90m.
- 2. Chapter 10.80.40.10.(4), 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 grade is 1.68m.
- 3. Chapter 10.80.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.60 times the lot area.
The proposed floor space index is 0.70 times the lot area.
- 4. Chapter 900.6.10.(263), By-law No. 569-2013**
The minimum required side yard setback is 0.90m.
The proposed north side yard setback is 0.75m.
- 5. Section 6.4.3, By-law No. 1916**
The maximum permitted building height is 8.50m.
The proposed building height is 9.63m.
- 6. Section 6.4.3, By-law No. 1916**
The minimum required side yard setback is 0.90m.
The proposed north side yard setback is 0.75m.
- 7. Section 6.4.3, By-law No. 1916**
The maximum permitted floor space index is 0.60 times the lot area.
The proposed floor space index is 0.70 times the lot area.
- 8. Section 6.1.2, By-law No. 1916, amended By-law No. 829-2000**
In all R1 and R2 Residential Zones, garages located below finished grade are prohibited; the minimum required elevation of the garage entrance is 100.56.
The proposed garage is located below finished grade with an elevation of 100.37

17. 31 AIRDRIE ROAD

File Number:	A0437/17NY	Zoning	RD (f12.0; a370; d0.6)/R1B[ZONING]
Owner(s):	MARINA SAMIMI	Ward:	Don Valley West (26)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	31 AIRDRIE RD	Community:	East York
Legal Description:	PLAN 2880 PT LOT 23 PT LOT 24		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 35.0% of the lot area.
The proposed lot coverage is 37.1% of the lot area.
- 2. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.6 times the area of the lot.
The proposed floor space index is 0.685 times the area of the lot.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.2m.
The proposed West side yard setback is 0.90m
- 4. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.2m.
The proposed East side yard setback is 0.60m
- 5. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building or structure is 8.5m.
The proposed height of the building is 8.8m.
- 6. Section 6.3.3, By-law No. 1916**
The maximum permitted building length is 16.75m.
The proposed building length is 16.92m.
- 7. Section 6.3.3, By-law No. 1916**
The maximum permitted floor space index is 0.6 x the lot area.
The proposed floor space index is 0.685 x the lot area
- 8. Section 6.3.3, By-law No. 1916**
The maximum permitted lot coverage is 35.0% of the lot area.
The proposed lot coverage is 37.9% of the lot area.
- 9. Section 6.3.3, By-law No. 1916**
The minimum required side yard setback is 0.9m.
The proposed East side yard setback is 0.60m.

10. Section 6.3.3, By-law No. 1916

The maximum permitted building height is 8.5m.

The proposed building height is 8.68m.

18. 54 STANLEY GREENE BLVD, LOT 8

File Number:	A0438/17NY	Zoning	R6(24) [ZZC]
Owner(s):	DOWNSVIEW HOMES INC	Ward:	York West (08)
	DOWNSVIEW HOMES INC		
Agent:	Q4 ARCHITECTS	Heritage:	Not Applicable
Property Address:	54 STANLEY GREENE BLVD	Community:	North York
Legal Description:	PLAN 66M2520 LOT 8		

PURPOSE OF THE APPLICATION:

To permit a new two-storey dwelling with an attached two-car garage.

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

- 1. Exception Regulations, (d)(i), By-law No. 1632-2013**
The width of the door of an attached garage or detached garage, which is attached to the front of a dwelling and faces the street, shall not exceed 3.05m.
The proposed garage door width is 4.88m.
- 2. Exception Regulations, (v), By-law No. 1632-2013**
The maximum driveway width in the front and side yards shall not exceed 3.05m.
The proposed driveway is 5.14m.
- 3. Section 7.4A, By-law No. 7625**
The minimum required soft landscaping is 75.00%.
The proposed front yard soft landscaping is 74.30%.

THE COMMITTEE OF ADJUSTMENT & MINOR VARIANCES

19. 56 STANLEY GREENE BLVD, LOT 12

File Number:	A0439/17NY	Zoning	R6(24) [ZZC]
Owner(s):	DOWNSVIEW HOMES INC DOWNSVIEW HOMES INC	Ward:	York West (08)
Agent:	Q4 ARCHITECTS	Heritage:	Not Applicable
Property Address:	46 STANLEY GREENE BLVD	Community:	North York
Legal Description:	PLAN 66M2520 LOT 12		

PURPOSE OF THE APPLICATION:

To permit a new two-storey dwelling with an attached two-car garage.

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

- 1. Exception Regulations, (d)(i), By-law No. 1632-2013**
The width of the door of an attached garage or detached garage, which is attached to the front of a dwelling and faces the street, shall not exceed 3.05m.
The proposed garage door width is 4.88m.
- 2. Exception Regulations, (v), By-law No. 1632-2013**
The maximum driveway width in the front and side yards shall not exceed 3.05m.
The proposed driveway is 5.14m.

