

## COMMITTEE OF ADJUSTMENT ETOBICOKE- YORK PANEL

**Hearing Date:** Thursday August 10, 2017  
**Time:** 1:00 p.m. & 3:00 p.m.  
**Location:** York Council Chambers – 2700 Eglinton Ave W, York Civic Centre

### OPENING REMARKS:

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

### FILES TO BE CLOSED:

### FILES TO BE HEARD AT **1:00 PM**, OR SHORTLY THEREAFTER:

Item	File Number	Owner	Property	Community (Ward)
1	A0392/17EYK	KEELESDALE VENTURES INC.	2 BICKNELL AVE	York South-Weston (12)
2	A0452/17EYK	SCOTTY LA FRAMBOISE JOEL GRAHAM	20 GRAY AVE	York South-Weston (11)
3	A0504/17EYK	JOHN ICETON SAMUEL ICETON	143 HOPE ST	Davenport (17)
4	A0511/17EYK	NANCY GARCIA GUILLERMO GARCIA	22 GEARY AVE	Davenport (17)
5	A0542/17EYK	LYUBOV LAZAR	95 GRANDVILLE AVE	York South-Weston (11)
6	A0550/17EYK	BRANDON GRAHAM DONNELLY	95 MCKAY AVE	Davenport (17)

7	A0551/17EYK	J-TRC LTD	666 BERESFORD AVE	Parkdale-High Park (13)
8	A0553/17EYK	LIZ SAMAYOA RAFAEL EDUARDO MIDENCE	22 SPEARS ST	York South-Weston (11)
9	A0559/17EYK	1690248 ONTARIO INC FILIPE ALVES	80 HOLWOOD AVE	York South-Weston (12)
10	A0561/17EYK	MOHSEEN SIDAT SUFYAN SIDAT AREFA SIDAT	128 CAMERON AVE	York South-Weston (12)
11	A0563/17EYK	SHARDA VASUDEVA SUBHASH VASUDEVA	41 GARSIDE CRES	York South-Weston (12)
12	A0567/17EYK	MOHAMMAD HOSSEIN ALI AZIZI	131 BERESFORD AVE	Parkdale-High Park (13)
13	A0570/17EYK	ROSA GROCCIA	57 GREENBROOK DR	York South-Weston (12)
14	A0575/17EYK	FRANCESCO MANNO	67 EARLSDALE AVE	Davenport (17)
15	A0581/17EYK	CARRIE BISSOO ROBBIE BISNATH	18 BAYLISS AVE	York South-Weston (11)
16	A0589/17EYK	KULWANT GILL	1927 DAVENPORT RD	Davenport (17)
17	A0607/17EYK	OH BROTHER PROPERTIES LTD	436A ROGERS RD	York South-Weston (12)

**FILES TO BE HEARD AT 3:00 PM, OR SHORTLY THEREAFTER:**

Item	File Number	Owner	Property	Community (Ward)
18	A0591/17EYK	FERNANDA BARROS ANTONIO BARROS	92 PRIMROSE AVE	Davenport (17)
19	A0595/17EYK	MARY-LYNN CONSTANTIN ANDRE CONSTANTIN	102 QUEENS DR	York South-Weston (11)

20	A0597/17EYK	MARIA DI CARLO	23 CRISCOE ST	York South-Weston (11)
21	A0608/17EYK	ANISIA DALUZ CARLOS DALUZ	6 BATAVIA AVE	York South-Weston (11)
22	A0613/17EYK	PAULA BERTON PETER BERTON	52 GLENDONWYNNE RD	Parkdale-High Park (13)
23	A0622/17EYK	ROMAN BEKELE	45 WILLIAM ST	York South-Weston (11)
24A	B0033/17EYK	ANIBAL NUNES	1456 DAVENPORT RD (29 NUNES LANE)	Davenport (17)
24B	A0338/17EYK	ANIBAL NUNES	1456 DAVENPORT RD – PART 2	Davenport (17)
24C	A0339/17EYK	ANIBAL NUNES	1456 DAVENPORT RD – PART 1	Davenport (17)
25A	B0041/17EYK	FRANTON HOLDINGS INC.	53 TROWELL AVE	York South-Weston (12)
25B	A0460/17EYK	FRANTON HOLDINGS INC.	53 TROWELL AVE – PART 1	York South-Weston (12)
25C	A0473/17EYK	FRANTON HOLDINGS INC.	53 TROWELL AVE – PART 2	York South-Weston (12)

#### DEFERRED APPLICATIONS:

Item	File Number	Owner	Property	Community (Ward)
26	<b>DEFERRED</b> <b>from Apr 20/17</b> <b>A495/15EYK</b>	SHIMA MORADI MOHAMMAD MORADI	144-146 OAKDALE RD	York West (07)
27A	<b>DEFERRED</b> <b>from Dec 3/15</b> <b>B44/15EYK</b>	DAVIDE COCCARO JOSEPH COCCARO	31 FLINDON RD	York West (07)
27B	<b>DEFERRED</b>	DAVIDE COCCARO	31 FLINDON RD – PART 1	York West (07)

	<b>from Dec 3/15 A395/15EYK</b>	JOSEPH COCCARO		
27C	<b>DEFERRED from Dec 3/15 A396/15EYK</b>	DAVIDE COCCARO JOSEPH COCCARO	31 FLINDON RD – PART 2	York West (07)
28	<b>DEFERRED from Apr 20/17 A0115/17EYK</b>	LESLEY ANN PARKER	48 WALLER AVE	Parkdale-High Park (13)
29	<b>DEFERRED from Apr 20/17 A0229/17EYK</b>	NURI LIZVET ARROYO SEGOVIA LUIS ERNESTO PERI RODRIGUEZ	10 SENECA AVE	York South-Weston (11)
30	<b>DEFERRED from Jun 15/17 A0434/17EYK</b>	PEDRO MIGUEL F. LOPES ANDREA COELHO PEDRO HERNANI PIRES	380 CALEDONIA RD	Davenport (17)
31	<b>DEFERRED from Jun 15/17 B0009/17EYK</b>	1756392 ONTARIO LIMITED	203 OAKMOUNT RD	Parkdale-High Park (13)
32	<b>DEFERRED from Jun 15/17 A0090/17EYK</b>	1756392 ONTARIO LIMITED	200 KEELE ST	Parkdale-High Park (13)

**DELEGATED APPLICATIONS:**

Item	File Number	Owner	Property	Community (Ward)
33	B0034/17EYK	NABIL IN TRUST MARJI	8 CAMEO CRES	York South-Weston (11)

**OMB APPEAL AND ORDERS:  
NONE**

**1. A0392/17EYK**

File Number:	A0392/17EYK	Zoning	RM/CR & RM1/LCR (Waiver)
Owner(s):	KEELESDALE VENTURES INC.	Ward:	York South-Weston (12)
Agent:	ANTHONY GREENBERG	Heritage:	Not Applicable
Property Address:	<b>2 BICKNELL AVE</b>	Community:	
Legal Description:	TORONTO CON 3 FTB PT LOT 38 AND PLAN 2008 LOT 923 PT LOT 924 PLAN 2364 LOTS 21 TO 24 PT LOTS 20 25 TO 30		

**PURPOSE OF THE APPLICATION:**

To construct a 62-unit stacked townhouse development that will consist of 4 three-storey buildings.

