

COMMITTEE OF ADJUSTMENT AGENDA SCARBOROUGH PANEL

Table 1, Hearing information

Hearing Date: August 10, 2017

Time: 9:30 a.m.

Location: Council Chamber - Scarborough Civic Centre - 150 Borough Drive

1. OPENING REMARKS

- **Declarations of Interest**
- **Confirmation of Minutes from Previous Hearing**

2. DEPUTATION ITEMS

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

Table 2, Combined and Consent Applications

File Number	Owner	Property	Community (Ward)
<u>COMBINED APPLICATIONS</u>			
1. B042/15SC, A276/15SC & A277/15SC	NADIA NEGAH	412 ROUGE HILLS DR	Scarborough East (44)
2. B0018/17SC, A0127/17SC & A0128/17SC	BIJOY KUMAR PAUL MUKTA DAS	37 WANSTEAD AVE	Scarborough Southwest (35)
3. B0031/17SC, A0205/17SC, A0211/17SC	AKRAM S M HOSSAIN	43 PARK ST	Scarborough Southwest (36)
<u>CONSENT APPLICATION</u>			
4. B0072/16SC	MIDDLEPARK ESTATES INC	1251 BRIDLETOWNE CRCL	Scarborough-Agincourt (40)

Table 3, Minor Variance Applications, starts 9:30 a.m.
MINOR VARIANCE APPLICATIONS

5.	A0042/17SC	LUXMIEPRIYAA RAJAMOHAN	104 ZAPH AVE	Scarborough East (44)
6.	A0101/17SC & A0102/17SC	SIVARAJAH MURUGESU	4 WINTER AVE	Scarborough Southwest (35)
7.	A0138/17SC	FARIDA HAQUE FAIRDUDDIN AHMED	112 BROOKLAWN AVE	Scarborough Southwest (36)
8.	A0168/17SC	ANWARUL HAQUE BHUIYAN	35 PAR AVE	Scarborough East (43)
9.	A0184/17SC	FERDOUS AHMED FARIDUDDIN AHMED	41 HEALE AVE	Scarborough Southwest (36)
10.	A0189/17SC	ENTELEA DISHNICA ARMAND DISHNICA	30 MARTA AVE	Scarborough Southwest (35)
11.	A0212/17SC	JORDAN DAVID KOWALSKI LYNSEY ALISON STACEY THORN	85 DUNINGTON DR	Scarborough Southwest (36)

***The following applications will be heard at 11:00 a.m. or shortly thereafter:**

Table 4, Agenda, Combined and Minor Variance Applications, starts 11:00 a.m.

File Number	Owner	Property	Community (Ward)
<u>COMBINED APPLICATIONS</u>			
12.	B0016/17SC, A0117/17SC & A0118/17SC	ABDUL-MONAYEM REHAN MOHAMMED ABDUL- WAHED KOHINOOR AKHTER	48 LEYTON AVE Scarborough Southwest (35)
13.	B0027/17SC, A0143/17SC & A0144/17SC	TAHRINA ZINATH ARIFUR RAHMAN SHOHEL	59 JEAVONS AVE Scarborough Southwest (35)
<u>MINOR VARIANCE APPLICATIONS</u>			
14.	A0027/17SC	FANG CHEN	90 CASTLE HILL DR Scarborough-Agincourt (39)
15.	A0119/17SC	ROSE CARUSO FRANK GOMES	10177 SHEPPARD AVE E Scarborough East (44)

16.	A0183/17SC	YOUR HOME DEVELOPMENTS (WEST HILL) INC	4434-4470 KINGSTON RD	Scarborough East (43)
17.	A0185/17SC & A0186/17SC	FILOMENA PHYLLIS NUNNO JOHNNY NUNNO	731 & 733 MORRISH RD	Scarborough East (44)
18.	A0192/17SC	GREGORES TASSOS	17 SCARCLIFF GDNS	Scarborough East (43)
19.	A0199/17SC	KAMAL SEAN BRIAN RAHIM	185 FALLINGBROOK RD	Scarborough Southwest (36)
20.	A0200/17SC	2364970 ONTARIO LIMITED 2364970 ONTARIO LTD	24 PARKLAND RD	Scarborough Southwest (36)
21.	A0201/17SC	ELIZABETH KENNY KEVIN MISNER	125 COLONEL DANFORTH TRL	Scarborough East (44)
22.	A0202/17SC	OANA CRISTINA MOORE	37 FAREHAM CRES	Scarborough East (43)
23.	A0203/17SC	PATRICK WAI SHUN CHAN	15 BELLBROOK RD	Scarborough-Agincourt (39)
24.	A0207/17SC	AMANDA EMILY GRUNING MICHAEL ADAM FORTIER	4 CRESTWOOD DR	Scarborough East (43)
25.	A0213/17SC	MARTA GRZINCIC GRZINCIC ERNEST ANDREW	106 ZAPH AVE	Scarborough East (44)
26.	A0214/17SC	CHRISTOPHER SMITH	43 SOUTH BONNINGTON AVE	Scarborough Southwest (36)
27.	A0216/17SC	RAVEENDRARAJAH VATSALADEVII MYILVAGANAM RAVEENDRARAJAH	50 CITADEL DR	Scarborough Centre (37)
28.	A0217/17SC	FRIENDS OF JESUS CHRIST CANADA	181 NUGGET AVE	Scarborough-Rouge River (41)

3. OTHER BUSINESS

None.

4. TORONTO LOCAL APPEAL BODY (TLAB)

Appeals:

- a. 19 LINTON AVE** – (Consent Approved, the two Minor Variances Refused, by Committee)
(Only the Minor Variance Applications appealed by Applicant)

File Number:	A0130/17SC, A0131/17SC	Zoning	RD - Residential Detached/ S- Single Family Residential [ZZC]
Owner(s):	MARGARET WALTER- LABARBERA JMZ DEVELOPMENTS INC	Ward:	Scarborough Southwest (36)
Agent:	JMZ DEVELOPMENTS INC	Heritage:	Not Applicable
Property Address:	19 LINTON AVE	Community:	Birchcliff Community
Legal Description:	PLAN 3472 LOT 9		

5. DATE OF NEXT MEETING: September 7, 2017

6. ADJOURNMENT

- * **Website for City of Toronto, Committee of Adjustment Agendas and Decisions:** [Committee of Adjustment, Schedules, Agendas and Decision Notices](#)

Please Note: Looking for information regarding Case Manager on a file and/or hearing date prior to the agenda? Please use the following link:

- * **Website for City Planning "[Application Information Centre](#)" (AIC);**

[Application Information Centre \(AIC\) Development Applications, map search](#)

For Committee of Adjustment, please "select" "Committee of Adjustment" prior to entering your search information.

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

1. 412 ROUGE HILLS DR

Table 5, Applicant's information

File Number:	B042/15SC, A276/15SC & A277/15SC	Zoning	Single Family (S) & Residential Detached (RD) Zone [ZR]
Owner:	NADIA NEGAH	Ward:	Scarborough East (44)
Agent:	ALLAN R. KEITH ROBERTSON AND KEITH	Heritage:	Not Applicable
Property Address:	412 ROUGE HILLS DR	Community:	Centennial Community
Legal Description:	PLAN 284 LOT 176 TO 177		

THE CONSENT REQUESTED:

This application is for consent to sever the land into two lots for single family houses. The proposed lot shown as Part 1 on the attached Lot Division Plan would have a frontage of 15.31 m on Rouge Hills Drive and a lot area of approximately 1,046 m². The proposed lot shown as Part 2 would have a frontage of 15.39 m and a lot area of approximately 1,075 m².

REQUESTED VARIANCES TO THE ZONING BY-LAW:

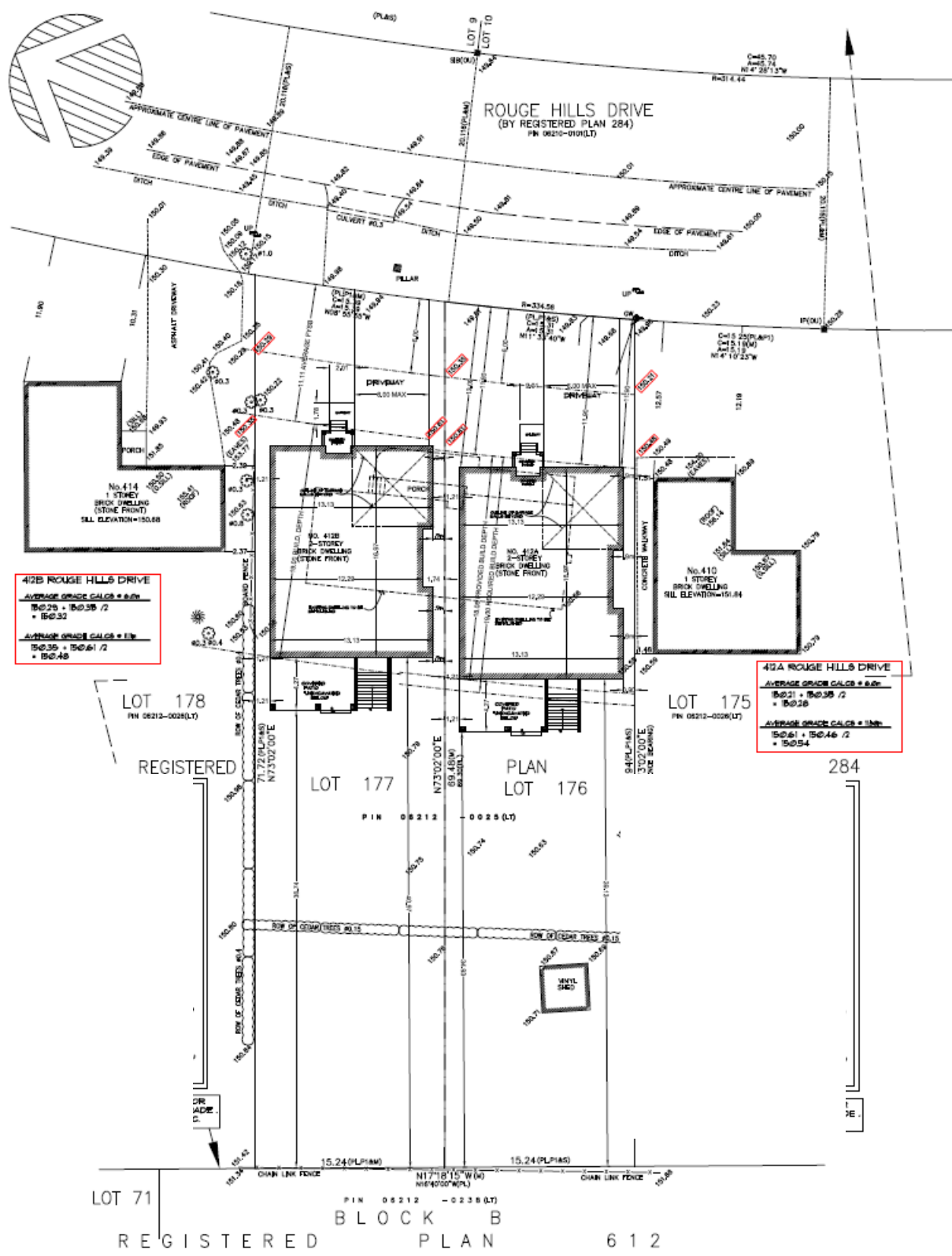
PART 1 (File A0276/15SC) & PART 2 (File A0277/15SC):

By-law No. 569-2013 & By-law No. 12077:

1. The proposed lot frontage is 15.3 m
Whereas the minimum required lot frontage is 18 m

By-law No. 12077:

2. The proposed building height is 9.2 m
Whereas the maximum permitted building height is 9 m



2. 37 WANSTEAD AVE

Table 6, Applicant and property information

File Number:	B0018/17SC, A0127/17SC & A0128/17SC	Zoning	Residential Semi-Detached (RS) & Two-Family Residential (T) [Waiver]
Owner(s):	BIJOY KUMAR PAUL MUKTA DAS	Ward:	Scarborough Southwest (35)
Agent:	PATRICK MCAULIFFE	Heritage:	Not Applicable
Property Address:	37 WANSTEAD AVE	Community:	Oakridge Community
Legal Description:	PLAN 1952 PT LOT 31		

THE CONSENT REQUESTED:

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

Conveyed - Part 1 37B Wanstead Ave

The proposed lot frontage is 6.096 m and the proposed lot area is 228.07 m². The existing detached dwelling and detached garage will be demolished and the property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0127/17SC.

Retained - Part 2 37A Wanstead Ave

The proposed lot frontage is 6.096 m and the proposed lot area is 228.07 m². The existing detached dwelling and detached garage will be demolished and the property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0128/17SC.

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

37B – Part 1 – Conveyed (A127/17SC)

By-law No. 569-2013:

1. The proposed dwelling will be located 0.43 m from the north side lot line;
Whereas the minimum required setback from a lot line facing a street is 1.5 m.
2. The proposed dwelling will have a length of 21.31 m;
Whereas the maximum permitted dwelling length is 17 m.

3. The proposed dwelling will have a depth of 21.31 m, as measured from the required front yard setback to the rear main wall;
Whereas the maximum permitted depth is 19 m.
4. The proposed parking space in the garage will have a width of 3.05 m;
Whereas the minimum required dimensions of a parking space are 3.2 m wide by 5.6 m long.

By-law No. 9812:

5. The proposed dwelling will be located 0.43 m from the north side lot line;
Whereas the minimum required setback from a lot line facing a street is 1.5 m.
6. The proposed parking space in the garage will have a width of 3.05 m;
Whereas the minimum required dimensions of a parking space are 3.3 m wide by 5.6 m long.

37A – Part 2 – Retained (A0128/17SC)

By-law No. 569-2013:

1. The proposed dwelling will have a length of 21.31 m;
Whereas the maximum permitted dwelling length is 17 m.
2. The proposed dwelling will have a depth of 21.31 m, as measured from the required front yard setback to the rear main wall;
Whereas the maximum permitted depth is 19 m.
3. The proposed parking space in the garage will have a width of 3.05 m;
Whereas the minimum required dimensions of a parking space are 3.2 m wide by 5.6 m long.

By-law No. 9812:

4. The proposed parking space in the garage will have a width of 3.05 m;
Whereas the minimum required dimensions of a parking space are 3.3 m wide by 5.6 m long.

3. 43 PARK ST

Table 7, Applicant and property information

File Number:	B0031/17SC, A0205/17SC, A0211/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	AKRAM S M HOSSAIN	Ward:	Scarborough Southwest (36)
Agent:	CANTAM GROUP LTD	Heritage:	Not Applicable
Property Address:	43 PARK ST	Community:	Cliffside Community
Legal Description:	PLAN M388 PT LOT 605 PT LOT 606 PT LOT 717		

THE CONSENT REQUESTED:

This application is for consent to sever the land into two lots, as shown on the attached Site Plan. Lot to be created, Part 1 would have a frontage of 9.14 metres and a 334.2 square metres lot area. Lot to be created, Part 2 would have a frontage of 9.14 metres and a 355.3 square metres lot area. The owner is proposing to demolish the existing house and build two new detached houses. In order to facilitate the proposed development, relief from the provision of the Zoning By-law was requested, as outlined in A0205/17SC and A0211/17SC.