20. 56 STANLEY GREENE BLVD, LOT 26

File Number:	A0440/17NY	Zoning	R6(24) [ZZC]
Owner(s):	DOWNSVIEW HOMES INC DOWNSVIEW HOMES INC	Ward:	York West (08)
Agent:	Q4 ARCHITECTS	Heritage:	Not Applicable
Property Address:	18 STANLEY GREENE BLVD	Community:	North York
Legal Description:	PLAN 66M2520 LOT 26		

PURPOSE OF THE APPLICATION:

To permit a new two-storey dwelling.

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

1. Exception Regulations, (a), By-law No. 1632-2013

The minimum front yard setback shall be 5.00m except to the face of an attached garage in which case the minimum front yard setback to the face of the garage shall be 6.00m.

The proposed front yard setback is 3.77m.

21. 56 STANLEY GREENE BLVD, LOT 27

File Number:	A0441/17NY	Zoning	R6(24) [ZZC]
Owner(s):	DOWNSVIEW HOME INC DOWNSVIEW HOMES INC	Ward:	York West (08)
Agent:	Q4 ARCHITECTS	Heritage:	Not Applicable
Property Address:	14 STANLEY GREENE BLVD	Community:	North York
Legal Description:	PLAN 66M2520 LOT 27		

PURPOSE OF THE APPLICATION:

To permit a new two-storey dwelling.

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

- 1. Exception Regulations, (e), By-law No. 1632-2013**
The finished floor elevation of the front door sill shall not be greater than 0.90m above established grade.
The proposed finished floor elevation is 1.00m.
- 2. Section 6(24), By-law No. 7625**
The maximum permitted rear deck projection is 2.10m from the wall, a maximum height of 1.00m and is not to be more than half the width of the dwelling.
The proposed rear deck projects 2.40m from the rear wall and is 2.83m above ground level.
- 3. By-law No. 1632-2013**
The minimum required front yard setback is 5.00m.
The proposed front yard setback is 4.19m.

22. 638 GLENGROVE AVE

File Number:	A0442/17NY	Zoning	
Owner(s):	DAHLIA BALABAN HAYDN FRIED	Ward:	Eglinton-Lawrence (15)
Agent:	DREW LASLO ARCHITECT	Heritage:	Not Applicable
Property Address:	638 GLENGROVE AVE	Community:	
Legal Description:	PLAN 3687 LOT 29		

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 10.5.50.10.(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 70.77%.
- 2. 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 unit.
The entire building was not constructed more than 5 years prior to the proposed introduction of the second suite.
- 3. Section 7.4B, By-law No. 7625**
The required front yard soft landscaping is 75%.
The proposed front yard soft landscaping is 70.77%.
- 4. Section 14-A(9), By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.13 m.
- 5. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.3 m.
The proposed building length is 15.6 m.
- 6. 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 2.13 m.
- 7. Section 6.2(2)(l), By-law No. 7625**
One second suite is permitted in a detached dwelling provided the dwelling is a minimum of 5 years old.
The proposed dwelling is new.

23. 22 ROSLIN AVE

File Number:	A0444/17NY	Zoning	(R (f7.5; d0.6) (x993)/R2 Z0.6[ZONING])
Owner(s):	FIONA BRUCE MATTHEW TOMPKINSON	Ward:	Don Valley West (25)
Agent:	JASON FUNG ARCHITECT INC	Heritage:	Not Applicable
Property Address:	22 ROSLIN AVE	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 159		

PURPOSE OF THE APPLICATION:

To construct a three-storey rear and side addition to the existing two-storey dwelling including a one-storey front addition. The existing rear deck would be demolished.

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

- 1. Chapter 10.10.40.10.(7), By-law No. 569-2013**
Floor levels within an addition, extension or enlargement to the rear of a residential building may not be higher than the uppermost floor level in the existing building.
The proposed floor level will be higher than the existing uppermost floor level.
- 2. Chapter 10.10.40.40.(1), By-law No. 569-2013**
The permitted maximum Floor Space Index is 0.60 times the area of the lot
The proposed Floor Space Index is 0.78 times the area of the lot.
- 3. Chapter 10.10.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building or structure is 10m.
The proposed height of the building is 11.58m.
- 4. Chapter 10.10.40.10.(2)(B)(i), 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 11m.
- 5. Chapter 10.10.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 0.9m.
The proposed east side yard setback is 0.6m.
- 6. Chapter 200.5.10.1.(1), By-law No. 569-2013**
The required minimum number of parking space(s) is 1 space.
The proposed number of parking space is 0 spaces.
- 7. Chapter 200.5.1.10.(2), By-law No. 569-2013**
The minimum required parking space area is 3.2m x 5.6m.
The proposed parking space area is 2.3m x 4.0m.
- 8. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted Gross Floor Area is 0.60 times the area of the lot.
The proposed Gross Floor Area is 0.78 times the area of the lot.