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

- Section 5.(P)(iv), By-law 218-2016 and Schedule B, By-law 217-2016**  
The minimum required building setback from a lot line abutting the south lot line is 15 m.  
The proposed Building B will be located 7.42 m from the south lot line.
- Section 6(E), By-law 218-2016**  
The minimum required height of the first storey, measured from top of the first floor to the bottom of the second floor is 3.6 m.  
The proposed height of the first storey, measured from top of the first floor to the bottom of the second floor is 3.13 m.
- Section B, By-law 218-2016**  
The main entrance for a dwelling unit in an apartment building must have direct access to a street.  
Not all the proposed dwelling units will have direct access to a street.
- Section 2.n, By-law 217-2016**  
Each townhouse dwelling unit shall provide at least one pedestrian entrance with direct access to a public street.  
The proposed back-to-back stacked townhouses do not have access to a public street.
- Section 5(R), By-law 218-2016 and Section 2.o) & p), By-law 217-2016**  
A minimum of 71 on-site parking spaces are required for the site (62 parking spaces for dwelling units and 9 visitor parking spaces).  
A total of 68 on-site parking spaces will be provided.
- Section 5(G), By-law 218-2016**

(i) A minimum of 18% of the area of the lands must be landscaping and (ii) a minimum of 90% of the landscaping area required in (i) above, must be soft landscaping.

The proposed soft landscaped area will be 829 m<sup>2</sup> (58% of the total provided landscaped area).

**7. Section 6(l), By-law 218-2016**

(i) a minimum of 44% of the area of the lands must be landscaping; and (ii) a minimum of 55% of the landscaping area required in (i) above, must be soft landscaping.

The proposed soft landscaped area will be 337 m<sup>2</sup> (48% of the total provided landscaped area).

**8. Section 2.z), By-law 217-2016**

A minimum of 25% of the area of the lot must be landscaping and a minimum of 70% of the required landscaping must be soft landscaping.

The proposed soft landscaped area will be 819 m<sup>2</sup> (54% of the total landscaped area).

**9. Section 2.y), By-law 217-2016**

One loading spaces must be provided on the lot.

No loading spaces will be provided.



City Planning Division

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Committee of Adjustment  
Etobicoke York Panel  
2 Civic Centre Crt, 4<sup>th</sup>  
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**2. A0452/17EYK**

File Number:	A0452/17EYK	Zoning	RM & R2 (ZR)
Owner(s):	SCOTTY LA FRAMBOISE JOEL GRAHAM	Ward:	York South-Weston (11)
Agent:	KAVE ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	<b>20 GRAY AVE</b>	Community:	
Legal Description:	PLAN 1383 LOT 50		

**PURPOSE OF THE APPLICATION:**

To construct a one-storey rear addition, a second storey rear platform and a new front porch.

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

- Section 10.80.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of a platform at or above the second storey is 4 m<sup>2</sup>.  
The proposed second storey rear platform will have an area of 8.41 m<sup>2</sup>.
- Section 200.5.10.1.(1), By-law 569-2013 & Section 3.2.1D.1, By-law 1-83**  
A minimum of 2 parking spaces are required.  
No parking spaces will be provided for the two dwelling units.



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**3. A0504/17EYK**

File Number:	A0504/17EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):	SAMUEL ICETON JOHN ICETON	Ward:	Davenport (17)
Agent:	RE PLACEMENT DESIGN	Heritage:	Not Applicable
Property Address:	<b>143 HOPE ST</b>	Community:	
Legal Description:	PLAN 918 BLK H PT LOT 28		

**PURPOSE OF THE APPLICATION:**

To construct a two-storey rear addition and provide an additional dwelling unit.

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

**Section 10.10.40.40.(2)(A), By-law 569-2013 and Section 6(3) Part VI.1(I), By-law 438-86**

The maximum permitted floor space index is 0.69 times the area of the lot (153.85 m<sup>2</sup>).

**Section 10.10.40.40.(2)(A), By-law 569-2013**

The altered dwelling will have a floor space index of 0.86 times the area of the lot (193.02 m<sup>2</sup>).

**Section 6(3) Part VI.1(I), By-law 438-86**

The altered dwelling will have a floor space index of 1.29 times the area of the lot (289.53 m<sup>2</sup>).





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**4. A0511/17EYK**

File Number:	A0511/17EYK	Zoning	I2 D2 (ZR)
Owner(s):	NANCY GARCIA GUILLERMO GARCIA	Ward:	Davenport (17)
Agent:	RAW DESIGN	Heritage:	Not Applicable
Property Address:	<b>22 GEARY AVE</b>	Community:	
Legal Description:	PLAN M24 PT LOT 4		

**PURPOSE OF THE APPLICATION:**

To construct a new four-storey office building with retail (cafe) at grade.

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

- Section 9(1)(f)(b)(iv) and (vi), By-law 438-86**  
The proposed office and retail use are not permitted uses in an I2 D2 zone.
- Section 4(4)(b), By-law 438-86**  
A minimum of 14 parking spaces are required for the site.  
No parking spaces are proposed.



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**5. A0542/17EYK**

File Number:	A0542/17EYK	Zoning	RM & R2 (ZR)
Owner(s):	LYUBOV LAZAR	Ward:	York South-Weston (11)
Agent:	RIDGESTONE HOMES	Heritage:	Not Applicable
Property Address:	<b>95 GRANDVILLE AVE</b>	Community:	
Legal Description:	PLAN 1632 PT LOT 35		

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition above the existing dwelling, a two-storey rear addition and a new covered front porch.

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

**1. Section 8.3.(a), By-law 1-83**

The minimum required side yard setback is 0.5 m on one side and 1.2 m on the opposite side.

The altered dwelling will be located 0.62 m from the north side lot line and 0.63 m from the south side lot line.

**2. Section 10.5.40.60.(7), By-law 569-2013**

The minimum required side yard setback for eaves is 0.3 m.

The eaves of the altered dwelling will be located 0 m from the north and south side lot lines.

**6. A0550/17EYK**

File Number:	A0550/17EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):	BRANDON GRAHAM DONNELLY	Ward:	Davenport (17)
Agent:	GABRIEL FAIN ARCHITECTS	Heritage:	Not Applicable
Property Address:	<b>95 MACKAY AVE</b>	Community:	
Legal Description:	PLAN 1360 PT LOT 46		

**PURPOSE OF THE APPLICATION:**

To construct a second detached dwelling in the rear yard.

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

- Section 10.10.40.1.(2).(2), By-law 569-2013**  
The maximum permitted number of residential buildings on a lot in an R zone is 1.  
The proposed number of residential buildings on the lot will be 2.
- Section 6(3) Part IX.1.A, By-law 438-86**  
The proposed lot must be capable of being conveyed.  
The proposed lot requires severance consent from the Committee of Adjustment prior to receiving a Building Permit.
- Section 6(3) Part IX.1.B, By-law 438-86**  
Only one building may be erected on a lot that is capable of being conveyed.  
A total of two buildings will be erected on the lot.
- Section 4(11)(B), 438-86**  
A building may not be located behind any other building.  
The proposed building will be located to the rear of another building.
- Section 4(11)(C), 438-86**  
A building may not be located to the front of a residential building creating a condition of having a residential building to the rear of another building.  
The proposed building will be located in front of a residential building.
- Section 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (157.5 m<sup>2</sup>).  
The proposed dwelling will have a floor space index equal to 1.04 times the area of the lot (273 m<sup>2</sup>).
- Section 10.10.40.70.(4)(A), By-law 569-2013**

The minimum required side yard setback is 0.45 m

**Section 6(3) Part II.3.B(I), By-law 438-86**

The minimum required side yard setback is 0.45 m for a depth not exceeding 17 m where the side wall contains no openings.

**Section 10.10.40.70.(4)(A), By-law 569-2013 and Section 6(3) Part II.3.B(I), By-law 438-86**

The proposed dwelling will be located 0 m from both the east and west side lot lines.