Part 1 - A0211/17SC

By-law No. 569-2013

1. To permit the proposed 264 square metres floor area or 0.78 time the lot area, whereas the Zoning By-law permits maximum 201 square metres or 0.6 times the lot area.
2. To permit the proposed 44% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
3. To permit the proposed 7.31 metres main wall height, whereas the Zoning By-law permits maximum 7 metres main wall height.
4. To permit the proposed building length of 18.8 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
5. To permit the proposed building depth of 19.4 metres measured from the front yard setback requirement on a lot to the rear wall, whereas the Zoning By-law permits maximum building depth of 19 metres.

By-law No. 9364

6. To permit the proposed 44% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.

7. To permit the proposed 252 square metres floor area or 0.75 time the lot area, whereas the Zoning By-law permits maximum 201 square metres or 0.6 times the lot area.

Part 2 - A0205/17SC

By-law No. 569-2013

1. To permit the proposed 264 square metres floor area or 0.74 time the lot area, whereas the Zoning By-law permits maximum 201 square metres or 0.6 times the lot area.
2. To permit the proposed 41% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
3. To permit the proposed 7.31 metres main wall height, whereas the Zoning By-law permits maximum 7 metres main wall height.
4. To permit the proposed building length of 18.8 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
5. To permit the proposed building depth of 19.4 metres measured from the front yard setback requirement on a lot to the rear wall, whereas the Zoning By-law permits maximum building depth of 19 metres.

By-law No. 9364

6. To permit the proposed 41% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
7. To permit the proposed 252 square metres floor area or 0.7 time the lot area, whereas the Zoning By-law permits maximum 201 square metres or 0.6 times the lot area.

4. 1251 BRIDLETOWNE CRCL

Table 8, , Applicant and property information

File Number:	B0072/16SC	Zoning	Multiple Family Residential (M) Zone
Owners:	MIDDLEPARK ESTATES INC	Ward:	Scarborough-Agincourt (40)
Agent:	RUDY-PENTEK & EDWARD SURVEYING LTD	Heritage:	Not Applicable
Property Address:	1251 BRIDLETOWNE CRCL	Community:	L'Amoreaux Community
Legal Description:	BLK D PLAN M-1281, BLK B PLAN M-1357 & PT BLK B PLAN M-1580 & PT LT 32 CON 3 DESIGNATED AS PARTS 1 TO 8 PLAN 66R-27400		

THE CONSENT REQUESTED:

This application is for consent to create nine lots as part of a proposal to develop the land for a 282-unit townhouse development. A portion of the lands located at the northwest part of the site near Bridletowne Circle are not within a registered plan of subdivision. Consent is required to create nine lots on that part of the site.

The proposal consists of six townhouse blocks with 168 stacked townhouse units; six townhouse blocks with 92 back-to-back townhouse units; and 22 townhouse units in three traditional townhouse blocks. All of the proposed units would form part of a proposed Common Elements Condominium for common element driveways, amenity areas and ground level parking.

This land is also subject to the following applications under the *Planning Act*: Common Elements Condominium Application 17 101126 ESC 40 CD; Standard Condominium Application 16 272056 ESC 40 CD; Part Lot Control Exemption Application 17 101131 ESC 40 PL; and Site Plan Control Application 13 273809 ESC 40 SA.



LEGEND



SEVERED LANDS



RETAINED LANDS

5. 104 ZAPH AVE

Table 9, , Applicant and property information

File Number:	A0042/17SC	Zoning	Residential Detached (RD) & Single Family (S) [Waiver]
Owner(s):	LUXMIEPRIYAA RAJAMOHAN	Ward:	Scarborough East (44)
Agent:	PATRICK MCAULIFFE RESIDENTIAL DRAFTING SERVICES LTD	Heritage:	Not Applicable
Property Address:	104 ZAPH AVE	Community:	Centennial Community
Legal Description:	PLAN 66M-2339 LOT 18		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

Note: this application was deferred from the April 13, 2017 Public Hearing for further consultation with TRCA.

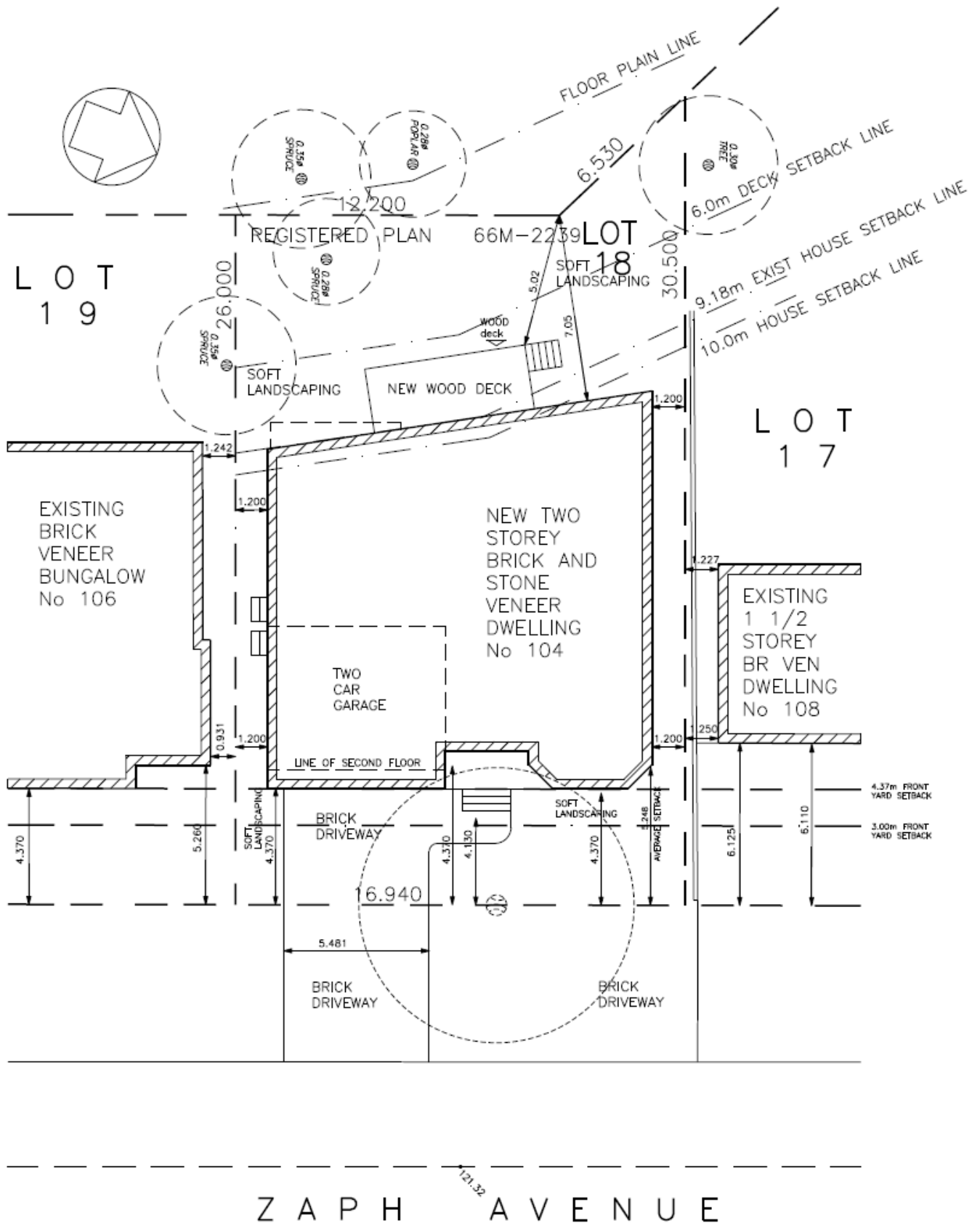
REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

By-law No. 569-2013:

1. The proposed dwelling will cover 44.1% of the lot area (199.05 m²);
Whereas the maximum permitted lot coverage is 40% of the lot area (180.38 m²).
2. The proposed dwelling will be located 4.37 m from the front lot line;
Whereas the minimum required front yard setback is 5.25 m.
3. None of the area of the first floor is proposed to be within 4 m of the front main wall;
Whereas a minimum of 10 m² of the first floor must be located within 4 m of the front main wall.
4. The proposed main roof eaves encroach 0.5 metres, the front garage roof side eaves encroach 0.39 metres and the side steps from garage & side entry encroach 0.41 metres into the required side yard setback;
Whereas no part of a building may encroach into a required side yard setback.

By-law No. 10827:

5. The proposed dwelling will cover 45.2% of the lot area (203.94 m²);
Whereas the maximum permitted lot coverage is 40% of the lot area (180.38 m²).
6. The proposed dwelling will be located 4.37 m from the front lot line, as measured to garage;
Whereas the minimum required front yard setback is 6 m.
7. The proposed dwelling will be located 7.05 m from the rear lot line;
Whereas the minimum required rear yard setback is 7.5 m.



6. 4 WINTER AVE

Table 10, Applicant and property information

File Number:	A0101/17SC & A0102/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	SIVARAJAH MURUGESU	Ward:	Scarborough Southwest (35)
Agent:	RESIDENTIAL DRAFTING SERVICE LTD	Heritage:	Not Applicable
Property Address:	4 WINTER AVE	Community:	Eglinton Community
Legal Description:	PLAN 2029 LOT 406 LOT 407		

PURPOSE OF THE APPLICATION:

To construct two new two-storey detached dwellings on Part A (Lot 407) and Part B (Lot 406).

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

Part A (Lot 407) – A0101/17SC

By-law No. 569-2013:

1. The proposed dwelling will cover 36.52% of the lot area (122.34 m²);
Whereas the maximum permitted coverage is 33% of the lot area (110.54 m²).
2. The proposed dwelling will have a length of 19.51 m;
Whereas the maximum permitted length is 17 m.
3. The proposed dwelling will have a depth of 20.83 m, as measured from the required front yard setback to the rear main wall;
Whereas the maximum permitted depth is 19 m.

By-law No. 10048:

4. The proposed lot has a frontage of 8 m and an area of 334.96 m²;
Whereas the minimum required lot frontage is 12 m and the minimum required lot area is 464 m².
5. The proposed dwelling will cover 37.63% of the lot area (126.05 m²);
Whereas the maximum permitted coverage is 33% of the lot area (110.54 m²).
6. The proposed parking space inside the garage will be 3.2 m wide;
Whereas the minimum required width of a parking space is 3.3 m.

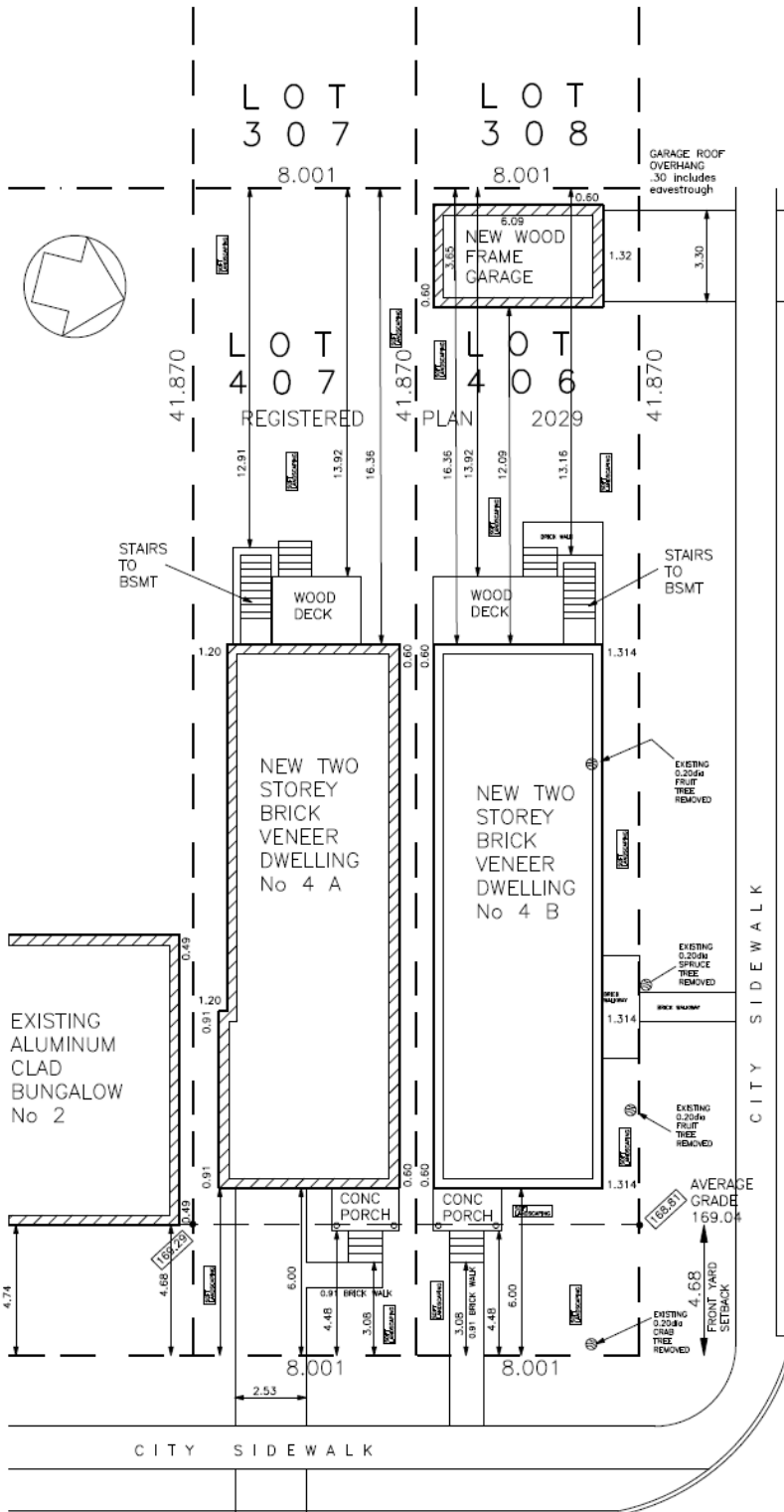
Part B (Lot 406) – A0102/17SC

By-law No. 569-2013:

1. The proposed dwelling and detached garage will cover 42.1% of the lot area (141.19 m²);
Whereas the maximum permitted coverage is 33% of the lot area (110.54 m²).
2. The proposed dwelling will be located 1.31 m from the side lot line facing Verdun Avenue;
Whereas the minimum required side yard setback for a dwelling that abuts a street is 2.4 m.
3. The proposed dwelling will have a length of 19.51 m;
Whereas the maximum permitted length is 17 m.
4. The proposed dwelling will have a depth of 20.83 m, as measured from the required front yard setback to the rear main wall;
Whereas the maximum permitted depth is 19 m.
5. The proposed eaves including the eavestrough will be located 0.17 m from the south side lot line;
Whereas the minimum required setback of an eaves overhang is 0.3 m.
6. The proposed roof at the north side entry will be located 0 m from the north side lot line;
Whereas the minimum required setback of a canopy or awning is 0.3 m.
7. The proposed rear detached garage will be located 1.32 m from the north side lot line;
Whereas the minimum required side yard setback for an accessory building facing a street line is 6 m.

By-law No. 10048:

8. The proposed lot has a frontage of 8 m and an area of 334.96 m²;
Whereas the minimum required lot frontage is 12 m and the minimum required lot area is 464 m².
9. The proposed dwelling will cover 43.25% of the lot area (144.9 m²);
Whereas the maximum permitted coverage is 33% of the lot area (110.54 m²).
10. The proposed dwelling will be located 1.31 m from the side lot line facing Verdun Avenue;
Whereas the minimum required side yard setback for a dwelling facing a street line is 2.4 m.