- 9. Section 6(3) part II 8 D, By-law No. 438-86**
The by-law limits the projection of an uncovered platform into the required setbacks to a maximum of 2.5m from the front or rear wall.
The proposed uncovered platform projects 3.84m from the rear wall.
- 10. Section 6(3) Part II 3.C(I), By-law No. 438-86**
The by-law requires a semi-detached house, in an R2 district to have a side lot line setback of 0.45m, where the side wall contains no openings.
The proposed side lot line setback is 0m at the front addition.
- 11. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The by-law requires a detached house in a R2 district to have a minimum side lot line setback of 0.9m for that portion of the building not exceeding 17.0m in depth, where the side wall contains openings.
The proposed East side lot line setback is 0.60m.
- 12. Section 4(3), By-law No. 438-86**
The required minimum number of parking space(s) is 1 space.
The proposed number of parking space is 0 spaces.
- 13. Section 4(2), By-law No. 438-86**
The permitted maximum height of a building or structure is 10m.
The proposed height of the building is 11.88m.
- 14. Section 4(17)(a), By-law No. 438-86**
The minimum required parking space area is 3.2m x 5.6m.
The proposed parking space area is 2.3m x 4.0m.

24. 8 TADCASTER PLACE

File Number:	A0445/17NY	Zoning	RD / R4 (ZR)
Owner(s):	JOHN HARDAT DUBE NOURA DUBE	Ward:	Don Valley West (25)
Agent:	DREW LASZLO ARCHITECT INC	Heritage:	Not Applicable
Property Address:	8 TADCASTER PL	Community:	North York
Legal Description:	PLAN 4759 LOT 508		

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 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 25% of the lot area.
The proposed lot coverage is 30.96% of the lot area.
- 2. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 25% of the lot area.
The proposed lot coverage is 30.96% of the lot area.
- 3. Section 13.2.3c, By-law No. 7625**
The minimum required rear yard setback is 9.5 m.
The proposed rear yard setback is 9.25 m.

25. 4 LAILEY CRES

File Number:	A0446/17NY	Zoning	RD (f15.0; a550) (x5)/ R4 [ZZC]
Owner(s):	AGHDASOLSADAT SEYEDI SEYED ALIAKBAR BEHESHTISHIRAZI	Ward:	Willowdale (23)
Agent:	6IX DESIGN	Heritage:	Not Applicable
Property Address:	4 LAILEY CRES	Community:	North York
Legal Description:	PLAN 4854 LOT 3		

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 31.80% of the lot area.
- 2. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 8.10m.
The proposed front yard setback is 6.50m.
- 3. Chapter 10.20.40.70.(2)B, By-law No. 569-2013**
The minimum required rear yard setback is 9.90m,
The proposed rear yard setback is 8.05m.
- 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 1.20m.
- 5. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.20m.
- 6. Section 13.2.3c, By-law No. 7625**
The minimum required rear yard setback is 9.50m,
The proposed rear yard setback is 8.05m.
- 7. 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.
- 8. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.72m.
- 9. Section 6(30)a, By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.84m.

26. 182 JOHNSTON AVE

File Number:	A0459/17NY	Zoning	RD (f 15 ; a 550)(x 5)/R4[ZONING]
Owner(s):	SEYED MOSTAFA GHETMIRI	Ward:	Willowdale (23)
Agent:	6IX DESIGN	Heritage:	Not Applicable
Property Address:	182 JOHNSTON AVE	Community:	North York
Legal Description:	PLAN 1743 LOT 104 TO 105		

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 1.20.3(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.21m.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 34.6% of the lot area.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 8.64m.
- 4. 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 is 6m in height.
- 5. Section 13.2.3(b), By-law No. 7625**
The minimum required west side yard setback is 1.8m.
The proposed west side yard setback is 1.21m.
- 6. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 34.6% of the lot area.
- 7. Section 13.2.5A, By-law No. 7625**
The maximum building length of 16.58m may be extended by a rear one storey extension provided the extension is not greater than 2.1m, has a 3m side yard setback and has a height of 5m or less.
The proposed rear one storey extension is 5.89m in height.
- 8. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.3m.

27. **336 ST. GERMAIN AVE**

File Number:	A0447/17NY	Zoning	R (f7.5; d0.6) (x604)/R2 Z0.6[ZONING]
Owner(s):	DIMITRY SHLYONSKY	Ward:	Eglinton-Lawrence (16)
Agent:	CADAXX DESIGN	Heritage:	Not Applicable
Property Address:	336 ST GERMAIN AVE	Community:	Toronto
Legal Description:	PLAN 1627 PT LOT 69		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition and a third floor addition above to the existing two-storey dwelling. The existing two-storey rear addition would be demolished.