**8. Section 10.10.40.70.(2), By-law 569-2013 and Section 6(3) Part II.4, By-law 438-86**

The minimum required rear yard setback is 7.5 m.

The proposed dwelling will be located 0.5 m from the rear lot line.

**9. Section 10.10.40.10.(2)(A)(i), By-law 569-2013**

The maximum permitted front exterior main wall height is 7 m.

The proposed dwelling will have a front exterior main wall height of 9.24 m.

**10. Section 200.5.1.10.(2)(A)(i), By-law 569-2013 and Section 2(1), By-law 438-86**

The minimum required width of a parking space is 3.2 m.

The proposed parking space will have a width of 2.94 m.

**11. Section 10.5.50.10.(3)(A), By-law 569-2013**

A minimum of 50% of the rear yard shall be maintained as soft landscaping (55.8 m<sup>2</sup>).

A total of 42.7% of the rear yard will be maintained as soft landscaping (47.6 m<sup>2</sup>).



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**7. A0551/17EYK**

File Number:	A0551/17EYK	Zoning	RM & R2 (ZR)
Owner(s):	J-TRC LTD	Ward:	Parkdale-High Park (13)
Agent:	J-TRC LTD	Heritage:	Not Applicable
Property Address:	<b>666 BERESFORD AVE</b>	Community:	
Legal Description:	PLAN 692 S PT LOT 34		

**PURPOSE OF THE APPLICATION:**

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

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

- Section 10.80.40.70.(3)(A), By-law 569-2013 & Section 8.3.(a), By-law 1-83**  
The minimum required side yard setback is 1.2 m.  
The altered dwelling will be located 0.72 m from the north side lot line and 0.7 m from the south side lot line.
- Section 10.80.40.20.(1), By-law 569-2013**  
The maximum permitted dwelling length is 17 m.  
The altered dwelling will have a length of 21.82 m.
- Section 10.80.40.30.(1), By-law 569-2013**  
The maximum permitted dwelling depth is 19 m.  
The altered dwelling will have a depth of 22.29 m.
- Section 150.10.40.1.(1), By-law 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 the secondary suite.  
The entire building was not constructed more than 5 years prior to the introduction of the secondary suite.

**8. A0553/17EYK**

File Number:	A0553/17EYK	Zoning	RM & R2 (ZR)
Owner(s):	LIZ SAMAYOA	Ward:	York South-Weston (11)
	RAFAEL EDUARDO MIDENCE		
Agent:	RAFAEL EDUARDO MIDENCE	Heritage:	Not Applicable
Property Address:	<b>22 SPEARS ST</b>	Community:	
Legal Description:	PLAN 1427 N PT LOT 8 S PT LOT 9		

**PURPOSE OF THE APPLICATION:**

To construct a one-storey front addition, a second storey cantilevered addition above the existing dwelling, and a covered patio at the rear.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.8 times the area of the lot (192 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.99 times the area of the lot (237.72 m<sup>2</sup>).
- Section 10.5.40.70.(1)(B), By-law 569-2013**  
The minimum required front yard setback is 6.11 m.  
The altered dwelling will be located 5.34 m from the front lot line.
- Section 8.3.(a), By-law 1-83**  
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other side.  
The altered dwelling will be located 0.37 m from the north side lot line and 1.24 m from the south side lot line.
- Section 5.10.40.70.(6), By-law 569-2013**  
A building or structure shall not be located within 10 m of a shoreline hazard limit or a stable top-of-bank identified by the Toronto and Region Conservation Authority.  
The altered dwelling will be located 7.47 m from that shoreline hazard limit or stable top-of-bank

**9. A0559/17EYK**

File Number:	A0559/17EYK	Zoning	RM & R2 (ZR)
Owner(s):	1690248 ONTARIO INC FILIPE ALVES	Ward:	York South-Weston (12)
Agent:	PAUL DA CUNHA ARCHITECT	Heritage:	Not Applicable
Property Address:	<b>80 HOLWOOD AVE</b>	Community:	
Legal Description:	PLAN 1612 E PT LOT 93		

**PURPOSE OF THE APPLICATION:**

To construct a new detached duplex with two rear parking pads.

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

- Section 10.5.40.70.(1)(B), By-law 569-2013**  
The minimum required front yard setback is 5.25 m.  
**Section 8.3.(b), By-law 1-83**  
The minimum required front yard setback is 4.25 m.  
**Section 10.5.40.70.(1)(B), By-law 569-2013 & Section 8.3.(b), By-law 1-83**  
The proposed duplex will be located 4.11 m from the front lot line.
- Section 10.80.40.70.(3)(C), By-law 569-2013**  
The minimum required side yard setback for a duplex is 1.8 m.  
The proposed duplex will be located 0.76 m from the east side lot line.
- Section 10.5.100.1.(1)(C), By-law 569-2013**  
The maximum permitted driveway width is 2.6 m.  
The proposed driveway will have a width of 5.83 m.
- Section 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% of the front yard, not covered by the permitted driveway, shall be maintained as soft landscaping.  
A total of 35% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping.



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**10. A0561/17EYK**

File Number:	A0561/17EYK	Zoning	RM & R2 (ZR)
Owner(s):	MOHSEEN SIDAT SUFYAN SIDAT AREFA SIDAT	Ward:	York South-Weston (12)
Agent:	DTECHLINE INTERNATIONAL	Heritage:	Not Applicable
Property Address:	<b>128 CAMERON AVE</b>	Community:	
Legal Description:	PLAN 1612 E PT LOT 30		

**PURPOSE OF THE APPLICATION:**

To construct a two-storey rear addition and a second storey addition above the existing dwelling.

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

- Section 10.80.40.70.(3)(A), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The altered dwelling will be located 0.16 m from the east side lot line.
- Section 10.5.80.10.(3), By-law 569-2013 and Section 8.3.2.3.B, By-law 1-83**  
A parking space shall not be located in a front yard or side yard abutting a street.  
The proposed parking space will be located in the front yard.
- Section 10.5.50.10.(1)(B), By-law 569-2013**  
A minimum of 50% of the front yard shall be maintained as landscaping (10.7 m<sup>2</sup>).  
A total of 8.1% of the front yard will be maintained as landscaping (5.7 m<sup>2</sup>).
- Section 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% of the required front yard landscaping shall be maintained as soft landscaping (13.1 m<sup>2</sup>).  
A total of 15.3% of the required front yard landscaping will be maintained as soft landscaping (10.7 m<sup>2</sup>).





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**11. A0563/17EYK**

File Number:	A0563/17EYK	Zoning	RD (Waiver)
Owner(s):	SHARDA VASUDEVA SUBHASH VASUDEVA	Ward:	York South-Weston (12)
Agent:	DESMOND ROYCHAUDHURI DESMOND ROYCHAUDHURI	Heritage:	Not Applicable
Property Address:	<b>41 GARSIDE CRES</b>	Community:	
Legal Description:	PLAN 4398 LOT 66		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1), By-law 569-2013**  
The maximum permitted lot coverage is 30% of the lot area (167.22 m<sup>2</sup>).  
The proposed dwelling will have a lot coverage of 38.01% of the lot are (211.88 m<sup>2</sup>).
- Section 10.20.40.70.(3), By-law 569-2013 & Section 13.2.2(b), By-law 7625**  
The minimum required side yard setback is 1.8 m.  
The proposed dwelling will be located 1.52 m from the east and west side lot lines.
- Section 10.20.40.70.(2), By-law 569-2013**  
The minimum required rear yard setback is 9.14 m.  
The proposed dwelling will be located 7.64 m from the rear lot line.
- Section 6(30)a, By-law 7625**  
The maximum permitted first floor height is 1.5 m.  
The first floor height of the proposed dwelling will be 2.15 m.