VERDUN AVENUE

W I N T E R A V E N U E

INFORMATION TAKEN FROM LOT GRADING PLAN OF LOTS 406 AND 407 REGISTERED PLAN 2029 CITY OF TORONTO FORMERLY CITY OF SCARBOROUGH AS PREPARED BY DONALD G. ROBERTS o.l.s. DATED NOVEMBER 19, 2016

7. 112 BROOKLAWN AVE

Table 11, Applicant and property information

File Number:	A0138/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [WAIVER]
Owner(s):	FARIDA HAQUE FAIRDUDDIN AHMED	Ward:	Scarborough Southwest (36)
Agent:	ARC DESIGN GROUP	Heritage:	Not Applicable
Property Address:	112 BROOKLAWN AVE	Community:	Cliffcrest Community
Legal Description:	PLAN 2347 PT LOTS 410 AND 411 RP 66R28793 PART 1		

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family residential dwelling.

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

By-law No. 569-2013

1. To permit the proposed 9.7 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
2. To permit the proposed 35.3% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
3. To permit the proposed 10.49 frontage, whereas the Zoning By-law requires a minimum 10.5 metres frontage.
4. To permit the proposed 271 square metres floor area or 0.66 times the lot area, whereas the Zoning By-law permits maximum 204 square metres floor area or 0.6 times the lot area.
5. To permit the proposed 9.9 metres portion of the exterior main wall height, whereas the Zoning By-law permits maximum 7 metres exterior main wall height.
6. To permit the proposed building length of 19.38 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
7. To permit the proposed building depth of 19.38 metres measured from the front yard setback requirement on a lot to the rear wall, whereas the Zoning By-law permits maximum building depth of 19 metres.
8. To permit the proposed 9.3 square metres second floor rear balcony, whereas the Zoning By-law permits maximum 4 square metres platform.

9. To permit the proposed 2.44 metres rear balcony projections, whereas the Zoning By-law permits maximum 2.12 metres projections into the rear yard.

By-law No. 9396

10. To permit the proposed 10.49 frontage, whereas the Zoning By-law requires a minimum 10.5 metres frontage.
11. To permit the proposed 271 square metres floor area or 0.66 times the lot area, whereas the Zoning By-law permits maximum 204 square metres floor area or 0.6 times the lot area.
12. To permit the proposed 40% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
13. To permit the proposed 9.7 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
14. To permit the proposed 2.4 metres rear balcony projections, whereas the Zoning By-law permits maximum 1.68 metres projections into the rear yard.

8. 35 PAR AVE

Table 12, Applicant and property information

File Number:	A0168/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	ANWARUL HAQUE BHUIYAN	Ward:	Scarborough East (43)
Agent:	HOOMAN RIAHI	Heritage:	Not Applicable
Property Address:	35 PAR AVE	Community:	Woburn Community
Legal Description:	PLAN M706 LOT 142		

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a second storey addition over the existing dwelling.

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

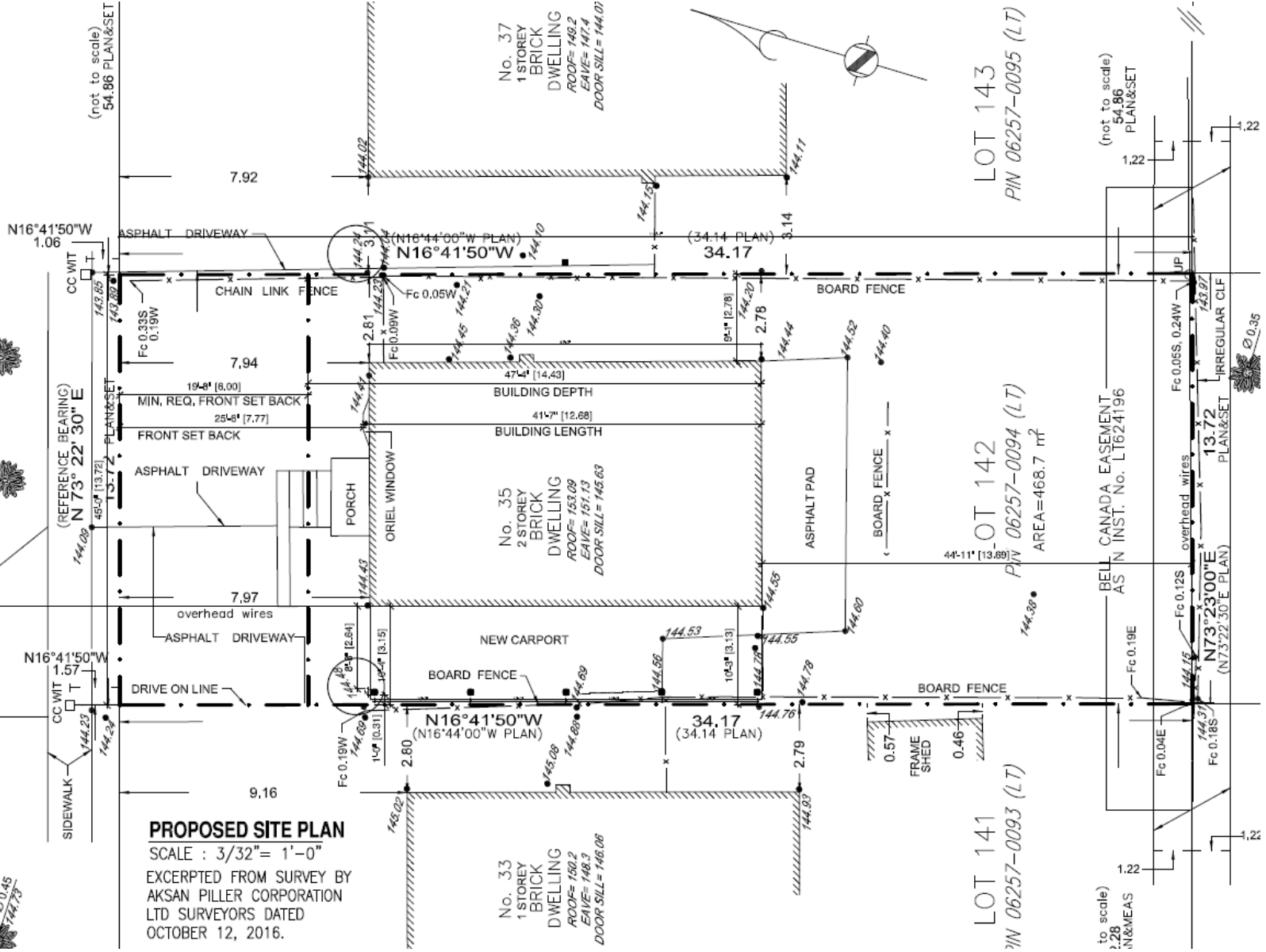
By-law No. 569-2013

1. To permit the proposed eaves of a roof to project 0.13 metres and would be 0.17 metres from the side lot line, whereas the Zoning By-law permits the eaves of a roof to project a maximum 0.9 metres provided they are no closer to a lot line than 0.3 metres.
2. To permit the proposed 7.9 metres front yard setback, whereas the Zoning By-law requires a minimum 8.54 metres front yard setback.
3. To permit the proposed 2.64 metres wide parking space, whereas the Zoning By-law requires a minimum 3.2 metres wide parking space.

By-law No. 9510

4. To permit the proposed 12.5 metres by 2.84 metres carport dimensions, whereas the Zoning By-law permits maximum 7.6 metres by 7.6 metres carport dimensions.
5. To permit the proposed 2.64 metres wide parking space, whereas the Zoning By-law requires a minimum 3.3 metres wide parking space.

PAR AVENUE BY REGISTERED PLAN M-706 PIN 06257-0147 (LT)



9. 41 HEALE AVE

Table 13, Applicant and property information

File Number:	A0184/17SC	Zoning	RS - Semi-Detached/S - Single Family Residential [ZZC]
Owner(s):	FERDOUS AHMED FARIDUDDIN AHMED	Ward:	Scarborough Southwest (36)
Agent:	ARC DESIGN GROUP	Heritage:	Not Applicable
Property Address:	41 HEALE AVE	Community:	Cliffside Community
Legal Description:	PLAN M388 PT LOT 36		

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family residential dwelling.

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

By-law No. 569-2013

1. To permit the proposed 286 square metres floor area or 0.61 times the lot area, whereas the Zoning By-law permits maximum 204 square metres floor area or 0.5 times the lot area.
2. To permit the proposed 38.7% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
3. To permit 0 square metres within the 4 metres of the front main wall, whereas the Zoning By-law requires a minimum 10 square metres of the first floor to be within 4 metres of the front main wall.

By-law No. 9364

4. To permit the proposed 38.7% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
5. To permit the proposed 0.9 metres south and north side yard setback, whereas the Zoning By-law requires a minimum 1.5 metres side yard setback.

10. 30 MARTA AVE

Table 14, Applicant and property information

File Number:	A0189/17SC	Zoning	RD - Residential Detached/ S- Single Family Residential [ZZC]
Owner(s):	ENTELEA DISHNICA ARMAND DISHNICA	Ward:	Scarborough Southwest (35)
Agent:	ARBEN SHPATI	Heritage:	Not Applicable
Property Address:	30 MARTA AVE	Community:	Birchmount Park Community
Legal Description:	PLAN 4452 LOT 45		

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family residential dwelling. The existing dwelling would be demolished.

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

By-law No. 569-2013

1. To permit the proposed 1.5 metres south and north side yard setback, whereas the Zoning By-law requires a minimum 2.4 metres side yard setback.

11. 85 DUNINGTON DR

Table 15, Applicant and property information

File Number:	A0212/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	JORDAN DAVID KOWALSKI LYNSEY ALISON STACEY THORN	Ward:	Scarborough Southwest (36)
Agent:	GORAL DESIGN	Heritage:	Not Applicable
Property Address:	85 DUNINGTON DR	Community:	Birchcliff Community
Legal Description:	PLAN M555 PT LOT 17 PT LOT 18		

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new one-storey rear addition to the existing one-storey dwelling.

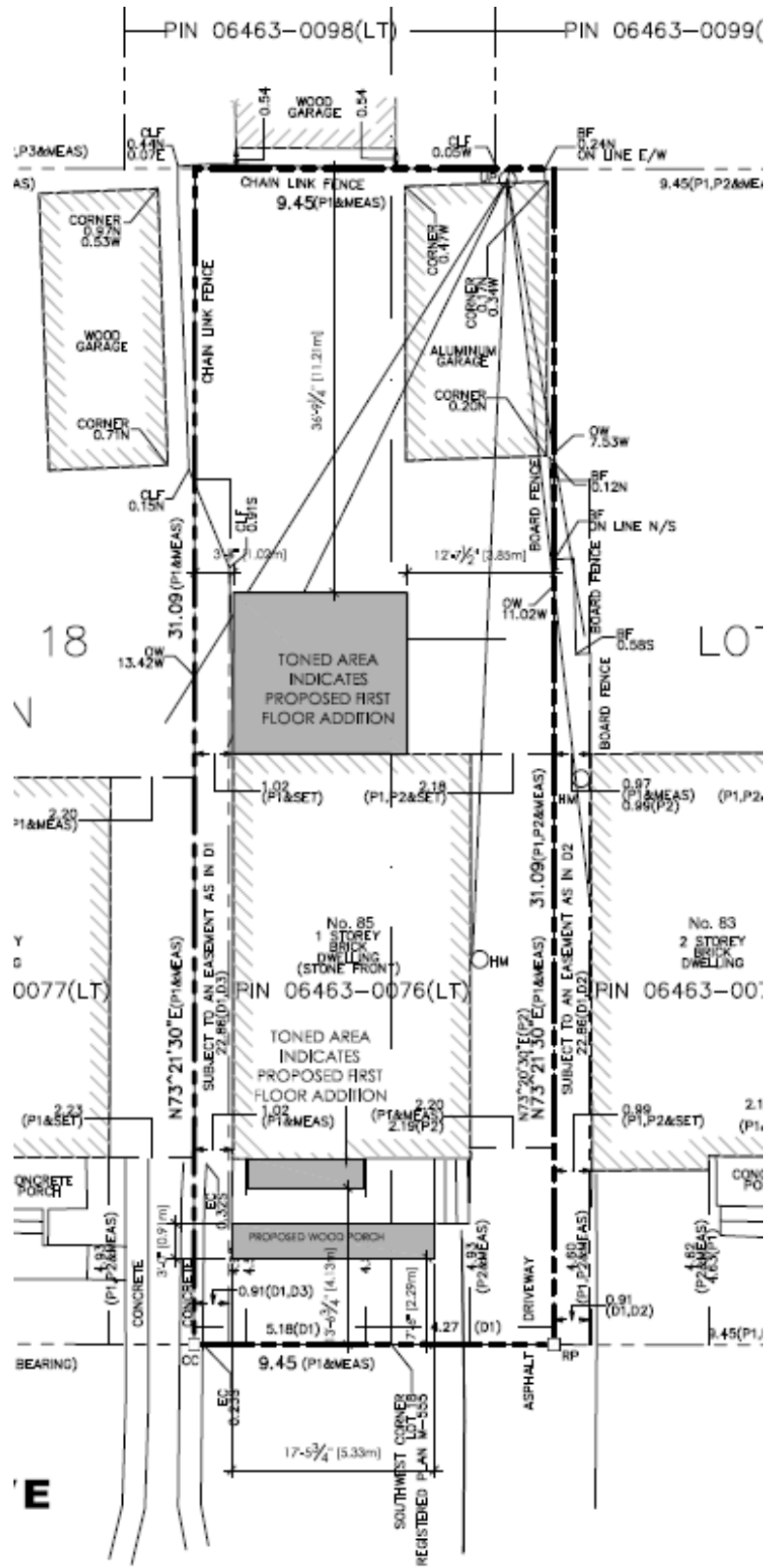
REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

By-law No. 569-2013

1. To permit the proposed 40% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
2. To permit the proposed 4.13 metres front yard setback, whereas the Zoning By-law requires a minimum 4.6 metres front yard setback.
3. To permit the proposed 60% front yard soft landscaping, whereas the Zoning By-law requires a minimum 75% front yard soft landscaping.

By-law No. 8786

4. To permit the proposed 40% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
5. To permit the proposed 4.13 metres front yard setback, whereas the Zoning By-law requires a minimum 4.6 metres front yard setback.
6. To permit the proposed 60% front yard soft landscaping, whereas the Zoning By-law requires a minimum 75% front yard soft landscaping.
7. To permit the proposed 2.63 metres porch projection into the front yard setback, whereas the Zoning By-law permits maximum 1.55 metres front porch projection into the front yard setback.



The following applications will be heard at 11:00 a.m. or shortly thereafter:

12. 48 LEYTON AVE

Table 16, Applicant and property information

File Number:	B0016/17SC, A0117/17SC & A0118/17SC	Zoning	Residential Semi-Detached (RS) & Single Family (S) [ZR]
Owner(s):	ABDUL-MONAYEM REHAN MOHAMMED ABDUL-WAHED KOHINOOR AKHTER	Ward:	Scarborough Southwest (35)
Agent:	ARC DESIGN GROUP	Heritage:	Not Applicable
Property Address:	48 LEYTON AVE	Community:	Oakridge Community
Legal Description:	PLAN 1952 LOT 184 PT LOT 185		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two (2) undersized residential lots.

**Conveyed - Part 1
48A Leyton Avenue**

The proposed lot frontage is 6.85 m and the proposed lot area is 250.6 m². The existing detached dwelling and detached garage will be demolished and the property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0118/17SC.