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

- 1. Chapter 10.10.40.40.(1), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.60 times the area of the lot.
The proposed Floor Space Index is 0.88 times the area of the lot.
- 2. Chapter 10.10.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 9.81m.
- 3. Chapter 10.5.40.60.(7), By-law No. 569-2013**
Roof eaves may project a maximum of 0.9m provided that they are no closer than 0.30m to a lot line.
The proposed West side eaves are 0m from the lot line.
- 4. Chapter 10.5.50.10.(3), By-law No. 569-2013**
The minimum required rear yard soft landscaping is 50%
The proposed rear yard soft landscaping area is 46%
- 5. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted Gross Floor Area is 0.60 times the area of the lot.
The proposed Gross Floor Area is 0.88 times the area of the lot.
- 6. Section 6(3) Part II 3(II), By-law No. 438-86**
The by-law requires that the proposed building be located no closer than 1.2m to the portion of the side wall of an adjacent building that contains openings.
The proposed building is located 1m from the adjacent building on the east side.
- 7. Section 4(2), By-law No. 438-86**
The maximum permitted building height is 10m.
The proposed building height is 10.18m.
- 8. Section 6(3) Part II 3.B(II), By-law No. 438-86**
A minimum side lot line setback of 0.9m for that portion of the building not exceeding 17.0m in depth, where the side wall contains openings.
The proposed East side lot line setback is 0.48m.
- 9. Section 6(3) Part II 3.A(I), By-law No. 438-86**
The by-law requires a building to have a minimum flanking street setback of 2.16m.
The proposed flanking street setback is 0.11m.

28. **138 BRAHMS**

File Number:	A0448/17NY	Zoning	RD / R4 (ZR)
Owner(s):	SI WAI CHING TSANG WAI-TSUN TSANG	Ward:	Willowdale (24)
Agent:	WAI-TSUN TSANG	Heritage:	Not Applicable
Property Address:	138 BRAHMS AVE	Community:	North York
Legal Description:	PLAN M1096 L 564 NRS		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10 m² of the first floor area must be within 4 m of the front wall.
There is 4.2 m² proposed within 4 m of the front wall.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 35.9% of the lot area.
- 3. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building or structure is 10 m.
The proposed height of the building is 10.24 m.
- 4. 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 19.98 m.
- 5. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The permitted maximum building depth for a detached house is 19.0 m.
The proposed building depth is 19.54 m.
- 6. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
The proposed north side yard setback is 1.25 m.
- 7. Section 13.2.3(b), By-law No. 7625**
The minimum required north side yard setback is 1.8 m.
The proposed north side yard setback is 1.25 m.
- 8. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 19.45 m.
- 9. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.25 m.

29. 29 LLOYDMINSTER CRES

File Number:	A0449/17NY	Zoning	RD(x5)/ R4 [PPR]
Owner(s):	WENYU LI	Ward:	Willowdale (24)
Agent:	S S ENGINEERING INC	Heritage:	Not Applicable
Property Address:	29 LLOYDMINSTER CRES	Community:	North York
Legal Description:	PLAN 4318 LOT 39 RP 64R10294 PART 2 PT LANE CLOSED		

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 6.00m.
The proposed driveway has a width of 8.74m.
- 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 part of the side exterior main walls facing a side lot line is 8.34m.
- 3. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 7.86m.
The proposed front yard setback is 7.50m.
- 4. Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs providing 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 2.74m wide.
- 5. 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 55.00%.
- 6. Chapter 10.5.80.40.(1), By-law No. 569-2013**
The maximum 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 7.92m.
- 7. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.70% of the lot area.
- 8. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The maximum permitted area of each platform at or above the second storey is 4.00m².
The proposed area of each platform at or above the second storey is 5.83m².
- 9. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.30m.

- 10. Section 13.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.80m².
The proposed balcony area is 5.83m².
- 11. Section 6A(5)a, By-law No. 7625**
The maximum permitted width of access for parking areas is 6.00m.
The proposed driveway access width is 8.74m.
- 12. Section 6(24), By-law No. 7625**
The maximum permitted projection of an unexcavated deck greater in height than 1.00m in the rear is 2.10m from the wall.
The proposed deck projects 3.96m.
- 13. Section 6(30)a, By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.67m.