**12. A0567/17EYK**

File Number:	A0567/17EYK	Zoning	R & R1S (ZR)
Owner(s):	MOHAMMAD HOSSEIN ALI AZIZI	Ward:	Parkdale-High Park (13)
Agent:	MOHAMMAD HOSSEIN ALI AZIZI	Heritage:	Not Applicable
Property Address:	<b>131 BERESFORD AVE</b>	Community:	
Legal Description:	PLAN 551 BLK J LOT 36		

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition above the existing dwelling and a two-storey rear addition.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted floor space index is 0.6 times the area of the lot (131.7 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.89 times the area of the lot (195.1 m<sup>2</sup>).
- Section 10.10.40.70.(3)(A)(i), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The proposed second floor will be located 0.69 m from the south side lot line.
- Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side yard setback is 0.9 m, for the portion of the building not exceeding 17 m in depth.  
The portion of the altered dwelling not exceeding 17 m in depth will be located 0.31 m from the north side lot line and 0.69 m from the south side lot line.
- Section 10.10.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 9 m.  
The altered dwelling will have a height of 9.75 m.
- Section 200.5.10.1.(1), By-law 569-2013 and Section 4(4)(c)(i), By-law 438-86**  
A total of 1 parking space is required.  
No legal parking spaces will be provided.

**13. A0570/17EYK**

File Number:	A0570/17EYK	Zoning	RD & R1 (ZR)
Owner(s):	ROSA GROCCIA	Ward:	York South-Weston (12)
Agent:	SHERMAN BROWN	Heritage:	Not Applicable
Property Address:	<b>57 GREENBROOK DR</b>	Community:	
Legal Description:	PLAN 3960 PT LOT 107 W 75FT 13/4IN ON L 107		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.4 times the lot area (294 m<sup>2</sup>).  
The proposed dwelling will have a floor space index of 0.97 times the lot area (712.69 m<sup>2</sup>).
- Section 10.5.40.70.(1)(B), By-law 569-2013 & Section 7.(3)(f), By-law 1-83**  
The minimum required front yard setback is 14.25 m.  
**Section 7.(3)(c), By-law 3627-97**  
The minimum required front yard setback is 13.25 m.  
**Section 10.5.40.70.(1)(B), By-law 569-2013, Section 7.(3)(f), By-law 1-83 & Section 7.(3)(c), By-law 3627-97**  
The proposed dwelling will be located 11.3 m from the front lot line.
- Section 5.10.40.70.(6), By-law 569-2013**  
A building or structure shall not be located within 10 m of a shoreline hazard limit or a stable top-of-bank identified by the Toronto and Region Conservation Authority.  
The proposed dwelling will be located 3 m from that stable top-of-bank.
- Section 10.20.40.10.(6), By-law 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2 m.  
The first floor height of the proposed dwelling will be 1.65 m above established grade.

**14. A0575/17EYK**

File Number:	A0575/17EYK	Zoning	RM & R2 (ZR)
Owner(s):	FRANCESCO MANNO	Ward:	Davenport (17)
Agent:	CADAXX DESIGN LTD	Heritage:	Not Applicable
Property Address:	<b>67 EARLSDALE AVE</b>	Community:	
Legal Description:	PLAN 1777 LOT 10		

**PURPOSE OF THE APPLICATION:**

To construct a two-storey rear addition and a second storey addition above the existing dwelling.

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

- Section 10.20.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 5.7 m.  
The altered dwelling will be located 4.03 m from the front lot line.
- Section 10.20.40.70.(3)(C), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The altered dwelling will be located 0.33 m from the west side lot line and 1.1 m from the east side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**  
The minimum required side yard setback for the eaves is 0.3 m.  
The eaves of the altered dwelling will be located 0.15 m from the west side lot line.
- Section 3.3.1.(a), By-law 1-83**  
Open or lattice-enclosed iron fire escapes or other unenclosed stairways may project into side and rear yards a maximum distance of 1.2 m, but in no case shall any intrusion interfere with the use of a driveway required for access to a garage or parking area.  
The existing front stairs encroach into the front yard from the ground to the basement floor.
- Section 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (19.8 m<sup>2</sup>).  
A total of 21.6% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (5.7 m<sup>2</sup>).
- Section 150.10.40.1.(1), By-law 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 the secondary suite.  
The altered dwelling will not be constructed more than 5 years prior to the introduction of the secondary suite.



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**15. A0581/17EYK**

File Number:	A0581/17EYK	Zoning	RM & R2 (ZR)
Owner(s):	CARRIE BISSOO ROBBIE BISNATH	Ward:	York South-Weston (11)
Agent:	NATALIA ANNIEVA	Heritage:	Not Applicable
Property Address:	<b>18 BAYLISS AVE</b>	Community:	
Legal Description:	PLAN 1513 N PT LOT 17		

**PURPOSE OF THE APPLICATION:**

To construct a rear two-storey addition, a rear deck, and a rear second storey balcony.

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

- Section 8.3.(a), By-law 1-83**  
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the opposite side.  
The altered dwelling will have a side yard setback of 1.04 m from north side lot line and 1.05 m from the south side lot line.
- Section 10.80.40.20.(1), By-law 569-2013**  
The maximum permitted dwelling length is 17 m.  
The altered dwelling will have a depth of 18.17 m.
- Section 10.80.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of a platform at or above the second storey is 4 m<sup>2</sup>.  
The proposed platform at the second storey will have an area of 4.18 m<sup>2</sup>.



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**16. A0589/17EYK**

File Number:	A0589/17EYK	Zoning	R (ZR)
Owner(s):	KULWANT GILL	Ward:	Davenport (17)
Agent:	BUILDING PERMIT CONSULTANTS	Heritage:	Not Applicable
Property Address:	<b>1927 DAVENPORT RD</b>	Community:	
Legal Description:	PLAN 1649 PT LOTS 5 & 6		

**PURPOSE OF THE APPLICATION:**

To convert the use of the building to allow an eating establishment and personal service shop.

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

**Section 10.10.20.10.(1), By-law 569-2013**

The proposed uses, eating establishment and personal service shop, are not permitted uses in an R Zone.



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**17. A0607/17EYK**

File Number:	A0607/17EYK	Zoning	CR & LCR (ZR)
Owner(s):	OH BROTHER PROPERTIES LTD	Ward:	York South-Weston (12)
Agent:	FIRST UNION	Heritage:	Not Applicable
Property Address:	<b>436 A ROGERS RD</b>	Community:	
Legal Description:	PLAN 1813 PT LOTS 106 TO 108		

**PURPOSE OF THE APPLICATION:**

To convert part of the building from an existing retail store into a (licensed) restaurant.

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

**Section 3.2.1.D.12, By-law 1-83**

A total of 4 additional parking spaces are required for the converted unit (licensed restaurant).  
The existing parking spaces will be maintained and 0 additional parking spaces are proposed for the licensed restaurant.



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**18. A0591/17EYK**

File Number:	A0591/17EYK	Zoning	R (ZR)
Owner(s):	FERNANDA BARROS ANTONIO BARROS	Ward:	Davenport (17)
Agent:	TONY HENRIQUES	Heritage:	Not Applicable
Property Address:	<b>92 PRIMROSE AVE</b>	Community:	
Legal Description:	PLAN M58 BLK D PT LOTS 47&48		

**PURPOSE OF THE APPLICATION:**

To construct a new detached garage in the rear yard.