**Retained - Part 2
48B Leyton Avenue**

The proposed lot frontage is 6.85 m and the proposed lot area is 250.6 m². The existing detached dwelling and detached garage will be demolished and the property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0117/17SC.

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

Part 1 – Conveyed (A0118/17SC) & Part 2 – Retained (A0117/17SC)

By-law No. 569-2013 & No. 9812:

1. The proposed lot frontage is 6.85 m;
Whereas the minimum required lot frontage is 7.5 m.

By-law No. 569-2013:

2. The proposed dwelling will have a length of 18.67 m;
Whereas the maximum permitted dwelling length is 17 m.
3. A total of 7.62 m² of the first floor is proposed to be within 4 m of the front main wall;
Whereas a minimum of 10 m² of the first floor must be located within 4 m of the front main wall.
4. The proposed second storey front balcony will encroach 1.52 m into the required front yard setback;
Whereas the maximum permitted front yard platform encroachment is 1.5 m.
5. The eaves overhang, including eavestrough, will be located 0.04 m from the north side lot line on Part 1;
The eaves overhang, including eavestrough, will be located 0.05 m from the south side lot line on Part 2;
Whereas the minimum required side yard setback for an eaves overhang is 0.3 m.
6. A total of 47.78% of the front yard will be maintained as landscaping;
Whereas a minimum of 50% of the front yard shall be maintained as landscaping.
7. The proposed parking space in the garage will have a width of 3.05 m;
Whereas the minimum required dimensions of a parking space are 3.2 m wide by 5.6 m long.

By-law No. 9812:

8. A total of 47.78% of the front yard will be maintained as landscaping;
Whereas a minimum of 50% of the front yard shall be maintained as landscaping.
9. The proposed parking space in the garage will have a width of 3.05 m;
Whereas the minimum required dimensions of a parking space are 3.3 m wide by 5.6 m long.

13. 59 JEAVONS AVE

Table 17, Applicant and property information

File Number:	B0027/17SC, A0143/17SC & A0144/17SC	Zoning	Residential Semi-Detached (RS) & Single Family Residential (S) [Waiver]
Owner(s):	TAHRINA ZINATH ARIFUR RAHMAN SHOHEL	Ward:	Scarborough Southwest (35)
Agent:	ARC DESIGN GROUP	Heritage:	Not Applicable
Property Address:	59 JEAVONS AVE	Community:	Birchmount Park Community
Legal Description:	PLAN 2168 LOT 32 LOT 33 PT LOT 34		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two (2) undersized residential lots.

Conveyed - Part 1

The proposed lot frontage is 7.62 m and the proposed lot area is 243.83 m². The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new three-storey detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0144/17SC.

Retained - Part 2

The proposed lot frontage is 7.62 m and the proposed lot area is 243.83 m². The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new three-storey detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0143/17SC.

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

Conveyed - Part 1 (A0144/17SC) & Retained – Part 2 (A0143/17SC)

By-law No. 569-2013:

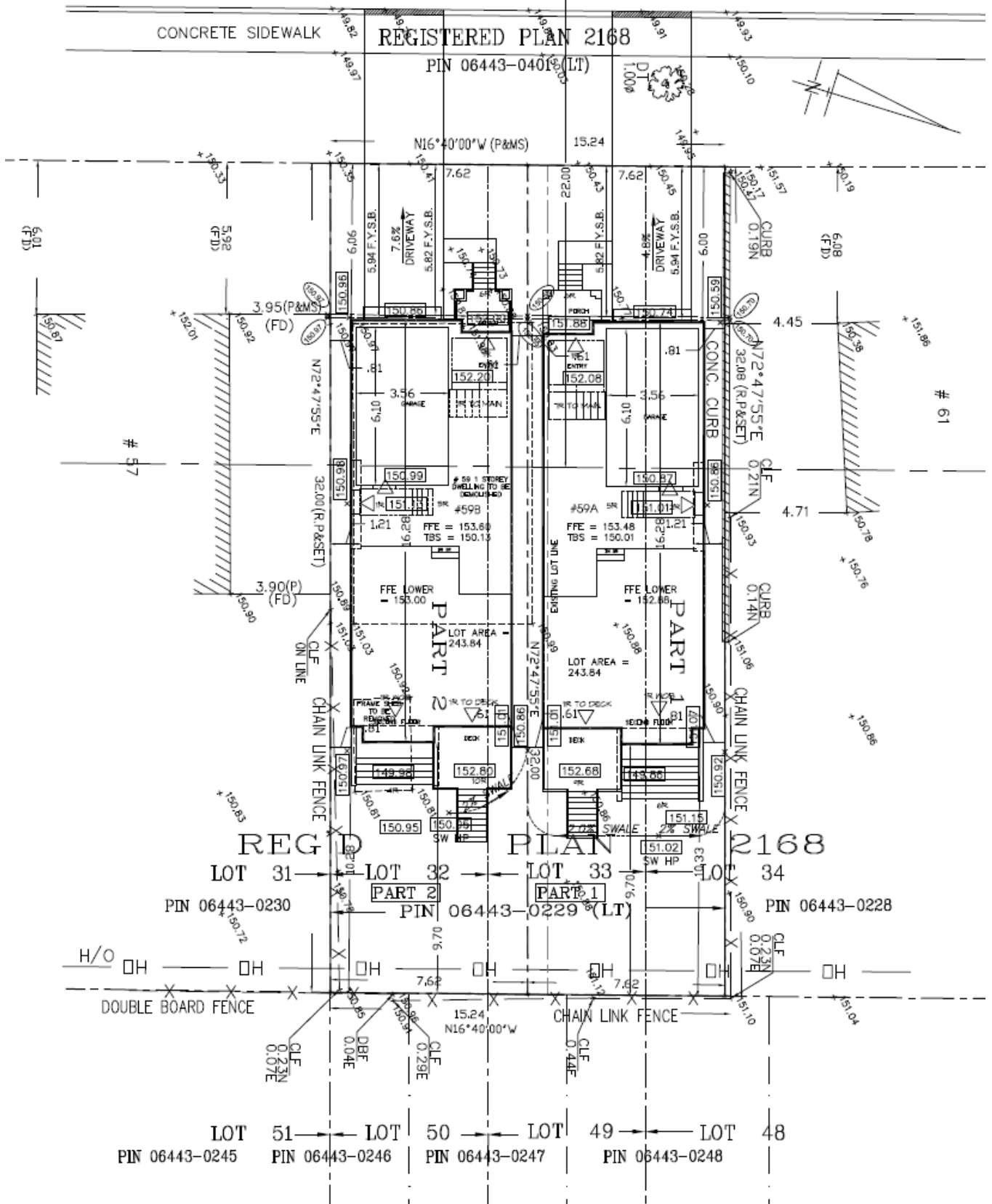
1. The proposed lot area is 243.83 m²;
Whereas the minimum required lot area is 325 m².
2. The proposed dwelling will cover 39.5% of the lot area (96.32 m²);
Whereas the minimum required coverage is 33% of the lot area (80.46 m²).

3. The proposed dwelling will be located 0.61 m from the south side lot line and 0.81 m from the north side lot line on **Part 1**;
The proposed dwelling will be located 0.61 m from the north side lot line and 0.81 m from the south side lot line on **Part 2**;
Whereas the minimum required side yard setback is 1.2 m.
4. The proposed dwelling will be three (3) storeys in height;
Whereas the maximum permitted height is two (2) storeys.
5. A total of 51.45% of the width of the front main wall and 51.61% of the width of the rear main wall is proposed to be over 7 m in height on **Part 1**;
A total of 50.16% of the width of the front main wall and 51.61% of the width of the rear main wall is proposed to be over 7 m in height on **Part 2**;
Whereas the maximum permitted height is 7 m for no less than 60% of the total width of all front and rear main walls.
6. The proposed rear deck will be located 0.61 m from the **south** side lot line on **Part 1**;
The proposed rear deck will be located 0.61 m from the **north** side lot line on **Part 2**;
Whereas the minimum required setback for a platform or deck is 1.35 m from a side lot line.
7. The proposed rear deck will have an area of 7.31 m²;
Whereas the maximum permitted area of a platform (deck) at or above the second storey is 4 m².
8. A total of 3.72 m² of the first floor is proposed to be within 4 m of the front main wall;
Whereas a minimum of 10 m² of the first floor must be located within 4 m of the front main wall.

By-law No. 9174:

9. The proposed lot area is 243.83 m²;
Whereas the minimum required lot area is 325 m².
10. The proposed dwelling will cover 41% of the lot area (99.97 m²);
Whereas the minimum required coverage is 33% of the lot area (80.46 m²).
11. The proposed dwelling will be three (3) storeys in height;
Whereas the maximum permitted height is two (2) storeys.

JEAVONS AVENUE



14. 90 CASTLE HILL DR

Table 18, Applicant and property information

File Number:	A0027/17SC	Zoning	Single Family (S) & Residential Detached (RD) Zone [ZR]
Owners:	FANG CHEN	Ward:	Scarborough-Agincourt (39)
Agent:	CHAUN LIANG	Heritage:	Not Applicable
Property Address:	90 CASTLE HILL DR	Community:	L'Amoreaux Community
Legal Description:	PLAN 4827 LOT 20		

PURPOSE OF THE APPLICATION:

Proposal to construct a new two storey single family dwelling.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

By-law No. 569-2013:

1. The proposed combined width of all vehicle entrances through the front main wall is 6.7 m Whereas the maximum permitted combined width of all vehicle entrances through the front main wall is 6.0 m.
2. The proposed vehicle access to the garage is from the lot frontage on Castle Hill Drive Whereas vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street (from Andes Road, in this case).
3. No floor area is proposed within 4.0 m of the front main wall Whereas a minimum of 10.0 m² of the first floor must be within 4.0 m² of the front main wall.
4. The proposed floor area is 0.51 x the area of the lot (360 m²) Whereas the maximum permitted floor area is 0.4 x the area of the lot (281 m²)

By-law No. 12466:

5. The proposed floor area is 0.503 x the area of the lot (355 m²) Whereas the maximum permitted floor area is 0.4 x the area of the lot (281 m²)
6. The proposed garage dimensions are 6.36 m x 7.92 m Whereas the maximum permitted dimensions of a garage, carport or other accessory building are 7.6 m x 7.6 m

15. 10177 SHEPPARD AVE E

Table 19, Applicant and property information

File Number:	A0119/17SC	Zoning	Residential Detached (RD) & Single Family (S) [WVR]
Owner(s):	ROSE CARUSO FRANK GOMES	Ward:	Scarborough East (44)
Agent:	LEMCAD CONSULTANTS	Heritage:	Not Applicable
Property Address:	10177 SHEPPARD AVE E	Community:	Rouge Community
Legal Description:	PLAN 3858 PT LOT 2 RP 64R12501 PART 4 5 10		

PURPOSE OF THE APPLICATION:

To construct a rear canopy to the existing dwelling and a one-storey cabana in the rear of the property.

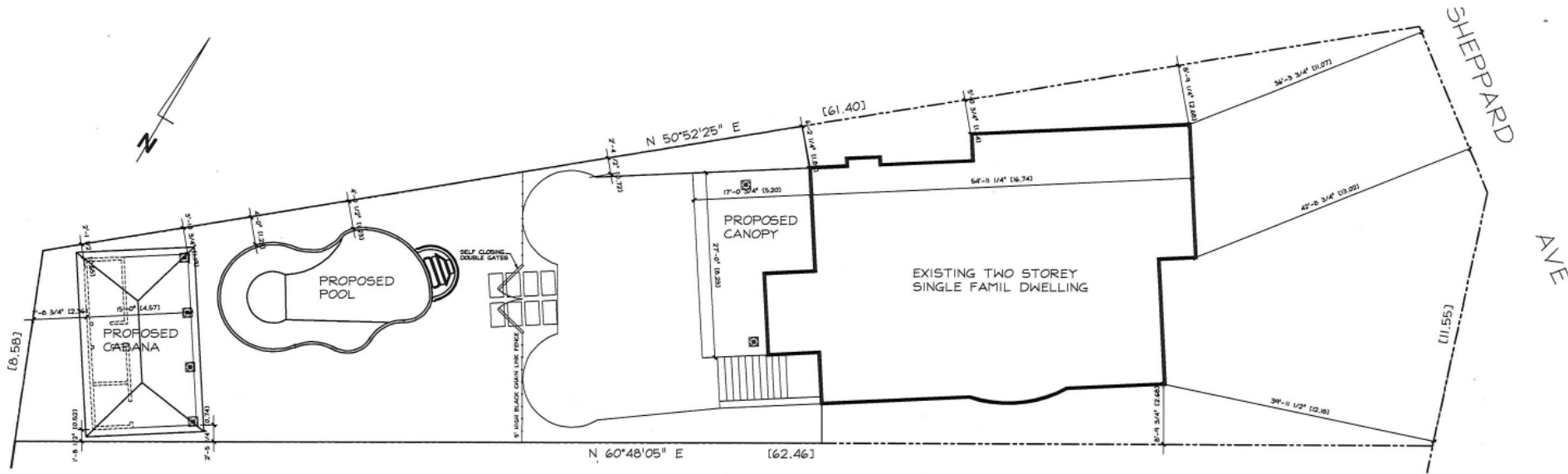
REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

By-law No. 569-2013:

1. The proposed cabana will be located 1.89 m from the rear lot line;
Whereas the minimum required rear yard setback for an ancillary structure is 1.98 m.
2. The proposed rear canopy will be located 0.72 m from the north side lot line;
Whereas the minimum required side yard setback for an ancillary structure is 1.5 m.
3. The proposed rear canopy will have a floor area of 34.4 m²;
Whereas the maximum permitted floor area of an ancillary structure within 1.8 m of a residential building is 10 m².
4. A total of 48.83% of the rear yard will be maintained as soft landscaping;
Whereas a minimum of 50% of the rear yard shall be maintained as soft landscaping.

By-law No. 5907:

5. The proposed structures and the existing dwelling will cover 34.6% of the lot area (297.86 m²);
Whereas the maximum permitted lot coverage is 33% of the lot area (284.08 m²).
6. The proposed canopy will have dimensions of 8.23 m by 5.2 m;
Whereas the maximum permitted size of an accessory structure is 7.6 m by 7.6 m.



SITE DATA

LOT AREA = 9256.46 SQFT (860.85 SQ.M.)