30. 30 BRENDAN ROAD

File Number:	A0451/17NY	Zoning	RD / R1B (ZW)
Owner(s):	AFSOON MAHDAVIAN	Ward:	Don Valley West (26)
Agent:	MEMAR CONSULTANTS INC	Heritage:	Not Applicable
Property Address:	30 BRENDAN RD	Community:	East York
Legal Description:	PLAN 1042 PT LOT 518 TO 520PT		

PURPOSE OF THE APPLICATION:

To construct a new two 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.(1), By-law No. 569-2013**
The maximum permitted building height is 8.5 m.
The proposed building height is 8.89 m.
- 2. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.60 times the lot area.
The proposed floor space index is 0.68 times the lot area.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.20 m.
The proposed north side yard setback is 0.43 m.
- 4. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of the exterior front and side main walls is 7.0 m
The proposed height of the exterior front and side main walls is 8.25 m.
- 5. Chapter 10.5.50.10.(2)(B), By-law No. 569-2013**
A corner lot with a detached house must have a minimum of 75% of the required side yard landscaping for soft landscaping.
The proposed north side yard soft landscaping is 56.96%
- 6. Chapter 10.5.80.40.(3), By-law No. 569-2013**
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
The proposed vehicle access to a parking space is from the front lot line.
- 7. Section 7.3.3, By-law No. 6752**
The maximum permitted building height of a building is 8.5m
The proposed building height is 8.89 m.
- 8. Section 7.3.3, By-law No. 6752**
The maximum permitted floor space index is 0.60 times there lot area.
The proposed floor space index is 0.68 times the lots area.
- 9. Section 7.3.3, By-law No. 6752**
The minimum required side yard setback is 0.9 m.
The proposed north side yard setback is 0.43 m.
- 10. Section 5.6, By-law No. 6752**
The permitted maximum projection of a deck or canopies beyond a rear main wall is 2.5 m.
The proposed deck and canopy project beyond the rear main wall 3.35 m.

31. 121 DIVADALE DRIVE

File Number:	A0452/17NY	Zoning	RD (f9.0; a275; d0.45)/ R1A [ZZC]
Owner(s):	ZHEN YAN JIAO	Ward:	Don Valley West (26)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	121 DIVADALE DR	Community:	East York
Legal Description:	PLAN 1925 PT LOT 244 PT LOT 245		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 17.07m.
- 2. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.450 times the area of the lot.
The proposed floor space index is 0.641 times the area of the lot.
- 3. 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 0.69m.
- 4. 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 0.69m.
- 5. Chapter 10.5.50.10.(1), By-law No. 569-2013**
A minimum of 75.00% of the required front yard landscaping must be soft landscaping.
The proposed front yard soft landscaping area is 72.50%.
- 6. Chapter 10.5.100.1.(1), By-law No. 569-2013**
The maximum permitted width of the driveway is 3.51m.
The proposed driveway width is 4.60m.
- 7. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted height of a building is 8.50m.
The proposed height of the building is 8.80m.
- 8. Section 6.1.1(4), By-law No. 1916**
The minimum required front yard soft landscaping is 75.00%.
The proposed front yard soft landscaping is 72.50%.
- 9. Section 6.2.3, By-law No. 1916**
The maximum permitted building height is 8.50m.
The proposed building height is 8.80m.

- 10. Section 6.2.3, By-law No. 1916**
The maximum permitted building lengths is 16.75m.
The proposed building length is 17.07m.
- 11. Section 6.2.3, By-law No. 1916**
The maximum permitted floor space index is 0.450 times the lot area.
The proposed floor space index is 0.641 times the lot area.
- 12. Section 6.2.3, By-law No. 1916**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 35.60% of the lot area.
- 13. Section 6.2.3, By-law No. 1916**
The minimum required side yard setback is 0.90m.
The proposed east side yard setback is 0.69m.
- 14. Section 6.2.3, By-law No. 1916**
The minimum required side yard setback is 0.90m.
The proposed west side yard setback is 0.69m.
- 15. Section 6.1.3(1), By-law No. 1916**
The maximum permitted driveway width is 3.51m.
The proposed driveway width is 4.60m.

32. 143 AVONDALE AVE

File Number:	A0453/17NY	Zoning	RD/R6 [ZZC]
Owner(s):	REZA POURDJABBAR LILA POURDJABBAR	Ward:	Willowdale (23)
Agent:	FC ASSET MANAGERMENTS INC	Heritage:	Not Applicable
Property Address:	143 AVONDALE AVE	Community:	North York
Legal Description:	PLAN 1967 LOT 1336		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The existing and proposed lot coverage is 31.80% of the lot area.
- 2. Section 14-A(5)a, By-law No. 7625**
The minimum required front yard setback is 5.00m.
The existing and proposed front yard setback is 4.85m.
- 3. Section 14-A(5)c, By-law No. 7625**
The minimum required side yard setback is 1.20m.
The existing and proposed west side yard setback is 0.768m.
- 4. Section 14-A(5)c, By-law No. 7625**
The minimum required side yard setback is 1.20m.
The existing and proposed east side yard setback is 0.46m.
- 5. Section 6(24), By-law No. 7625**
The maximum permitted rear deck projection is 2.10m from the wall, a maximum height of 1.00m and is not to be more than half the width of the dwelling.
The proposed rear deck projects 3.22m from the rear wall, is exceeds 1.00m in height and is greater than half the width of the dwelling.