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

- Section 10.5.60.50.(2)(B), By-law 569-2013**  
The maximum permitted gross floor area of an ancillary building is 40 m<sup>2</sup>.  
The proposed detached garage will have a gross floor area of 45.63 m<sup>2</sup>.
- Section 10.5.50.10.(3)(A), By-law 569-2013**  
A minimum of 50% of the rear yard shall be maintained as soft landscaping (83.52 m<sup>2</sup>).  
A total of 35.76% of the rear yard will be maintained as soft landscaping (59.73 m<sup>2</sup>).





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**19. A0595/17EYK**

File Number:	A0595/17EYK	Zoning	RD (ZR)
Owner(s):	MARY-LYNN CONSTANTIN ANDRE CONSTANTIN	Ward:	York South-Weston (11)
Agent:	ANDRE CONSTANTIN	Heritage:	Not Applicable
Property Address:	<b>102 QUEENS DR</b>	Community:	
Legal Description:	PLAN M140 LOT 145 PT LOT 146		

**PURPOSE OF THE APPLICATION:**

To construct a one-storey rear/east side addition and a new rear deck.

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

**Section 10.5.60.30.(1), By-law 569-2013**

The minimum required setback for an ancillary building or structure from a residential building on the same lot is 1.8 m.

The proposed rear/east side addition will be located 1.22 m from the existing detached garage.



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**20. A0597/17EYK**

File Number:	A0597/17EYK	Zoning	RM & R2 (ZR)
Owner(s):	MARIA DI CARLO	Ward:	York South-Weston (11)
Agent:	PETER TREEN	Heritage:	Not Applicable
Property Address:	<b>23 CRISCOE ST</b>	Community:	
Legal Description:	PLAN 2321 S PT LOT 14 N PT LOT 15		

**PURPOSE OF THE APPLICATION:**

To construct a one-storey rear addition.

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

- Section 10.80.40.70.(3)(A), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The altered dwelling will be located 1.01 m from the south side lot line.
- Section 200.5.1.10.(2), By-law 569-2013 and Section 1.(1), By-law 496-2007**  
The minimum required width of a parking space is 2.9 m.  
The proposed parking space will be 2.74 m.
- Section 8.3.2.1.F.(d)(1), By-law 1-83**  
No vehicle shall be parked closer than 0.9 m to any ground floor window.  
The proposed parking space will be located 0.14 m from the ground floor window.



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**21. A0608/17EYK**

File Number:	A0608/17EYK	Zoning	RM (ZR)
Owner(s):	ANISIA DALUZ CARLOS DALUZ	Ward:	York South-Weston (11)
Agent:	EKP DESIGNS INC	Heritage:	Not Applicable
Property Address:	<b>6 BATAVIA AVE</b>	Community:	
Legal Description:	PLAN 648 BLK B S PT LOT 16		

**PURPOSE OF THE APPLICATION:**

To construct a detached garage in the rear yard.

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

**Section 10.5.60.70.(1), By-law 569-2013**

The maximum permitted lot coverage for an ancillary building is 10% of the lot area.

The ancillary building (garage) will cover 18.25% of the lot area.



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**22. A0613/17EYK**

File Number:	A0613/17EYK	Zoning	R & R2 Z0.6 (ZR)
Owner(s):	PAULA BERTON PETER BERTON	Ward:	Parkdale-High Park (13)
Agent:	PETER BERTON	Heritage:	Not Applicable
Property Address:	<b>52 GLENDONWYNNE RD</b>	Community:	
Legal Description:	PLAN 135M PT LOTS 230 & 231		

**PURPOSE OF THE APPLICATION:**

To enclose a portion of the existing front porch that will include new front stairs and to construct a new front bay window.

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

- Section 10.10.40.70.(1), By-law 569-2013 and Section 6(3) Part II 2(II), By-law 438-86**  
The minimum required front yard setback is 5.3 m.  
The altered dwelling will be located 4.8 m from the front lot line.
- Section 10.10.40.70.(3)(A)(i), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
**Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side yard setback is 0.9 m for that portion of the building not exceeding 17 m in depth, where the side wall contains openings.  
**Section 10.10.40.70.(3)(A)(i), By-law 569-2013 and Section 6(3) Part II 3.B(II), By-law 438-86**  
The altered dwelling will be located 0.6 m from the north side lot line.
- Section 10.5.40.60.(3)(A)(ii), By-law 569-2013**  
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2 m.  
The proposed front stairs will have a width of 2.5 m.



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**23. A0622/17EYK**

File Number:	A0622/17EYK	Zoning	RD & R1 (ZR)
Owner(s):	ROMAN BEKELE	Ward:	York South-Weston (11)
Agent:	MILISAV SMILJANIC	Heritage:	Not Applicable
Property Address:	<b>45 WILLIAM ST</b>	Community:	
Legal Description:	PLAN M472 LOT 23		

**PURPOSE OF THE APPLICATION:**

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

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

- Section 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.4 times the area of the lot (111.48 m<sup>2</sup>).  
The altered dwelling will a floor space index equal to 0.48 times the area of the lot (133.78 m<sup>2</sup>).
- Section 7.(3)(g), By-law 1-83**  
The minimum required side yard setback is 1.2 m.  
The altered dwelling will be located 0.32 m from the west side lot line.



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**24A.**

**B0033/17EYK**

File Number:	B0033/17EYK	Zoning	R & R2 (ZR)
Owner(s):	ANIBAL NUNES	Ward:	Davenport (17)
Agent:	V ROSA DESIGNS LTD	Heritage:	Not Applicable
Property Address:	<b>1456 DAVENPORT RD (29 NUNES LANE)</b>	Community:	
Legal Description:	PLAN 1297 PT LOT 10		

**THE CONSENT REQUESTED:**

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

**Retained - Part 1**

**Address to be assigned**

The lot frontage is 5.23 m on Nunes Lane and the lot area is 138.5 m<sup>2</sup>. The existing semi-detached dwelling will be maintained, requiring variances to the Zoning By-law, as outlined in Application A0339/17EYK.

**Conveyed - Part 2**

**Address to be assigned**

The lot frontage is 5.3 m on Davenport Road and the lot area is 132.8 m<sup>2</sup>. The vacant lands will be developed as a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0338/17EYK.

**File numbers B0033/17EYK, A0338/17EYK and A0339/17EYK will be considered jointly.**



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**24B. A0338/17EYK**

File Number:	A0338/17EYK	Zoning	R & R2 (ZR)
Owner(s):	ANIBAL NUNES	Ward:	Davenport (17)
Agent:	V ROSA DESIGNS LTD	Heritage:	Not Applicable
Property Address:	<b>1456 DAVENPORT RD - PART 2</b>	Community:	
Legal Description:	PLAN 1297 PT LOT 10		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.10.30.20.(1)(B), By-law 569-2013 & Section 6(3) Part VII 1(II), By-law 438-86**  
The minimum required lot frontage is 6 m.  
The lot frontage is 5.3 m.
- Section 10.10.30.10.(1)(A), By-law 569-2013**  
The minimum required lot area is 180 m<sup>2</sup>.  
The lot area will be 132.75 m<sup>2</sup>.
- Section 10.10.40.40.(1)(A), By-law 569-2013 & Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted floor space index is 1 times the lot area (132.75 m<sup>2</sup>).  
The proposed dwelling will have a floor space index of 1.2 times the lot area (160.38 m<sup>2</sup>).
- Section 10.10.40.70.(4)(A), By-law 569-2013**  
The minimum required side yard setback is 0.45 m.  
**Section 6(3) Part II 3.B(1), By-law 438-86**  
The minimum required side yard setback is 0.45 metres for a depth not exceeding 17.0 metres where the side walls contain no openings.  
**Section 10.10.40.70.(4)(A), By-law 569-2013 & Section 6(3) Part II 3.B(1), By-law 438-86**  
The proposed dwelling will be located 0.41 m from the east side lot line.
- Section 6(3) Part II 3(II), By-law 438-86**  
The minimum required side yard setback to the portion of the side wall of an adjacent building that contains openings is 1.2 m.  
The proposed dwelling will be located 0.83 m from an adjacent building to the east (1450 Davenport Road)
- Section 10.10.40.10.(6), By-law 569-2013**

The maximum permitted height of the first floor is 1.2 m above established grade.  
The proposed dwelling will have a first floor height of 2.29 m above established grade.