GROSS FLOOR AREA:	EXISTING	PROPOSED	TOTAL
GROUND FLOOR (INCLUDING GARAGE)	2038.77 SQFT. (189.60 SQ.M.)	----	2038.77 SQFT. (189.60 SQ.M.)
CANOPY	----	369.94 SQFT. (34.40 SQ.M.)	369.94 SQFT. (34.40 SQ.M.)
CABANA	----	375.00 SQFT. (34.87 SQ.M.)	375.00 SQFT. (34.87 SQ.M.)
TOTAL	2038.77 SQFT. (189.60 SQ.M.)	744.94 SQFT. (69.27 SQ.M.)	2783.71 SQFT. (258.88 SQ.M.) OR 30.07%

16. 4434-4470 KINGSTON RD

Table 20, Applicant and property information

File Number:	A0183/17SC	Zoning	Commercial Residential (CR) Zone [Waiver]
Owner(s):	YOUR HOME DEVELOPMENTS (WEST HILL) INC	Ward:	Scarborough East (43)
Agent:	KORSIAK URBAN PLANNING	Heritage:	Not Applicable
Property Address:	4434-4470 KINGSTON RD	Community:	West Hill Community
Legal Description:	PLAN 2178 PT LOT 31 PT LOT 32 RP R2963 PART 2		

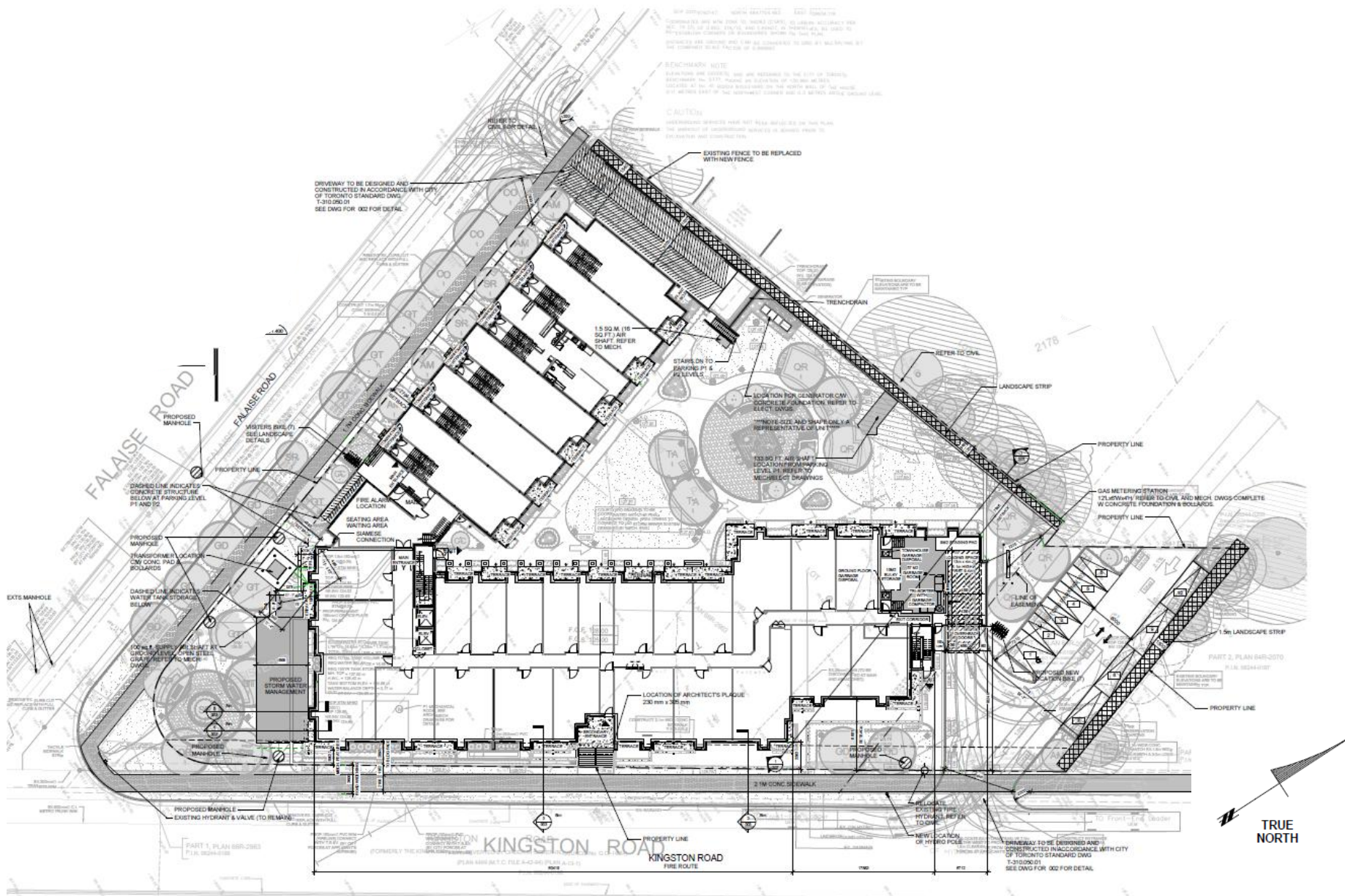
PURPOSE OF THE APPLICATION:

To construct a 6-storey, 143 unit residential building and a 3-storey, 18 unit stacked townhouse building at the north-east corner of Kingston Road and Falaise Road.

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

By-law No. 10327:

1. The proposed residential building will be located 1.9 m from the lot line facing Kingston Road; Whereas the minimum required building setback from a street line is 3 m.
2. The proposed stacked townhouse building will be located 2.7 m from the lot line facing Falaise Road; Whereas the minimum required building setback from a street line is 3 m.
3. A portion of the proposed residential building will be located a maximum of 18.24 m from the lot line facing Kingston Road; Whereas the maximum permitted building setback from Kingston Road is 5 m.
4. The proposed at-grade parking spaces will be located in the eastern side yard, opposite Kingston Road; Whereas no parking spaces shall be located in any street yard.
5. The proposed residential building fronting on Kingston Road will have a wall width of 48% total width of the lot/street line; Whereas the wall of the building fronting on Kingston Road shall be a minimum width of 70% of the lot at the street line.



NOT APPROVED
 COMMENTS AND ARE MADE TO THE DRAWING TO BE MADE ACCURATE FOR THE CITY OF TORONTO AND TO BE USED FOR THE CITY OF TORONTO STANDARD DWG. T-310-290-01. THE DRAWING IS TO BE USED FOR THE CITY OF TORONTO STANDARD DWG. T-310-290-01. THE DRAWING IS TO BE USED FOR THE CITY OF TORONTO STANDARD DWG. T-310-290-01.

REMARKS NOTE:
 ALL WORK AND MATERIALS ARE TO BE USED IN ACCORDANCE WITH THE CITY OF TORONTO STANDARD DWG. T-310-290-01. THE DRAWING IS TO BE USED FOR THE CITY OF TORONTO STANDARD DWG. T-310-290-01.

CAUTION:
 UNDESIGNED SERVICES HAVE NOT BEEN REVIEWED BY THE CITY OF TORONTO. THE ACCURACY OF UNDESIGNED SERVICES IS SOLELY THE RESPONSIBILITY OF THE DESIGNER AND CONSULTANT.

DRIVEWAY TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY OF TORONTO STANDARD DWG. T-310-290-01. SEE DWG FOR 002 FOR DETAIL.

EXISTING FENCE TO BE REPLACED WITH NEW FENCE

1.5 SQ M. 110 SQ FT AIR SHAFT REFER TO MECH.

STAIRS TO PARKING P1 & P2 LEVELS

LOCATION FOR CEILING/ROOF ON CONCRETE FOUNDATION REFER TO ELECT DWGS.
 110VOLT-022 AND 240VOLT-014 & 015
 133 SQ FT AIR SHAFT LOCATION FOR PARKING LEVEL P1 REFER TO MECHANICAL DRAWINGS

FALAISE ROAD

EXTS. MANHOLE

PROPOSED MANHOLE

DASHED LINE INDICATES CONCRETE STRUCTURE BELOW AT PARKING LEVEL P1 AND P2

TRANSFORMER LOCATION CM CONG. PAD BOLLARDS

DASHED LINE INDICATES WATER TANK STORAGE BELOW

PROPOSED STORM WATER MANAGEMENT

PROPOSED MANHOLE

EXISTING HYDRANT & VALVE (TO REMAIN)

LOCATION OF ARCHITECT'S PLAQUE 230 mm x 280 mm

2" W/ CONG. SIDEWALK

PROPERTY LINE

KINGSTON ROAD FIRE ROUTE

PROPOSED NEW LOCATION

PROPOSED NEW LOCATION

PROPOSED NEW LOCATION

PROPOSED NEW LOCATION

PROPOSED NEW LOCATION

PROPOSED NEW LOCATION

PROPOSED NEW LOCATION

PROPOSED NEW LOCATION

LANDSCAPE STRIP

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

GAS METERING STATION 1725MM DIA. REFER TO CIVIL AND MECH DWGS COMPLETE W/ CONCRETE FOUNDATION & BOLLARDS

1.5m LANDSCAPE STRIP

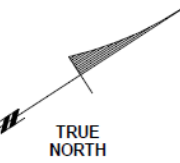
1.5m LANDSCAPE STRIP

1.5m LANDSCAPE STRIP

1.5m LANDSCAPE STRIP

1.5m LANDSCAPE STRIP

1.5m LANDSCAPE STRIP



17. 731 & 733 MORRISH RD

Table 21, Applicant and property information

File Number:	A0185/17SC & A0186/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	FILOMENA PHYLLIS NUNNO JOHNNY NUNNO	Ward:	Scarborough East (44)
Agent:	LUI NUNNO	Heritage:	Not Applicable
Property Address:	731 & 733 MORRISH RD	Community:	Highland Creek Community
Legal Description:	PLAN 2098 PT LOT 48 RP 66R26972 PART 1		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling on Parts 3 & 6 and a new two-storey detached dwelling on Parts 2 & 5, each with frontage on Morrish Road.

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

731 Morrish Road (A0186/17SC) & 733 Morrish Road (A0185/17SC)

By-law No. 569-2013:

1. The proposed dwellings will be located 5.77 m from the rear lot line, as measured to the wall of the cold cellar;
Whereas the minimum required rear yard setback is 8.06 m.
2. The proposed dwelling will have a floor space index equal to 0.681 times the lot area (307.34 m²) for Parts 2 & 5;
The proposed dwelling will have a floor space index equal to 0.681 times the lot area (306.81 m²) for Parts 3 & 6;
Whereas the minimum required floor space index is 0.5 times the lot area (221.31 m²)..
Note: previous Committee of Adjustment application (A293/11SC & A294/11SC) approved a variance of 0.63 times the lot area (256 m²).
3. The proposed dwellings will have a total length of 18.9 m, as measured to the wall of the cold cellar;
Whereas the maximum permitted building length is 17 m.

By-law No. 10827:

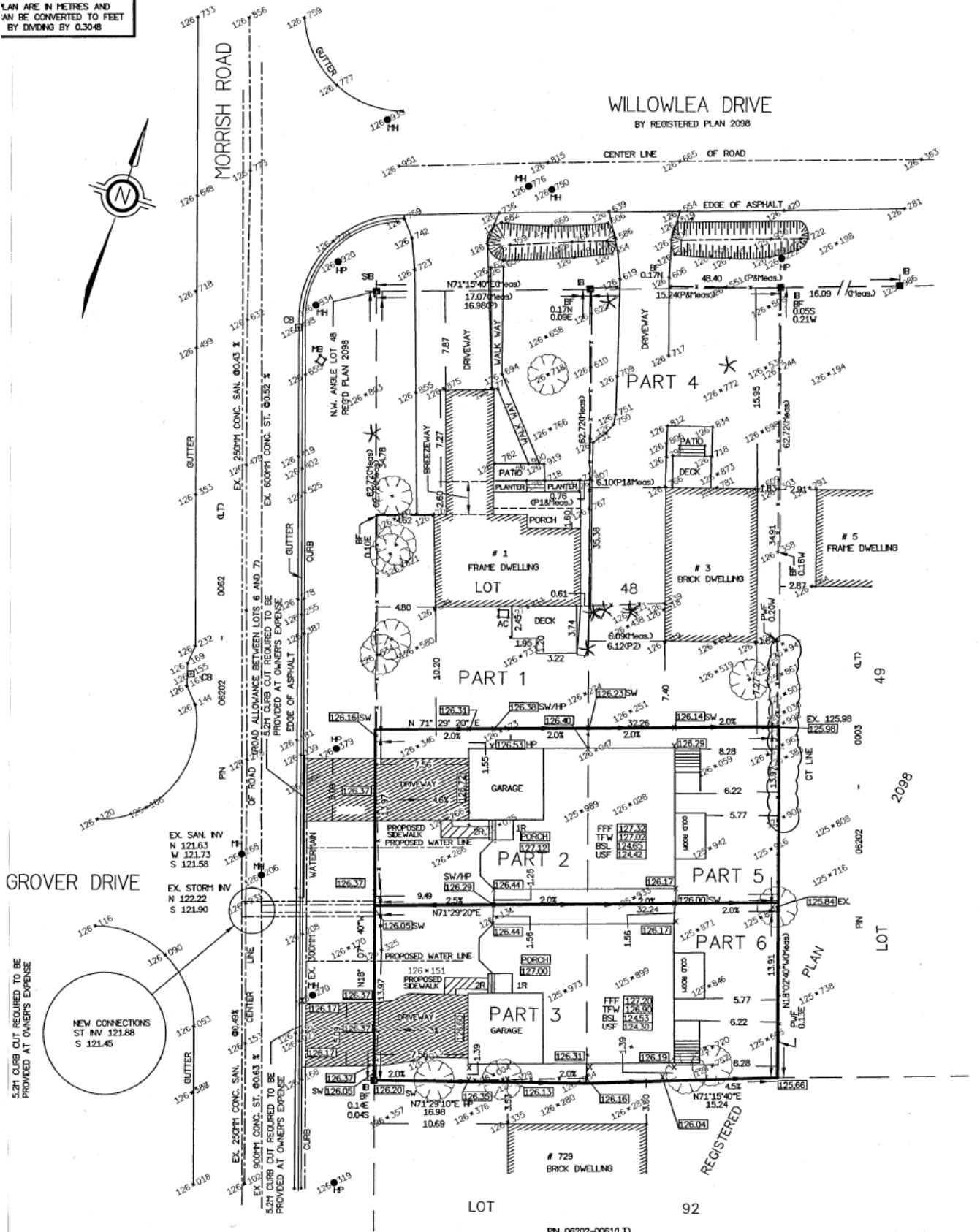
4. The proposed dwelling will have a total floor area equal to 0.65 times the lot area (292.4 m²) for Parts 2 & 5;

The proposed dwelling will have a total floor area equal to 0.66 times the lot area (292.42 m²) for Parts 3 & 6;

Whereas the maximum permitted floor area is 0.5 times the lot area (221.31 m²)

Note: previous Committee of Adjustment application (A293/11SC & A294/11SC) approved a variance of 0.63 times the lot area (256 m²).

LAN ARE IN METRES AND
CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048



5.71 CURB CUT REQUIRED TO BE
PROVIDED AT OWNER'S EXPENSE

NEW CONNECTIONS
ST INV 121.88
S 121.45

18. 17 SCARCLIFF GDNS

Table 22, Applicant and property information

File Number:	A0192/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	GREGORES TASSOS	Ward:	Scarborough East (43)
Agent:	GREGORES TASSOS	Heritage:	Not Applicable
Property Address:	17 SCARCLIFF GDNS	Community:	Guildwood Community
Legal Description:	PLAN M858 LOT 12		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition and a partial second storey addition over the existing dwelling. The proposal includes interior and exterior alterations.