33. 67 CHERRYSTONE AVE

File Number:	A0454/17NY	Zoning	R4/RD (f15.0; a550)(x5)[ZONING]
Owner(s):	JUN AN BAOZHONG QIN	Ward:	Willowdale (24)
Agent:	ALEX BOROS	Heritage:	Not Applicable
Property Address:	67 CHERRYSTONE DR	Community:	North York
Legal Description:	PLAN M1396 LOT 353		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the existing rear deck.

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

- 1. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed deck is 1.32m from the side lot line.
- 2. Section 6(24)(d)(ii), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed deck is 1.32m from the side lot line.
- 3. Section 6(24)(c)(i)(ii), By-law No. 7625**
When 1.0m height is exceeded, the deck may not project more than 2.1m from the rear main wall, and be no wider than one-half the width of the dwelling's widest point.
The proposed height of the deck is 2.18m, the deck projects 3.66m from the rear main wall and is 62% of the width of the dwelling.

34. 879 A WILSON AVE

File Number:	A0456/17NY	Zoning	AV-MU (ZR)
Owner(s):	VITO NICOLA RACANELLI MICHAEL RACANELLI	Ward:	York Centre (09)
Agent:	CEM MUYAN	Heritage:	Not Applicable
Property Address:	879 A WILSON AVE	Community:	North York
Legal Description:	PLAN 3829 PT BLK D RP 64R14169 PARTS 3,4,5,8&11		

PURPOSE OF THE APPLICATION:

To bring into compliance an existing restaurant.

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

- 1. Section 45.7 (i), By-law No. 7625**
Parking shall not be located in the front yard.
The existing parking is located in the front yard.
- 2. Section 45.7 (vi), By-law No. 7625**
Parking shall be provided and maintained at the following rates: Restaurant - 1 space / 9.8 m². The total number of required spaces is 9.
The existing number of spaces is 1.

35. 4 ELMVIEW AVE

File Number:	A0457/17NY	Zoning	RD(fl5.0; a550)(x5)/ R4 [ZZC]
Owner(s):	MEI FANG HUANG	Ward:	Willowdale (23)
Agent:	ARK GROUP CONSTRUCTION	Heritage:	Not Applicable
Property Address:	4 ELMVIEW AVE	Community:	North York
Legal Description:	PLAN 3705 LOT 71		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.50.(2), By-law No. 569-2013**
A porch or balcony attached to or within 0.30m of a building must comply with the required minimum setback; 1.80m.
The proposed platform has a side yard setback of 1.50m.
- 2. Chapter 10.20.40.10.(2)B, By-law No. 569-2013**
The maximum permitted height of the exterior portion of 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 8.09m.
- 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 17.68m.
- 4. Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.50m.
- 5. Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.50m.
- 6. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.50m.
- 7. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.50m.
- 8. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 17.68m.
- 9. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.03m.

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

In the rear yard, unexcavated porches and decks attached to or detached from the main building shall be located no closer to the side lot lines than the minimum side yard setback; 1.80m.

The proposed deck is 1.50m from the side lot line.

36. 35 PLATEAU CRES

File Number:	A0458/17NY	Zoning	RD/R5 [ZZC]
Owner(s):	LAURA POLLARD WILLIAM WALLACE	Ward:	Don Valley East (34)
Agent:	CADAXX DESIGN	Heritage:	Not Applicable
Property Address:	35 PLATEAU CRES	Community:	North York
Legal Description:	PLAN 4566 LOT 591		

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing dwelling and attached garage. The applicant is also proposing a two-storey addition to the front and rear of the dwelling, in conjunction with 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.
The proposed height of the west side exterior main walls facing a side lot line is 8.128m for 38.87% of the width of the wall.
- 2. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 9.88m.
The proposed front yard setback is 6.52m.
- 3. 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 1.39m.
- 4. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.36m.
- 5. 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 31.80% of the lot area.
- 6. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the east side exterior main walls facing a side lot line is 8.128m for 38.87% of the width of the wall.
- 7. Section 14.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.39m.
- 8. Section 14.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.36m.

9. Section 14.2.4, By-law No. 7625

The maximum permitted lot coverage is 25.00% of the lot area.

The proposed lot coverage is 31.80% of the lot area.

37. 181 SANDRINGHAM DRIVE

File Number:	A0894/16NY	Zoning	RD/R6 [ZZC]
Owner(s):	KAREN SACKE	Ward:	York Centre (10)
Agent:	KAREN SACKE	Heritage:	Not Applicable
Property Address:	181 SANDRINGHAM DR	Community:	North York
Legal Description:	PLAN 2044 PT LOT 817 & 818		

PURPOSE OF THE APPLICATION:

To construct a new one-storey addition to the rear of the existing two-storey dwelling, in conjunction with a new rear deck. Please note, this application was previously deferred Wednesday, April 19, 2017, in order to allow the applicant an opportunity to revise their application.