**7. Section 10.10.40.10.(2)(B)(ii), By-law 569-2013**

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The proposed dwelling will have a side exterior main wall height of 7.75 m facing a side lot line.

**8. Section 200.5.1.10.(2)(A)(i), By-law 569-2013 & Section 4(17), By-law 438-86**

The minimum required parking space width is 3.2 m.  
The proposed parking space within the proposed garage will have a width of 2.53 m.

**9. Section 10.10.80.40.(1), By-law 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 lot has a frontage of 5.3 m. The proposed vehicle entrance through the main wall of the building is not permitted.

**10. Section 10.5.80.40.(2), By-law 569-2013**

The elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street (129.31).  
The proposed vehicle entrance in a main wall of the principal building is lower than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street (128.59).

**11. Section 6(3) Part IV 3(I), By-law 438-86**

An integral garage is not permitted where access to the garage is located in a wall facing the front lot line.  
The proposed integral garage is located in a wall facing a front lot line.

**12. Section 6(3) Part IV 3(II), By-law 438-86**

An integral garage is not permitted in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line.  
The proposed integral garage will be located below grade.

**13. Section 6(3) Part III 3(B), By-law 438-86**

A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (5.33 m<sup>2</sup>).  
A total of 39.44% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (2.8 m<sup>2</sup>).

**File numbers B0033/17EYK, A0338/17EYK and A0339/17EYK will be considered jointly.**





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**24C.**

**A0339/17EYK**

File Number:	A0339/17EYK	Zoning	R & R2 (ZR)
Owner(s):	ANIBAL NUNES	Ward:	Davenport (17)
Agent:	V ROSA DESIGNS LTD	Heritage:	Not Applicable
Property Address:	<b>1456 DAVENPORT RD - PART 1</b>	Community:	
Legal Description:	PLAN 1297 PT LOT 10		

**PURPOSE OF THE APPLICATION:**

To maintain the existing semi-detached dwelling.

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

- Section 10.10.30.20.(1)(B), By-law 569-2013 & Section 6(3) Part VII 1(II), By-law 438-86**  
The minimum required lot frontage is 6 m.  
The lot frontage is 5.23 m.
- Section 10.10.30.10.(1)(A), By-law 569-2013**  
The minimum required lot area is 180 m<sup>2</sup>.  
The lot area will be 138.49 m<sup>2</sup>.
- Section 200.5.10.1.(1), By-law 569-2013 & Section 4(5)(B), By-law 438-86**  
A minimum of 1 parking space is required.  
No parking space will be provided.
- Section 10.5.50.10.(1)(D), By-law 569-2013 & Section 6(3) Part III 3(B), By-law 438-86**  
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (16.77 m<sup>2</sup>).  
No Landscaping will be provided in the front yard.

**File numbers B0033/17EYK, A0338/17EYK and A0339/17EYK will be considered jointly**



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**25A.**

**B0041/17EYK**

File Number:	B0041/17EYK	Zoning	RM & R2 (ZR)
Owner(s):	FRANTON HOLDINGS INC.	Ward:	York South-Weston (12)
Agent:	AMBIENT DESIGNS LTD	Heritage:	Not Applicable
Property Address:	<b>53 TROWELL AVE</b>	Community:	
Legal Description:	PLAN 2245 PT LOT 226 PT LOT 227		

**THE CONSENT REQUESTED:**

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

**Conveyed - Part 1**

Address to be assigned

The lot frontage will be 6.32 m and the lot area will be 269.54 m<sup>2</sup>. The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0460/17EYK.

**Retained - Part 2**

Address to be assigned

The lot frontage will be 6.32 m and the lot area will be 269.54 m<sup>2</sup>. The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0473/17EYK.

**File numbers B0041/17EYK, A0460/17EYK & A0473/17EYK are considered jointly.**



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**25B.**

**A0460/17EYK**

File Number:	A0460/17EYK	Zoning	RM & R2 (ZR)
Owner(s):	FRANTON HOLDINGS INC.	Ward:	York South-Weston (12)
Agent:	AMBIENT DESIGNS LTD	Heritage:	Not Applicable
Property Address:	<b>53 TROWELL AVE - PART 1</b>	Community:	
Legal Description:	PLAN 2245 PT LOT 226 PT LOT 227		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an integral garage.

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

- Section 900.6.10(252)(A), By-law 569-2013**  
The minimum required lot frontage is 8 m.  
The new lot frontage will be 6.32 m.
- Section 10.80.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.8 times the area of the lot (215.63 m<sup>2</sup>).  
The proposed dwelling will have a floor space index equal to 0.92 times the area of the lot (248.66 m<sup>2</sup>).
- Section 10.80.40.70.(3)(A), By-law 569-2013**  
The minimum required side yard setback for a detached house is 1.2 m.  
**Section 8.3.(a), By-law 1-83**  
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the opposite side.  
**Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**  
The proposed dwelling will have a side yard setback of 0.75 m from the east side lot line and 0.3 m from the west side lot line.
- Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted side exterior main wall height is 8.5 m.  
The proposed dwelling will have a side exterior main wall height of 9.37 m.
- Section 10.80.40.10.(4), By-law 569-2013**  
The maximum permitted first floor height above established grade is 1.2 m.  
The proposed dwelling will have a first floor height of 2.73 m above established grade.
- Section 10.5.40.60.(7), By-law 569-2013**  
The minimum required side yard setback for eaves is 0.3 m.  
The eaves of the proposed dwelling will be located 0.2 m from the west side lot line.
- Section 10.80.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of a platform at or above the second storey is 4 m<sup>2</sup>.  
The proposed rear platform at the second storey will have an area of 11.07 m<sup>2</sup>.



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25C.

A0473/17EYK

File Number:	A0473/17EYK	Zoning	RM & R2 (ZR)
Owner(s):	FRANTON HOLDINGS INC.	Ward:	York South-Weston (12)
Agent:	AMBIENT DESIGNS LTD	Heritage:	Not Applicable
Property Address:	<b>53 TROWELL AVE - PART 2</b>	Community:	
Legal Description:	PLAN 2245 PT LOT 226 PT LOT 227		

#### PURPOSE OF THE APPLICATION:

To construct a detached dwelling with an integral garage.