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

By-law No. 569-2013:

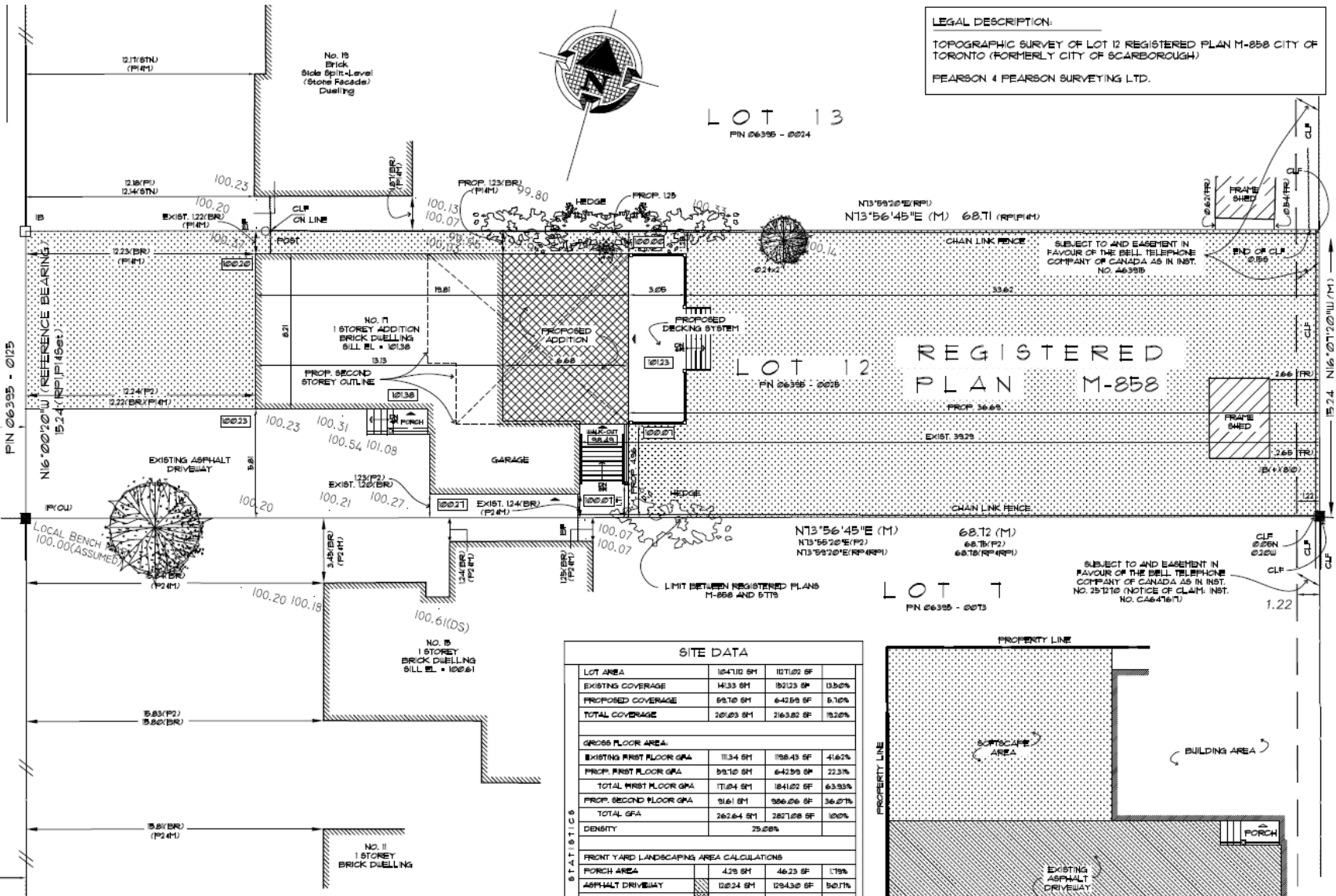
1. The altered dwelling will have a length of 19.81 m;
Whereas the maximum permitted length is 17.22 m (existing building length).

By-law No. 9676:

2. The existing/altered dwelling will be located 1.23 m from the north side lot line;
Whereas the minimum required side yard setback is 1.2 m plus 0.6 m for each additional storey, for a total required side yard setback of 1.8 m.

SCARCLIFF GARDENS

(ALSO KNOWN AS SCARCLIFF GARDENS)
(FORMER KITCHENER ROAD BY REGISTERED PLAN 5175)
PIN 06395 - 0125



LEGAL DESCRIPTION:
TOPOGRAPHIC SURVEY OF LOT 12 REGISTERED PLAN M-858 CITY OF TORONTO (FORMERLY CITY OF SCARBOROUGH)
PEARSON & PEARSON SURVEYING LTD.

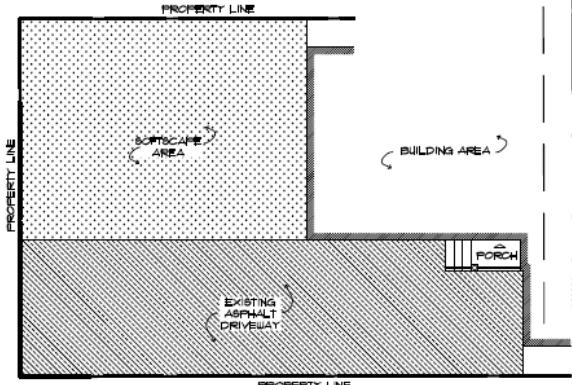
LOT 13
PIN 06395 - 0024

LOT 12
PIN 06395 - 0025

LOT 7
PIN 06395 - 0023

SITE DATA			
LOT AREA	184110 SF	102102 SF	
EXISTING COVERAGE	4133 SF	102123 SF	13.6%
PROPOSED COVERAGE	6970 SF	64259 SF	5.76%
TOTAL COVERAGE	30123 SF	216382 SF	19.26%
GROSS FLOOR AREA			
EXISTING FIRST FLOOR GFA	1134 SF	79843 SF	4.62%
PROP. FIRST FLOOR GFA	9970 SF	64259 SF	22.3%
TOTAL FIRST FLOOR GFA	11104 SF	184102 SF	63.93%
PROP. SECOND FLOOR GFA	9161 SF	306206 SF	36.07%
TOTAL GFA	20265 SF	287708 SF	100%
DENSITY			79.28%
FRONT YARD LANDSCAPING AREA CALCULATIONS			
PORCH AREA	425 SF	4623 SF	1.79%
ASPHALT DRIVEWAY	12624 SF	178430 SF	50.71%
SOFTSCAPING AREA	15112 SF	129111 SF	48.50%
TOTAL FRONT YARD LANDSCAPING AREA	23561 SF	297864 SF	100%

ALL SITE PLAN INFORMATION IS TAKEN FROM PLAN OF SURVEY AS PREPARED BY PEARSON AND PEARSON SURVEYING LTD.



FRONT YARD LANDSCAPING PLAN (N.T.S)

19. 185 FALLINGBROOK RD

Table 23, Applicant and property information

File Number:	A0199/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	KAMAL SEAN BRIAN RAHIM	Ward:	Scarborough Southwest (36)
Agent:	KYLE KHADRA	Heritage:	Not Applicable
Property Address:	185 FALLINGBROOK RD	Community:	Birchcliff Community
Legal Description:	PLAN 3546 LOT 6		

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a second storey addition to the existing single family dwelling.

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

By-law No. 569-2013

1. To permit the proposed 0.28 metres south side yard setback, whereas the Zoning By-law requires a minimum 0.45 metres side yard setback.
2. To permit the proposed 218 square metres floor area or 0.61 times the lot area, whereas the Zoning By-law permits maximum 216 square metres floor area or 0.6 times the lot area.
3. To permit the proposed 35% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
4. To permit the proposed 9.2 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
5. To permit the proposed roof eaves to project 0.10 metres and would be located 0.19 metres from the south side lot line, whereas the Zoning By-law permits roof eaves to project a maximum of 0.9 metres provided that they are no closer than 0.3 metres from the property line.
6. To permit the proposed 56% soft front yard landscaping, whereas the Zoning By-law requires a minimum 75% soft front yard landscaping.

By-law No. 8786

7. To permit the proposed 1.82 metres front porch projections, whereas the Zoning By-law permits maximum 1.55 metres front porch projection into a front yard.

8. To permit the proposed 35% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
9. To permit the proposed 9.2 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
10. To permit the proposed 218 square metres floor area or 0.61 times the lot area, whereas the Zoning By-law permits maximum 216 square metres floor area or 0.6 times the lot area.
11. To permit the proposed 56% soft front yard landscaping, whereas the Zoning By-law requires a minimum 75% soft front yard landscaping.
12. To permit the proposed 5.4 metres building setback from the street line, whereas the Zoning By-law requires a minimum 6 metres building setback from the street line.
13. To permit the proposed 0.28 metres south side yard setback, whereas the Zoning By-law requires a minimum 0.45 metres side yard setback.

20. 24 PARKLAND RD

Table 24, Applicant and property information

File Number:	A0200/17SC	Zoning	Residential Detached (RD) & Single Family (S) [WVR]
Owner(s):	2364970 ONTARIO LIMITED 2364970 ONTARIO LTD	Ward:	Scarborough Southwest (36)
Agent:	KRISTOFER POTTS	Heritage:	Not Applicable
Property Address:	24 PARKLAND RD	Community:	Birchcliff Community
Legal Description:	PLAN 3228 LOT 76		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

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

By-law No. 569-2013 & No. 8786:

1. The proposed dwelling and ancillary building will cover 36.91% of the lot area (296.03 m²);
Whereas the maximum permitted coverage for all structures is 33% of the lot area (264.67 m²).

By-law No. 569-2013:

2. The proposed dwelling will have a floor space index equal to 0.47 times the lot area (374.35 m²);
Whereas the maximum permitted floor space index is 0.4 times the lot area (320.8 m²).
3. The proposed dwelling will have a length of 21.94 m;
Whereas the maximum permitted dwelling length is 17 m.
4. The proposed dwelling will have a depth of 22.59 m, as measured from the required front yard setback to the rear main wall;
Whereas the maximum permitted depth is 19 m.
5. The proposed ancillary structure (pool house) will have a floor area of 48.42 m²;
Whereas the maximum permitted floor area of an ancillary structure is 40 m².
6. The proposed ancillary structure (pool house) will have a height of 5.6 m;
Whereas the maximum permitted height of an ancillary structure is 4 m.

By-law No. 8786:

7. The proposed dwelling will have a total floor area equal to 0.452 times the lot area (362.83 m²);
Whereas the maximum permitted floor area is 0.4 times the lot area (320.8 m²).

8. The combined floor area of all garages and ancillary structures on the lot is 77.87 m²; Whereas the maximum permitted combined floor area of all garages, carports and other accessory buildings is 75 m².
9. The proposed ancillary structure (pool house) will have a height of 5.6 m; Whereas the maximum permitted height of an ancillary structure is 5 m.

FRONT YARD AREA CALCULATION:

FRONT YARD AREA:	841.51 SQ.FT.	[78.18 SQ.M.]	
FRONT YARD LANDSCAPE AREA:	506.38 SQ.FT.	[47.04 SQ.M.]	100.00%
HARD LANDSCAPE AREA:	61.94 SQ.FT.	[5.75 SQ.M.]	12.23%
SOFT LANDSCAPE AREA:	444.44 SQ.FT.	[41.29 SQ.M.]	87.77%
FRONT PORCH & STAIRS	59.05 SQ.FT.	[5.49 SQ.M.]	
PERMITTED DRIVEWAY:	276.07 SQ.FT.	[25.65 SQ.M.]	

REAR YARD AREA CALCULATION:

REAR YARD AREA:	4508.24 SQ.FT.	[418.83 SQ.M.]	
REAR YARD LANDSCAPE AREA:	3766.22 SQ.FT.	[349.89 SQ.M.]	100.00%
HARD LANDSCAPE AREA:	1575.04 SQ.FT.	[146.33 SQ.M.]	41.82%
SOFT LANDSCAPE AREA:	2191.18 SQ.FT.	[203.57 SQ.M.]	58.18%
POOLHOUSE AREA:	411.01 SQ.FT.	[38.18 SQ.M.]	
DECK/STAIRS AREA:	331.10 SQ.FT.	[30.76 SQ.M.]	

SITE INFO. TAKEN FROM:

SURVEYOR'S REAL PROPERTY REPORT
 PART I PLAN OF LOT 76
 REGISTERED PLAN 3288
 CITY OF TORONTO
 (FORMER CITY OF SCARBOROUGH)
 GUIDO PAPA SURVEYING LTD.
 DATED: OCTOBER 7, 2015

ZONING BY-LAW

SCARBOROUGH ZONING BY-LAW	
ZONING	S-3-27-41-47-64
LOT AREA	8632.55 SQ.FT. [801.99 SQ.M.]
MAX. COVERAGE	33.00% OF LOT-2848.74 SQ.FT. [264.66 SQ.M.]
MAX. F.S.I.	0.6 TO AN AREA OF 204.00 SQ.M.
	2195.84 SQ.FT. [204.00 SQ.M.]

CITY WIDE TORONTO ZONING BY-LAW

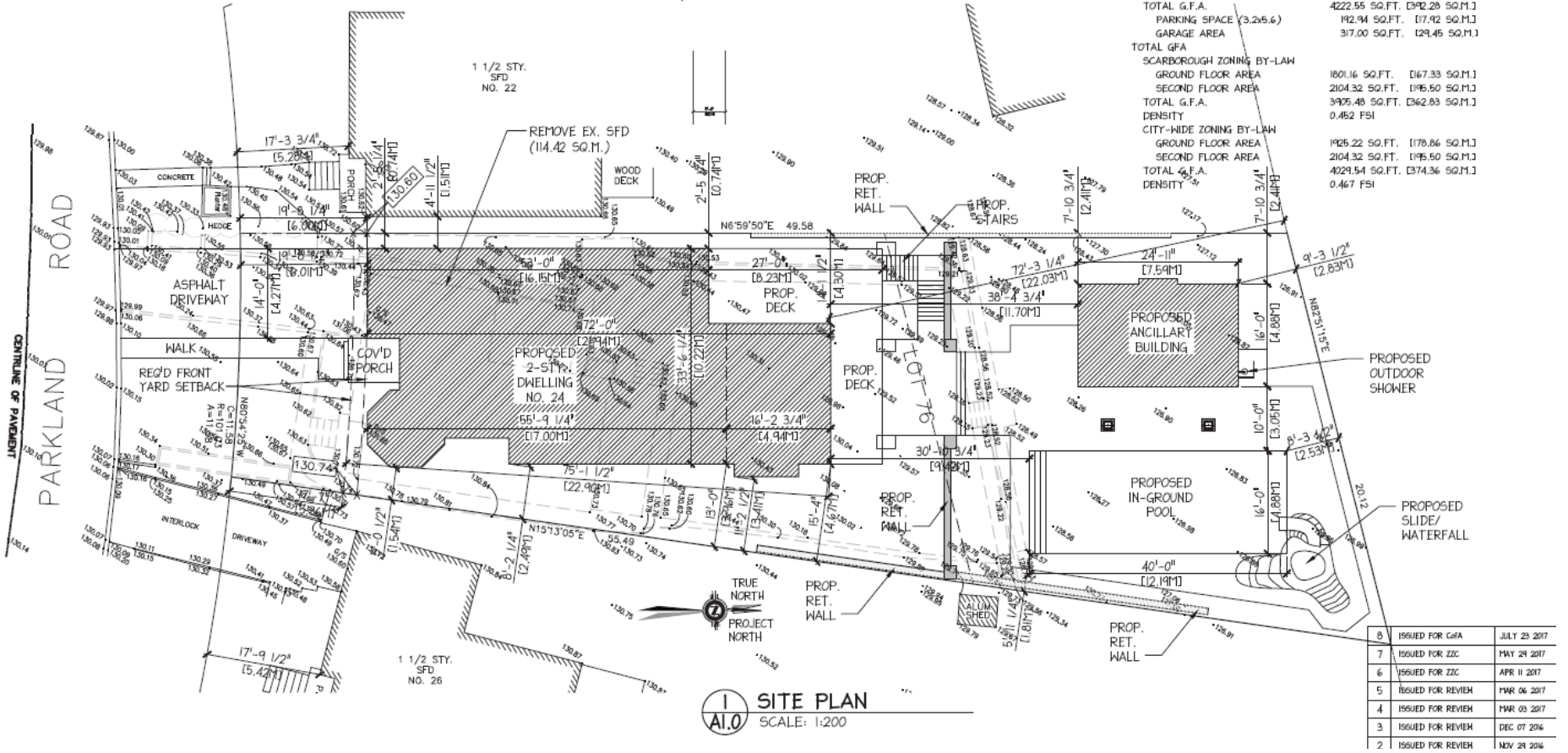
ZONING	RD (R10.5) (x252)
LOT AREA	8632.55 SQ.FT. [801.99 SQ.M.]
MAX. COVERAGE	33.00% OF LOT-2848.74 SQ.FT. [264.66 SQ.M.]