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

- 1. Chapter 10.5.30.40., By-law No. 569-2013**
The maximum permitted lot coverage for a deck is 5.00% of the lot area.
The proposed lot coverage for the deck is 6.90% of the lot area.
- 2. Chapter 10.20.40.20.(2), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 18.78m.
- 3. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 37.00% of the lot area (including 1.90% for the deck).
- 4. Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 35.10% of the lot area.
- 5. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 18.78m.
- 6. Section 6(24)(a), By-law No. 7625**
The maximum permitted lot coverage for a deck is 5.00% of the lot area.
The proposed lot coverage for the deck is 6.90% of the lot area.
- 7. Section 6(9), By-law No. 7625**
The maximum permitted deck projection is 2.10m.
The proposed deck projects 4.88m.

38. *118 LAURENTIDE*

File Number:	A0055/17NY	Zoning	R2/RD(f21;a975)(x70) [ZR]
Owner(s):	SPYRIDOULA SALLY ISCHIROPOULOS IOANNIS JOHN ISCHIROPOULOS	Ward:	Don Valley East (34)
Agent:	IOANNIS JOHN ISCHIROPOULOS	Heritage:	Not Applicable
Property Address:	118 LAURENTIDE DR	Community:	North York
Legal Description:	PLAN 5112 LOT 7		

PURPOSE OF THE APPLICATION:

To construct a new second storey addition above the existing one-storey portion, a new two-storey addition at the rear and north side of the existing dwelling, and a front porch and rear balcony. Also proposed is a new cabana in the rear yard.

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

- 1. Chapter 900.3.10(70), By-law No. 569-2013**
The maximum lot coverage for ancillary buildings is 5.00% and the maximum total floor area for ancillary buildings is 100.00m².
The proposed ancillary building covers 8.80% of the lot area and is 138.1m².
- 2. Chapter 900.3.10(70), By-law No. 569-2013**
The minimum required side yard setback is 2.40m.
The proposed north side yard setback is 1.80m.
- 3. Chapter 10.5.100.1.(1)(C), By-law No. 569-2013**
For a detached house, a driveway that is located in or passes through the front yard may be a maximum of 6.00m wide.
The proposed driveway is 9.23m wide.
- 4. Section 11.2.4(b), By-law No. 7625**
The minimum required side yard setback is 2.40m.
The proposed north side yard setback is 1.80m.
- 5. Section 11.2.6, By-law No. 7625**
The maximum permitted building height is 9.50m.
The proposed building height is 11.85m.
- 6. Section 6A(5)(a)(ii), By-law No. 7625**
A driveway that is located in or passes through the front yard may be a maximum of 6.00m wide.
The proposed driveway is 9.23m wide.
- 7. 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 2.10m and no closer to the side lot line than the minimum side yard setback for the main building.
The proposed front porch projects 3.57m and is 1.80m from the side lot line.

8. Section 6(23)(a)(ii), By-law No. 7625

Accessory buildings shall not occupy more than 5.00% of the lot area or 93.00m².

The proposed cabana occupies 8.80% of the lot area and is 138.1m² including the covered porch.

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

Canopies shall be permitted to project into the minimum rear yard setback a distance of not more than 1.80m.

The proposed canopy projects 2.40m.

39. 940 SHEPPARD AVE WEST

File Number:	A0502/17NY	Zoning	RM3 [ZZC]
Owner(s):	NORTH YORK WOMEN'S SHELTER NORTH YORK WOMEN'S SHELTER	Ward:	York Centre (10)
Agent:	LGA ARCHITECTURAL PARTNERS	Heritage:	Not Applicable
Property Address:	940 SHEPPARD AVE W	Community:	North York
Legal Description:	PLAN 3103 PT LOT 3		

PURPOSE OF THE APPLICATION:

To construct a new four-storey building to facilitate in the creation of a new Women's Shelter Crisis Care Centre with ancillary service space.

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

- 1. By-law No. 28860**
The maximum permitted lot coverage is 20.00% of the lot area.
The proposed lot coverage is 35.00% of the lot area.
- 2. By-law No. 28860**
The minimum required front yard setback is 9.10m.
The proposed front yard setback is 6.93m.
- 3. Schedule (b), By-law No. 28860**
The minimum required side yard setback is 3.00m.
The proposed west side yard setback is 2.40m.
- 4. Schedule (b), By-law No. 28860**
The minimum required side yard setback is 8.00m.
The proposed east side yard setback is 2.40m.
- 5. Section 18.2.4(c)/18.3.4(c)**
The minimum required rear yard setback is 35.00m.
The proposed rear yard setback is 16.00m.
- 6. By-law No. 28860**
The maximum permitted building height is 11.00m.
The proposed building height is 14.10m.
- 7. By-law No. 28860**
A maximum of two (2) parking spaces can be located in the side yard.
The proposed has five (5) parking spaces in the side yard.
- 8. Section 2(g), By-law No. 28860**
The maximum number of storeys permitted is two (2).
The proposed number of storeys is four (4).
- 9. Section 2(d), By-law No. 28860**
The maximum permitted gross floor area is 580.00 m² and basement area of 290.00m².
The proposed gross floor area is 1,900.00m² and a basement area of 682.00m².