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

- Section 900.6.10(252)(A), By-law 569-2013**  
The minimum required lot frontage is 8 m.  
The new lot frontage will be 6.32 m.
- Section 10.80.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.8 times the area of the lot (215.63 m<sup>2</sup>).  
The proposed dwelling will have a floor space index equal to 0.92 times the area of the lot (247.98 m<sup>2</sup>).
- Section 10.80.40.70.(3)(A), By-law 569-2013**  
The minimum required side yard setback for a detached house is 1.2 m.  
**Section 8.3.(a), By-law 1-83**  
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the opposite side.  
**Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**  
The proposed dwelling will have a side yard setback of 0.75 m from the west side lot line and 0.3 m from the east side lot line.
- Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted side exterior main wall height is 8.5 m.  
The proposed dwelling will have a side exterior main wall height of 9.38 m.
- Section 10.80.40.10.(4), By-law 569-2013**  
The maximum permitted first floor height above established grade is 1.2 m.  
The proposed dwelling will have a first floor height of 2.73 m above established grade.
- Section 10.5.40.60.(7), By-law 569-2013**  
The minimum required side yard setback for eaves is 0.3 m.  
The eaves of the proposed dwelling will be located 0.2 m from the east side lot line.
- Section 10.80.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of a platform at or above the second storey is 4 m<sup>2</sup>.  
The proposed rear platform at the second storey will have an area of 11.07 m<sup>2</sup>.

**26. A495/15EYK**

File Number:	A495/15EYK	Zoning	E1.0 & M2 (Waiver)
Owner(s):	SHIMA MORADI MOHAMMAD MORADI	Ward:	York West (07)
Agent:	G AND S DESIGNS AND ASSOCIATES	Heritage:	Not Applicable
Property Address:	<b>144-146 OAKDALE RD</b>	Community:	
Legal Description:	PLAN M770 LOT 115		

**PURPOSE OF THE APPLICATION:**

To permit a vehicle body repair shop with a spray booth.

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

- Section 60.20.50.10.(1), By-law 569-2013**  
A minimum of 3 m wide strip of soft landscaping is required along the entire length of the lot line (31.04 m long).  
A total of 1.6 m wide strip of landscaping will be provided along the front lot line.
- Section 33(6)(B)(i), By-law 7625**  
No more than 50% of the minimum front yard setback shall be covered with driveways, walkways, or other hard surfaces used or capable of being used as walkways or driveways (170 m<sup>2</sup>).  
A total of 74.7% of the front yard will consist of hard surfaces (254 m<sup>2</sup>).
- Section 60.5.80.10.(1)(A), By-law 569-2013**  
A required parking space in a street yard must be at least 3 m from the front and side lot lines.  
The proposed parking space will be located 1.6 m from the front lot line.
- Section 200.5.10.1.(1), By-law 569-2013**  
A minimum of 50 parking spaces are required.  
**Section 6A(2)a, By-law 438-86**  
A minimum of 51 parking spaces are required.  
**Section 200.5.10.1.(1), By-law 569-2013 and Section 6A(2)a, By-law 438-86**  
A total of 17 parking spaces will be provided.
- Section 6A(10)(i)(ii)(iii), By-law 7625**  
A maximum of 6 parking spaces may be provided within 9 m of the front lot line provided that: no parking spaces shall be closer than 2.1 m to any lot line, and a hedge or decorative masonry wall measuring at least 0.9 m in height shall be installed between such parking spaces and the front lot line.  
The proposed front yard parking spaces will be located 1.6 m from the front lot line and the required hedge will not be provided.



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**27A.**

**B44/15EYK**

File Number:	B44/15EYK	Zoning	RD & R5 (ZR)
Owner(s):	DAVIDE COCCARO JOSEPH COCCARO	Ward:	York West (07)
Agent:	PIETRO COCCARO	Heritage:	Not Applicable
Property Address:	<b>31 FLINDON RD</b>	Community:	
Legal Description:	PLAN 1842 LOTS 224 225 & 226		

**THE CONSENT REQUESTED:**

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

**Retained - Part 2**

**Address to be assigned**

The lot frontage is 12.69 m and the lot area is 297.56 m<sup>2</sup>. The property will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A396/15EYK.

**Conveyed - Part 1**

**Address to be assigned**

The lot frontage is 12.69 m and the lot area is 234.59 m<sup>2</sup>. The property will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A395/15EYK.

**File Numbers: B44/15EYK, A395/15EYK and A396/15EYK are considered jointly.**

**27B. A395/15EYK**

File Number:	A395/15EYK	Zoning	RD & R5 (ZR)
Owner(s):	DAVIDE COCCARO JOSEPH COCCARO	Ward:	York West (07)
Agent:	PIETRO COCCARO	Heritage:	Not Applicable
Property Address:	<b>31 FLINDON RD - PART 1</b>	Community:	
Legal Description:	PLAN 1842 LOTS 224 225 & 226		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

1. **Section 10.20.30.20.(1)(A), By-law 569-2013 & Section 14.2.1, By-law 7625**  
The minimum required lot frontage is 15 m.  
**Section 10.20.30.20.(1)(A), By-law 569-2013**  
The lot frontage is 11.43 m.  
**Section 14.2.1, By-law 7625**  
The lot frontage will be 12.69 m.
2. **Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 14.2.2, By-law 7625**  
The minimum required lot area is 550 m<sup>2</sup>.  
The lot area will be 234.7 m<sup>2</sup>.
3. **Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 14.2.4, By-law 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed dwelling will have a lot coverage of 41.5% of the lot area.
4. **Section 6(8), By-law 7625**  
The minimum required lot width is 15 m.  
The lot width will be 11.43 m.
5. **Section 10.5.40.70.(1)(A), By-law 569-2013**  
The minimum required front yard setback is 7.55 m.  
**Section 14.2.3(a), By-law 7625**  
The minimum required front yard setback is 6.5 m.  
**Section 10.5.40.70.(1)(A), By-law 569-2013 & Section 14.2.3(a), By-law 7625**  
The proposed dwelling will be located 4.45 m from the front lot line.
6. **Section 900.3.10(5)(A), By-law 569-2013 & Section 14.2.3(b), By-law 7625**  
The minimum required side yard setback is 1.8 m.  
The proposed dwelling will be located 1.52 m from the east side lot line and 1.02 m from the west side lot line.
7. **Section 10.20.40.70.(2)(A), By-law 569-2013**  
The minimum required rear yard setback is 7.5 m.  
**Section 14.2.3c, By-law 7625**  
The minimum required rear yard setback is 9.5 m.

**Section 10.20.40.70.(2)(A), By-law 569-2013 & Section 14.2.3c, By-law 7625**  
The proposed dwelling will be located 4.45 m from the rear lot line.

**File Numbers: B44/15EYK, A395/15EYK and A396/15EYK are considered jointly.**





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**27C.**

**A396/15EYK**

File Number:	A396/15EYK	Zoning	RD & R5 (ZR)
Owner(s):	DAVIDE COCCARO JOSEPH COCCARO	Ward:	York West (07)
Agent:	PIETRO COCCARO	Heritage:	Not Applicable
Property Address:	<b>31 FLINDON RD - PART 2</b>	Community:	
Legal Description:	PLAN 1842 LOTS 224 225 & 226		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013 & Section 14.2.1, By-law 7625**  
The minimum required lot frontage is 15 m.  
**Section 10.20.30.20.(1)(A), By-law 569-2013**  
The lot frontage is 11.43 m.  
**Section 14.2.1, By-law 7625**  
The lot frontage will be 12.69 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 14.2.2, By-law 7625**  
The minimum required lot area is 550 m<sup>2</sup>.  
The lot area will be 297.65 m<sup>2</sup>.
- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 14.2.4, By-law 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed dwelling will have a lot coverage of 32.8% of the lot area.
- Section 6(8), By-law 7625**  
The minimum required lot width is 15 m.  
The lot width will be 11.43 m.
- Section 10.5.40.70.(1)(A), By-law 569-2013**  
The minimum required front yard setback is 7.55 m.  
The proposed dwelling will be located 6.78 m from the front lot line.
- Section 900.3.10(5)(A), By-law 569-2013 & Section 14.2.3(b), By-law 7625**  
The minimum required side yard setback is 1.8 m.  
The proposed dwelling will be located 1.02 m from the east side lot line and 1.52 m from the west side lot line.
- Section 10.20.40.70.(2)(A), By-law 569-2013**  
The minimum required rear yard setback is 7.5 m.  
**Section 14.2.3c, By-law 7625**  
The minimum required rear yard setback is 9.5 m.  
**Section 10.20.40.70.(2)(A), By-law 569-2013 & Section 14.2.3c, By-law 7625**  
The proposed dwelling will be located 7.09 m from the rear lot line.