SITE STATISTICS

LOT COVERAGE			
MAIN DWELLING UNIT	24.30%	2098.17 SQ.FT.	[194.95 SQ.M.]
POOLHOUSE	6.04%	521.21 SQ.FT.	[48.42 SQ.M.]
FRONT COVERED PORCH	0.22%	18.97 SQ.FT.	[1.76 SQ.M.]
REAR DECK	6.35%	548.10 SQ.FT.	[50.92 SQ.M.]
TOTAL LOT COVERAGE	36.91%	3106.45 SQ.FT.	[286.03 SQ.M.]
G.F.A.			
GROUND FLOOR AREA		218.16 SQ.FT.	[20.27 SQ.M.]
SECOND FLOOR AREA		2104.39 SQ.FT.	[196.50 SQ.M.]
TOTAL G.F.A.		4222.55 SQ.FT.	[392.28 SQ.M.]
PARKING SPACE (3.2x5.6)		192.94 SQ.FT.	[17.92 SQ.M.]
GARAGE AREA		317.00 SQ.FT.	[29.45 SQ.M.]

TOTAL GFA

SCARBOROUGH ZONING BY-LAW	
GROUND FLOOR AREA	1801.16 SQ.FT. [167.33 SQ.M.]
SECOND FLOOR AREA	2104.32 SQ.FT. [196.50 SQ.M.]
TOTAL G.F.A.	3905.48 SQ.FT. [363.83 SQ.M.]
DENSITY	0.452 FSI
CITY-WIDE ZONING BY-LAW	
GROUND FLOOR AREA	1925.22 SQ.FT. [178.86 SQ.M.]
SECOND FLOOR AREA	2104.32 SQ.FT. [196.50 SQ.M.]
TOTAL G.F.A.	4029.54 SQ.FT. [374.36 SQ.M.]
DENSITY	0.467 FSI



21. 125 COLONEL DANFORTH TRL

Table 25, Applicant and property information

File Number:	A0201/17SC	Zoning	Residential Detached (RD), Single Family (S) & Temp. Major Open Space (O-T) Zone [Waiver]
Owner(s):	ELIZABETH KENNY KEVIN MISNER	Ward:	Scarborough East (44)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	125 COLONEL DANFORTH TRL	Community:	Centennial Community
Legal Description:	PLAN 2546 PT LOT 45 PT LOT 46		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

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

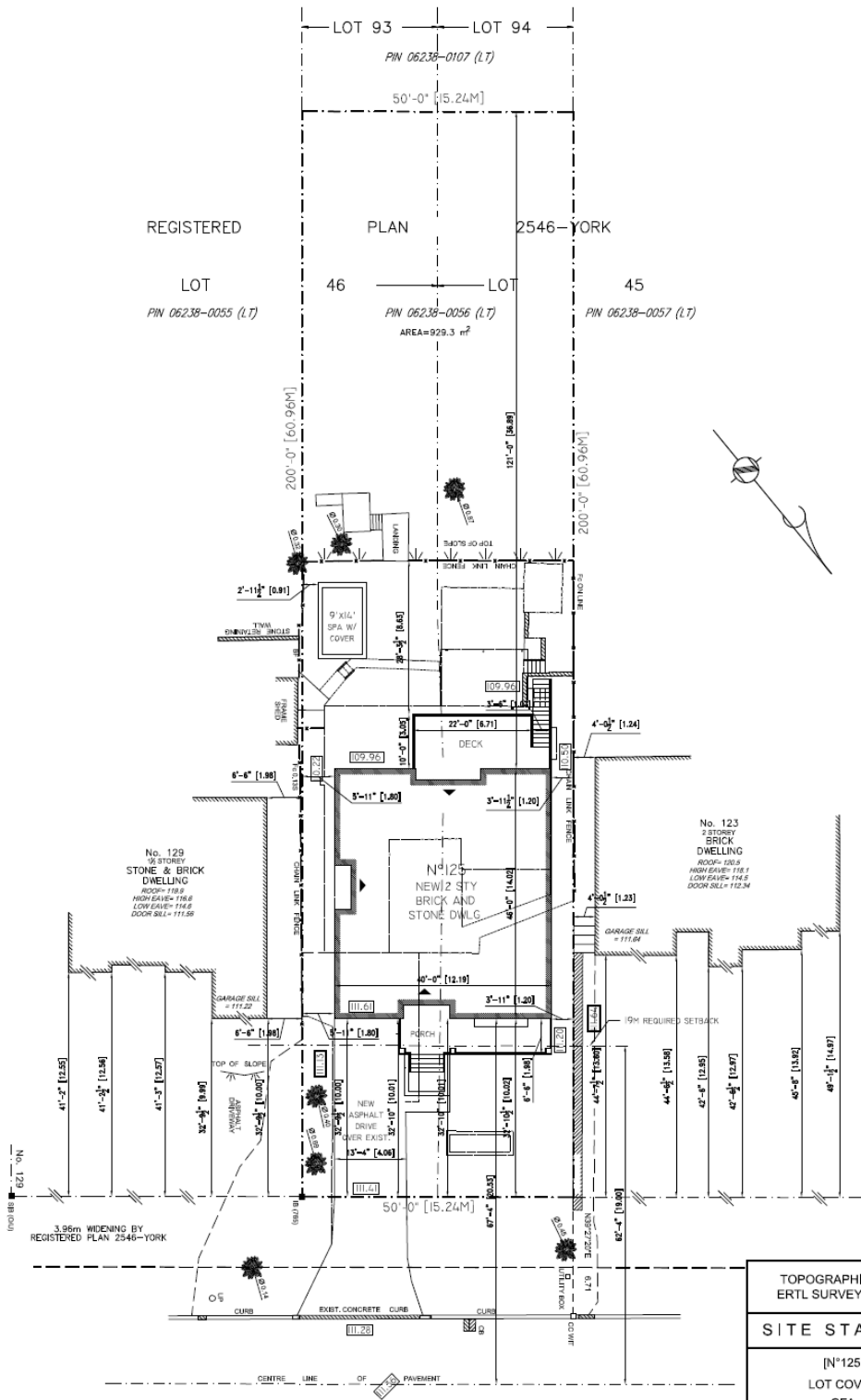
By-law No. 569-2013:

1. The proposed dwelling will have a height of 10 m;
Whereas the maximum permitted height is 9 m.
2. The proposed dwelling will have a side main wall height of 8.15 m;
Whereas the maximum permitted height of a pair of side main walls is 7 m.
3. None of the first floor is proposed to be within 4 m of the front main wall;
Whereas a minimum of 10 m² of the first floor must be located within 4 m of the front main wall.
4. The proposed driveway will be 4.06 m wide;
Whereas the maximum permitted width of a driveway is 3.35 m (equal to the interior width of the garage).

By-law No. 12077:

5. The proposed rear spa will be located 0.91 m from the south side lot line;
Whereas the minimum required setback for a pool is 1.5 m from a lot line.
6. The proposed dwelling will have a height of 10 m;
Whereas the maximum permitted height is 9 m.

7. The proposed dwelling will have a basement height of 1.36 m, as measured from the average grade at the front main wall to the ceiling of the basement;
Whereas the maximum permitted basement height is 1 m.
8. The proposed garage will have a height of 3.8 m, as measured to the underside of the roof structure;
Whereas the maximum permitted height of a garage is 3.7 m.
9. The proposed driveway will be 4.06 m wide;
Whereas the maximum permitted width of a driveway is 3.35 m (equal to the interior width of the garage).



COLONEL DANFORTH TRAIL
 SHOWN ON REGISTRAR'S COMPILED PLAN No. 9887
 ESTABLISHED BY BY-LAW 20083 INST. No. TB 43275
 FORMERLY DANFORTH ROAD
 PIN 06238-0105 (LT)

TOPOGRAPHICAL INFORMATION PROVIDED BY: ERTL SURVEYORS, ONTARIO LAND SURVEYORS	
SITE STATISTICS : [LOT 45/46]	
[N*125] AREA = 10002.9ft ² [929.3 m ²]	
LOT COVERAGE = 1794 ft ² [166.7 m ²] (17.9%)	
GFA = 3256 ft ² [302.88 m ²] (32.6%)	
FRONT YARD AREA = 1663.9 ft ² [154.58m ²]	
DRIVEWAY AREA = 420.9 ft ² [39.1m ²]	
PORCH, STEPS & WALKWAY AREA = 294.3 ft ² [27.3m ²]	
FRONT YARD HARD SURFACE AREA = 420.9 ft² [39.1m²]	
(PORCH, STEPS, WALKWAY & DRIVEWAY, R.O.W.,) (FRONT YARD AREA)	= 25.3%
FRONT YARD SOFT LANDSCAPED AREA = 948.7 ft² [88.1m²]	
(FRONT YARD AREA) - (DRIVEWAY) = 1243 ft ² [115.48m ²]	
PORCH, R.O.W. & STEPS & WALKWAY AREA = 294.3 ft ² [27.3m ²] (23.7%)	
SOFT LANDSCAPED AREA = 948.7ft ² [88.1m ²] (76.3%) MIN 75% REQ'D	

22. 37 FAREHAM CRES

Table 26, Applicant and property information

File Number:	A0202/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	OANA CRISTINA MOORE	Ward:	Scarborough East (43)
Agent:	OANA CRISTINA MOORE	Heritage:	Not Applicable
Property Address:	37 FAREHAM CRES	Community:	Guildwood Community
Legal Description:	PLAN M767 LOT 120		

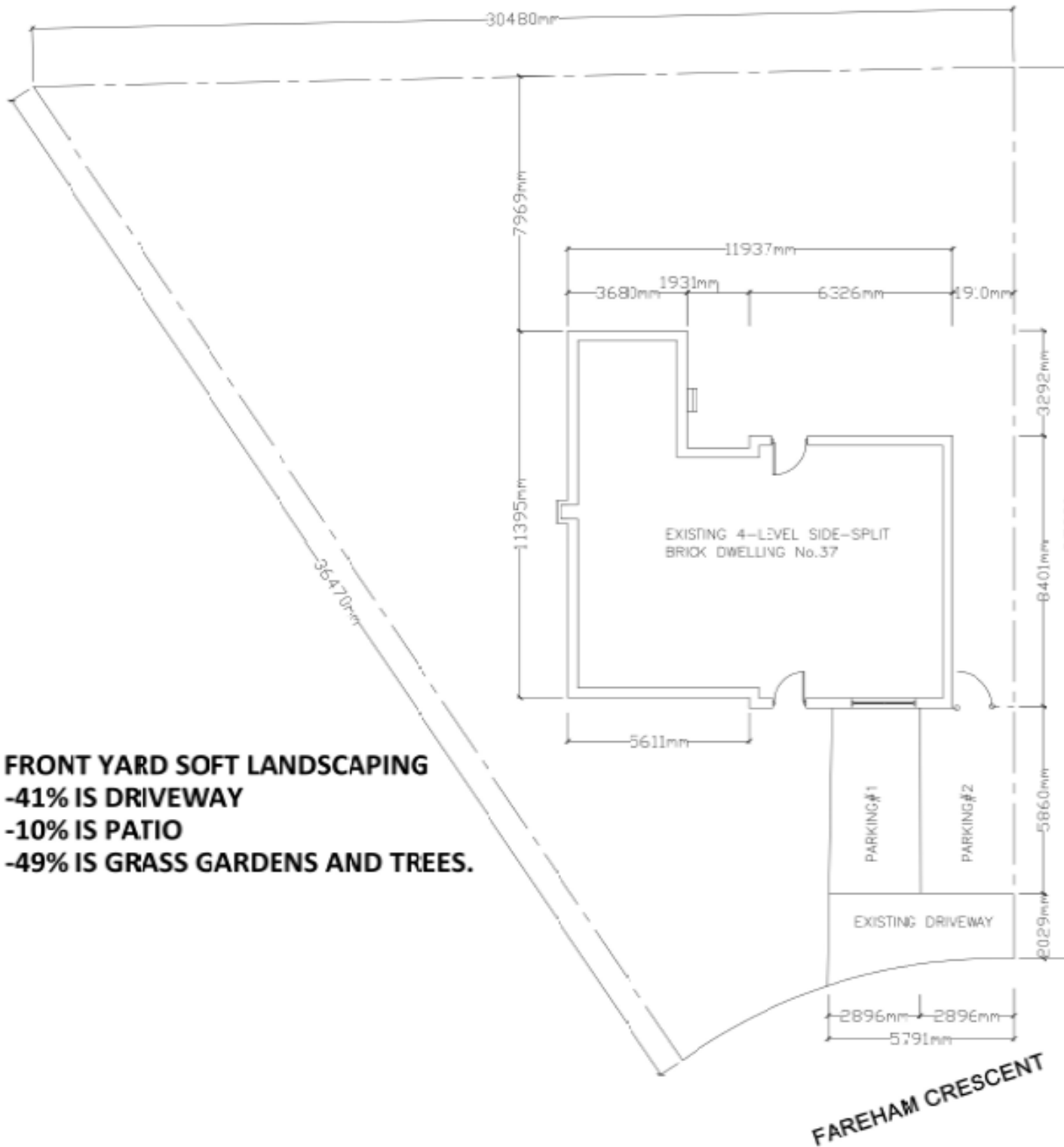
PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to permit the existing double car driveway.

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

By-law No. 569-2013 & By-law No. 9676

1. To permit the front yard parking space, whereas the Zoning By-law permits parking space in the front of the front wall if its on the portion of the driveway that leads to an existing parking space.



FRONT YARD SOFT LANDSCAPING
-41% IS DRIVEWAY
-10% IS PATIO
-49% IS GRASS GARDENS AND TREES.