40. 81 GARTHDALE CRT

File Number:	A0245/17NY	Zoning	RM / RM5 (WAIVER)
Owner(s):	DEL-MAR INC	Ward:	York Centre (10)
Agent:	DAVID COLUSSI	Heritage:	Not Applicable
Property Address:	81 GARTHDALE CRT	Community:	North York
Legal Description:	PLAN 5186 N PT LOT 47 N PT LOT 46		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.80.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 35% of the lot area.
The proposed lot coverage is 44.28% of the lot area.
- 2. Chapter 10.80.40.70.(2), By-law No. 569-2013**
The required minimum rear yard setback is 9.76 m.
The proposed rear yard setback is 0.2 m.
- 3. Chapter 10.80.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback for a fourplex/ apartment building/ non-residential is 2.4 m.
The proposed side yard setback is 0.2 m.
- 4. Chapter 200.15.10, By-law No. 569-2013**
The required minimum number of accessible parking spaces is 12.
The proposed number of accessible parking spaces is 6.
- 5. Chapter 200.5.1.10.(12), By-law No. 569-2013**
The required minimum entrance and exit for a two-way driveway is 5.5 m.
The proposed vehicle entrance and exit is 5.26 m.
- 6. Section 20.2.2, By-law No. 7625**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 44.28% of the lot area.
- 7. Section 20.2.4 (c), By-law No. 7625**
The minimum required rear yard setback is 7.5 m.
The proposed rear yard setback is 0.2 m.
- 8. Section 20.2.4(b), By-law No. 7625**
The minimum required south side yard setback is 3.5 m
The proposed south side yard setback is 0.2 m.
- 9. Section 20.2.5, By-law No. 7625**
The maximum permitted gross floor area is 1000 m².
The proposed gross floor area is 1115 m².

- 10. Section 6A(2)a, By-law No. 7625**
The minimum required number of parking spaces is 13 and 4 visitor spaces.
The proposed number of parking spaces is 6.
- 11. Section 6A(5), By-law No. 7625**
The minimum access required for parking areas is 6 m.
The proposed access to parking is 5.26 m.
- 12. Section 6 (23)(i) , By-law No. 7625**
Accessory structures are not permitted in the front yard.
The existing property has an accessory structure in the front yard.

41. 100 DE VERE GARDEN

File Number:	A0306/17NY	Zoning	R3(19)/RD[ZONING]
Owner(s):	SHIMA JAVAHERI RAUL MAURICIO GOMEZ VILLARROEL	Ward:	Eglinton-Lawrence (16)
Agent:	CASTLE ROCK HOMES	Heritage:	Not Applicable
Property Address:	100 DE VERE GDNS	Community:	North York
Legal Description:	PLAN 2391 PT LOT 41		

PURPOSE OF THE APPLICATION:

To construct a two-storey dwelling. The existing dwelling would be demolished. Please be advised the subject property went before the Committee of Adjustment on June 21, 2017, DEFERRED SINE DIE, to deal with Planning & Building Staff comments.

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 for 100% of side wall width.
The proposed height of the (east) side exterior main walls facing a side lot line is 8.2m for 21.8% of side wall width.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m for 100% of side wall width.
The proposed height of the (west) side exterior main walls facing a side lot line is 8.2m for 12.2% of side wall width.
- 3. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 9.71m.
The proposed front yard setback is 8.00m.
- 4. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.52m.
- 5. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.09m.
- 6. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0m.
The proposed building length is 18.69m.
- 7. Chapter 10.20.40.10.(6), By-law No. 569-2013**
The maximum permitted finished first floor height is 1.2m.
The proposed finished first floor height is 1.5m.

- 8. Section 12.4(a), By-law No. 7625**
The minimum required north side yard setback is 1.61m.
The proposed west side yard setback is 1.52m.
- 9. Section 12.4(a), By-law No. 7625**
The minimum required side yard setback is 1.61m.
The proposed east side yard setback is 1.09m.
- 10. Section 6(9)(b), By-law No. 7625**
The required minimum exterior stairs encroachment is 2.1m and height 1.0m.
The proposed exterior stair encroachment is 2.44m and height 2.31m.
- 11. Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 18.69m.
- 12. Section 6(30)a, By-law No. 7625**
The maximum permitted finished first floor height is 1.5m.
The proposed finished first floor height is 2.17m.
- 13. Section 12.3, By-law No. 7625**
The minimum required lot area is 690m².
The proposed lot area is 559.17
- 14. Section 12.2, By-law No. 7625**
The minimum required lot frontage is 18m .
The proposed lot frontage is 13.08m².
- 15. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.56m.