**File Numbers: B44/15EYK, A395/15EYK and A396/15EYK are considered jointly.**



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**28. A0115/17EYK**

File Number:	A0115/17EYK	Zoning	R & R1S (ZR)
Owner(s):	LESLEY ANN PARKER	Ward:	Parkdale-High Park (13)
Agent:	SELECTUS ARCHITECTURE	Heritage:	Not Applicable
Property Address:	<b>48 WALLER AVE</b>	Community:	
Legal Description:	PLAN 2437 LOT 36 PT LOT 35		

**PURPOSE OF THE APPLICATION:**

To convert the existing dwelling into two dwelling units.

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

**1. Section 150.10.40.1.(4), By-law 569-2013**

A secondary suite is a permitted use provided that if a building in the Residential Zone category is not subject to a maximum floor space index, a secondary suite may not be divided vertically from the dwelling unit.

The proposed secondary suite is divided vertically from the main suite.

**2. Section 200.5.10.1.(1), By-law 569-2013 & Section 4(5)(B), By-law 438-86**

A minimum of 1 parking space is required.

No parking spaces will be provided.



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**29. A0229/17EYK**

File Number:	A0229/17EYK	Zoning	RM & R2 (ZR)
Owner(s):	NURI LIZVET ARROYO SEGOVIA LUIS ERNESTO PERI RODRIGUEZ	Ward:	York South-Weston (11)
Agent:	DAVID STICKNEY	Heritage:	Not Applicable
Property Address:	<b>10 SENECA AVE</b>	Community:	
Legal Description:	PLAN 2280 LOT 33		

**PURPOSE OF THE APPLICATION:**

To construct a detached garage in the rear yard.

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

- Section 10.5.60.70.(1), By-law 569-2013**  
The maximum permitted lot coverage for an ancillary building or structure is 10% of the lot area (22.38 m<sup>2</sup>).  
The proposed detached garage will cover 20% of the lot area (44.99 m<sup>2</sup>).
- Section 10.5.60.60.(1), By-law 569-2013**  
The eaves of a roof on an ancillary building may encroach into a building setback a maximum of 0.3 m, if the eaves are no closer to a lot line than 0.15 m.  
The proposed eaves will encroach 0.15 m into a building setback, and will be located 0 m from the east side lot line.

**30. A0434/17EYK**

File Number:	A0434/17EYK	Zoning	R2 & RM (ZR)
Owner(s):	PEDRO MIGUEL F. LOPES ANDREA COELHO PEDRO HERNANI PIRES	Ward:	Davenport (17)
Agent:	MICAELA SILVA	Heritage:	Not Applicable
Property Address:	<b>380 CALEDONIA RD</b>	Community:	
Legal Description:	PLAN 1429 S PT LOT 20		

**PURPOSE OF THE APPLICATION:**

To alter the existing dwelling by constructing: a second storey cantilevered addition with front and rear balconies, a new front porch with a basement walk-out and a new rear deck with a basement walk-out.

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

- Section 10.5.40.70.(1)(A), By-law 569-2013 and Section 8(3)(f), By-law 1-83**  
The minimum required front yard setback is 8.81 m.  
The altered dwelling will be located 5.14 m from the front lot line.
- Section 8(3)(a), By-law 1-83**  
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the opposite side.  
The altered dwelling will be located 0.34 m from the south side lot line and 1.04 m from the north side lot line.
- Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted side exterior main wall height facing a side lot line is 8.5 m.  
The altered dwelling will have side exterior main walls with a height of 8.87 m.
- Section 10.80.40.20(1), By-law 569-2013**  
The maximum permitted dwelling length is 17 m.  
The altered dwelling will have a length of 18.93 m.
- Section 10.80.40.50(1)(B), By-law 569-2013**  
The maximum permitted area of a platform at or above the second storey is 4 m<sup>2</sup>.  
The proposed rear second storey balcony will have an area of 8.44 m<sup>2</sup>.
- Section 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% of the required front yard landscaping shall be maintained as soft landscaping.  
A total of 55% of the front yard landscaping will be maintained as soft landscaping.



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**31. B0009/17EYK**

File Number:	B0009/17EYK	Zoning	R2 (ZR)
Owner(s):	1756392 ONTARIO LIMITED	Ward:	Parkdale-High Park (13)
Agent:	GLEN SCHNARR AND ASSOCIATES INC	Heritage:	Not Applicable
Property Address:	<b>203 OAKMOUNT RD</b>	Community:	
Legal Description:	PLAN 587 PT LOT 24		

**THE CONSENT REQUESTED:**

To obtain consent to sever the lot into two lots.

**Retained - Part 1 & 2**

**203 Oakmount Road**

Parts 1 & 2 have a lot frontage of 8.66 m and a combined lot area of 288.35 m<sup>2</sup>. The existing dwelling will be maintained and the proposal will require no variances from the Zoning By-law.

Any existing easements will be maintained.

**Conveyed - Parts 3, 4, 5, 6, 7, 8 & 9**

**200 Keele Street**

The lot frontage is 27.39 m and the combined lot area is 3,752.58 m<sup>2</sup>. The existing apartment building will be demolished and the property will be redeveloped as the site of a new apartment building containing 52 units, requiring variances to the Zoning By-law, as outlined in Application A0090/17EYK.

Any existing easements will be maintained.



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**32. A0090/17EYK**

File Number:	A0090/17EYK	Zoning	R2 (Waiver)
Owner(s):	1756392 ONTARIO INC	Ward:	Parkdale-High Park (13)
Agent:	GLEN SCHNARR AND ASSOCIATES INC	Heritage:	Not Applicable
Property Address:	<b>200 KEELE ST</b>	Community:	
Legal Description:	PLAN 587 PT LOT 26 RP 66R12905 PARTS 1 & 3 TO 7		

**PURPOSE OF THE APPLICATION:**

To construct a new apartment building containing 52 units.

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

- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area is 0.6 times the area of the lot (2,251.54 m<sup>2</sup>).  
The proposed apartment building will have a gross floor area equal to 1.32 times the area of the lot (4,955.77 m<sup>2</sup>).
- 2. Section 6(3) Part II 6.(i), By-law 438-86**  
The minimum distance between the external walls of a building or structure with openings that face each other is 11 m.  
The proposed distance between the building's external walls, with openings facing each other (recessed balconies), is 6 m.
- 3. Section 4(2)(A), By-law 438-86**  
The maximum permitted building height is 10 m.  
The proposed apartment building will have a height of 12.72 m.
- 4. Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted building depth is 14 m.  
The proposed apartment building will have a depth of 74.31 m.
- 5. Section 4(16), By-law 438-86**  
An apartment building having a residential gross floor area in excess of 2800 m<sup>2</sup> shall have a driveway that serves as an entrance to the building and allows vehicles to travel in one continuous motion.  
The required driveway will not be provided.
- 6. Section 6(3) Part III 1(B), By-law 438-86**  
A minimum of 50% of the lot area shall be maintained as open landscaping (1,876.29 m<sup>2</sup>).  
A total of 45% of the lot area will be maintained as open landscaping (1,708.92 m<sup>2</sup>).