23. 15 BELLBROOK RD

Table 27, Applicant and property information

File Number:	A0203/17SC	Zoning	Residential Detached (RD) & Single Family (S) [Waiver]
Owner(s):	PATRICK WAI SHUN CHAN	Ward:	Scarborough-Agincourt (39)
Agent:	PATRICK WAI SHUN CHAN	Heritage:	Not Applicable
Property Address:	15 BELLBROOK RD	Community:	Tam O'Shanter Community
Legal Description:	PLAN 4401 LOT 106		

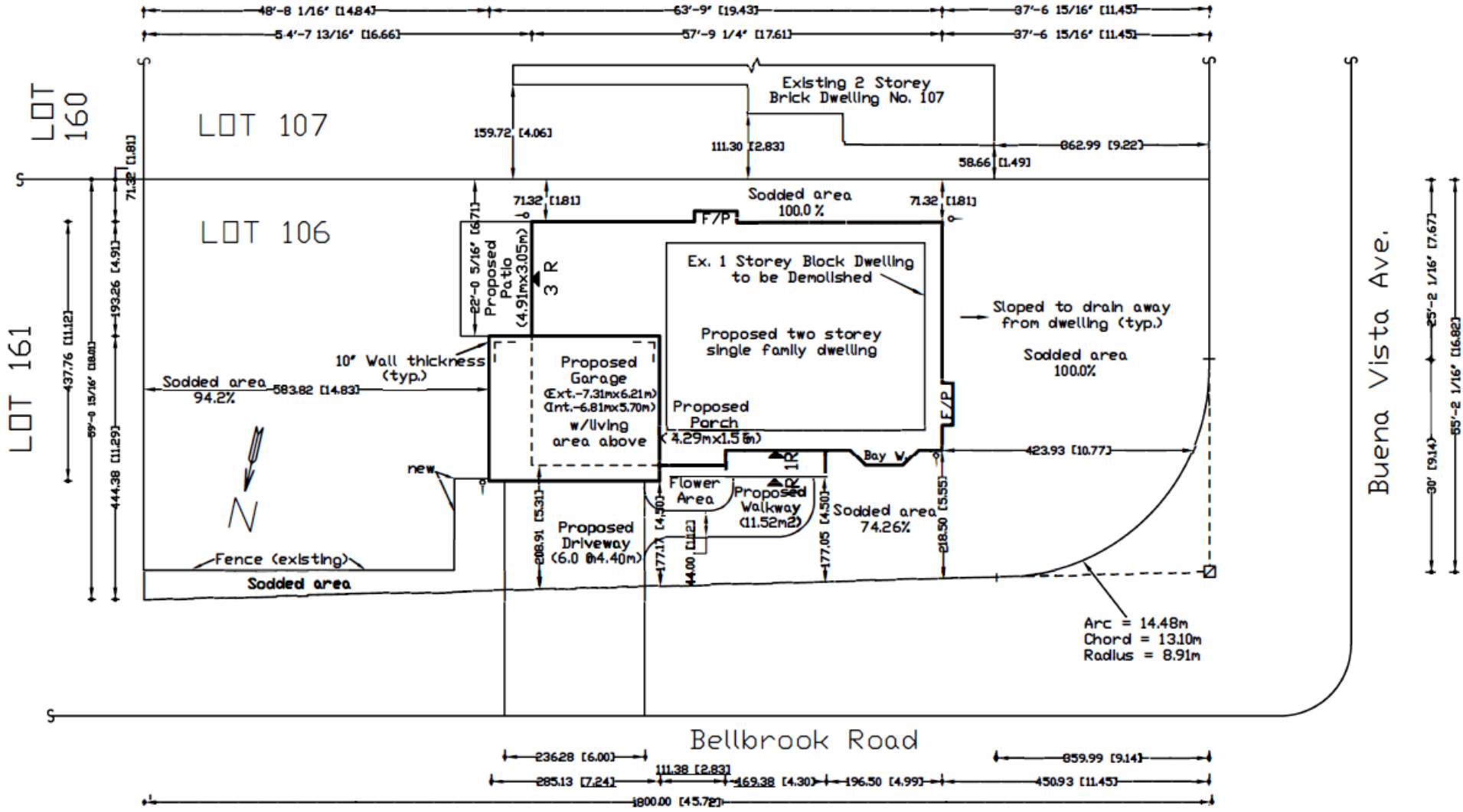
PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

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

By-law No. 569-2013:

1. The proposed dwelling will have a length of 19.43 m;
Whereas the maximum permitted length is 17 m.
2. The proposed dwelling will have a depth of 21.88 m, as measured from the required front yard setback to the rear main wall;
Whereas the maximum permitted depth is 19 m.



24. 4 CRESTWOOD DR

Table 28, Applicant and property information

File Number:	A0207/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR] Scarborough East (43)
Owner(s):	AMANDA EMILY GRUNING MICHAEL ADAM FORTIER	Ward:	
Agent:	AMANDA EMILY GRUNING	Heritage:	Not Applicable
Property Address:	4 CRESTWOOD DR	Community:	Guildwood Community
Legal Description:	PLAN 3136 PT LOT 15 RP R251 PART 4		

PURPOSE OF THE APPLICATION:

To construct a one-storey garage addition on the front of the existing dwelling and a new front porch.

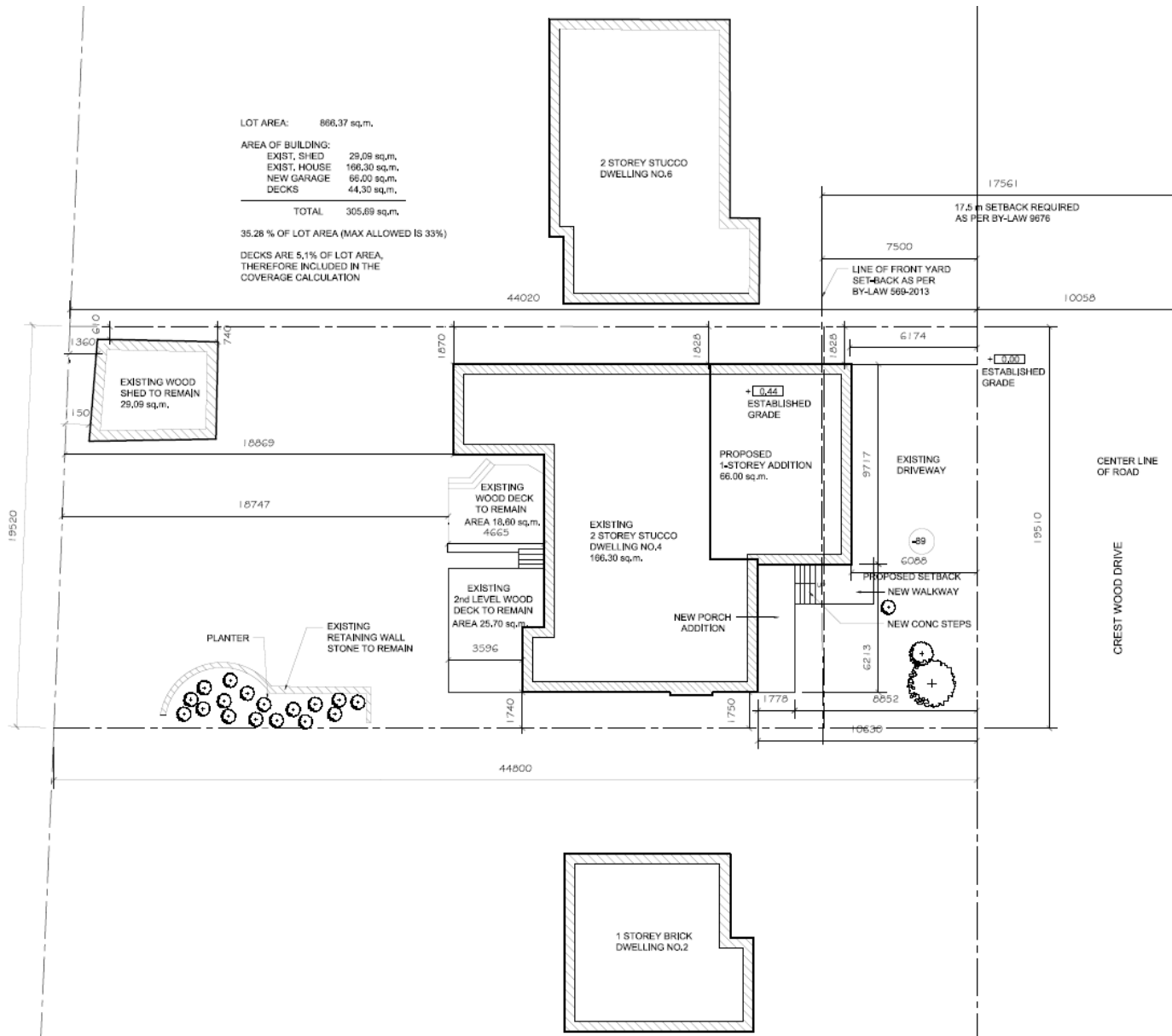
REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

By-law No. 569-2013:

1. The altered dwelling will cover 36.6% of the lot area;
Whereas the maximum permitted coverage is 33% of the lot area.
2. The altered dwelling will be located 6.17 m from the front lot line;
Whereas the minimum required front yard setback is 7.5 m.
3. The combined width of all vehicle entrances in the main wall is proposed to be 7.62 m;
Whereas the maximum permitted combined width of all vehicle entrances through the front main wall is 6 m.
4. The proposed driveway will be 9.72 m wide;
Whereas the maximum permitted width of a driveway is 6 m.

By-law No. 9676:

5. The altered dwelling will be located 16.23 m from the centreline of Crestwood Drive;
Whereas the minimum required front yard setback is 17.5 m from the centreline of the road.
6. The proposed garage will have a total width of 9.72 m;
Whereas the maximum permitted dimensions of an accessory structure are 7.6 m by 7.6 m.
7. The proposed number of parking spaces is three (3);
Whereas the maximum permitted number of parking spaces is two (2).
8. The proposed access width to a parking space within the garage will be 2.54 m;
Whereas the minimum required access width to a parking space is 2.6 m.
9. The proposed driveway will be 9.72 m wide;
Whereas the maximum permitted width of a driveway is 6 m.



25. 106 ZAPH AVE

Table 29, Applicant and property information

File Number:	A0213/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	MARTA GRZINCIC GRZINCIC ERNEST ANDREW	Ward:	Scarborough East (44)
Agent:	GPF DESIGN SERVICES INC	Heritage:	Not Applicable
Property Address:	106 ZAPH AVE	Community:	Highland Creek Community
Legal Description:	PLAN 2129 PT LOT 53 NOW RP 64R16277 PART 7		

PURPOSE OF THE APPLICATION:

To construct a new wood deck with partial covered portion at the rear of the existing dwelling.

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

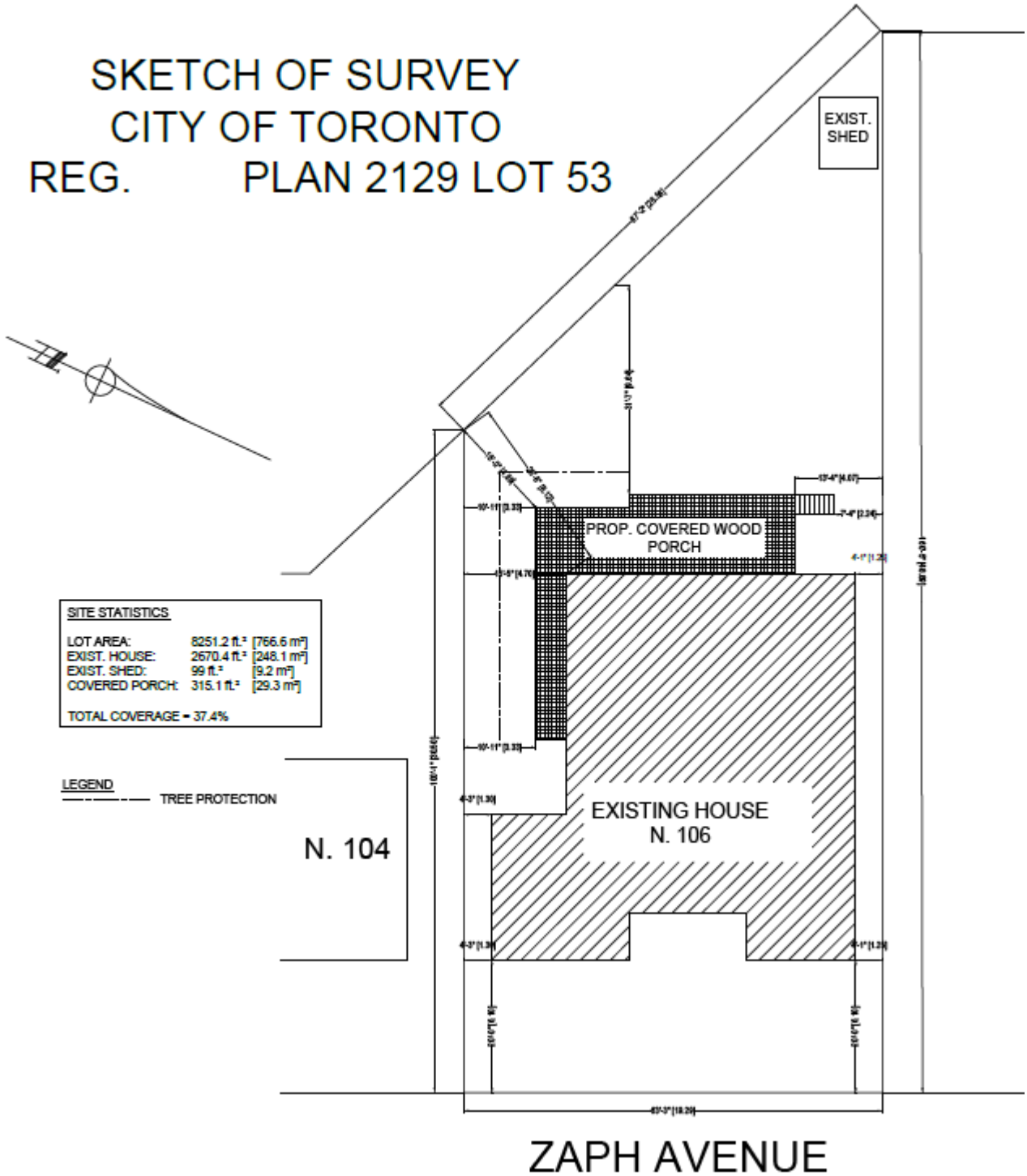
By-law No. 569-2013:

1. The proposed rear deck will encroach 5.04 m into the required rear yard setback and will be located 3.33 m from the south side lot line;
Whereas a platform may encroach a maximum of 2.5 m into a required rear yard setback if it is no closer than 2.03 m from a side lot line.
2. The proposed canopy encroaches 0.31 m beyond the platform (deck) in which it's covering;
Whereas a canopy or awning may encroach into a required building setback to the same extent as the platform it is covering.

By-law No. 10827:

3. The proposed rear covered porch will encroach 2.61 m into the required rear yard setback;
Whereas the maximum permitted projection into a required rear yard setback is 1.55 m.
4. The proposed rear covered porch will have a height of 4.53 m, as measured from grade to eaves;
Whereas the maximum permitted height is 3.7 m.
5. The proposed rear covered porch will have dimensions of 11.51 m by 3.67 m;
Whereas the maximum permitted dimensions of an accessory structure are 7.6 m by 7.6 m.

SKETCH OF SURVEY
 CITY OF TORONTO
 REG. PLAN 2129 LOT 53



SITE STATISTICS		
LOT AREA:	8251.2 ft. ²	[766.6 m ²]
EXIST. HOUSE:	2670.4 ft. ²	[248.1 m ²]
EXIST. SHED:	99 ft. ²	[9.2 m ²]
COVERED PORCH:	315.1 ft. ²	[29.3 m ²]
TOTAL COVERAGE = 37.4%		

LEGEND
 - - - - - TREE PROTECTION

N. 104

ZAPH AVENUE

26. 43 SOUTH BONNINGTON AVE

Table 30, Applicant and property information

File Number:	A0214/17SC	Zoning	RS- Residential Semi-Detached/S- Single Family Residential [WAIVER]
Owner(s):	CHRISTOPHER SMITH	Ward:	Scarborough Southwest (36)
Agent:	CHRISTOPHER SMITH	Heritage:	Not Applicable
Property Address:	43 SOUTH BONNINGTON AVE	Community:	Cliffside Community
Legal Description:	PLAN 1964 LOT 81 TO 82		

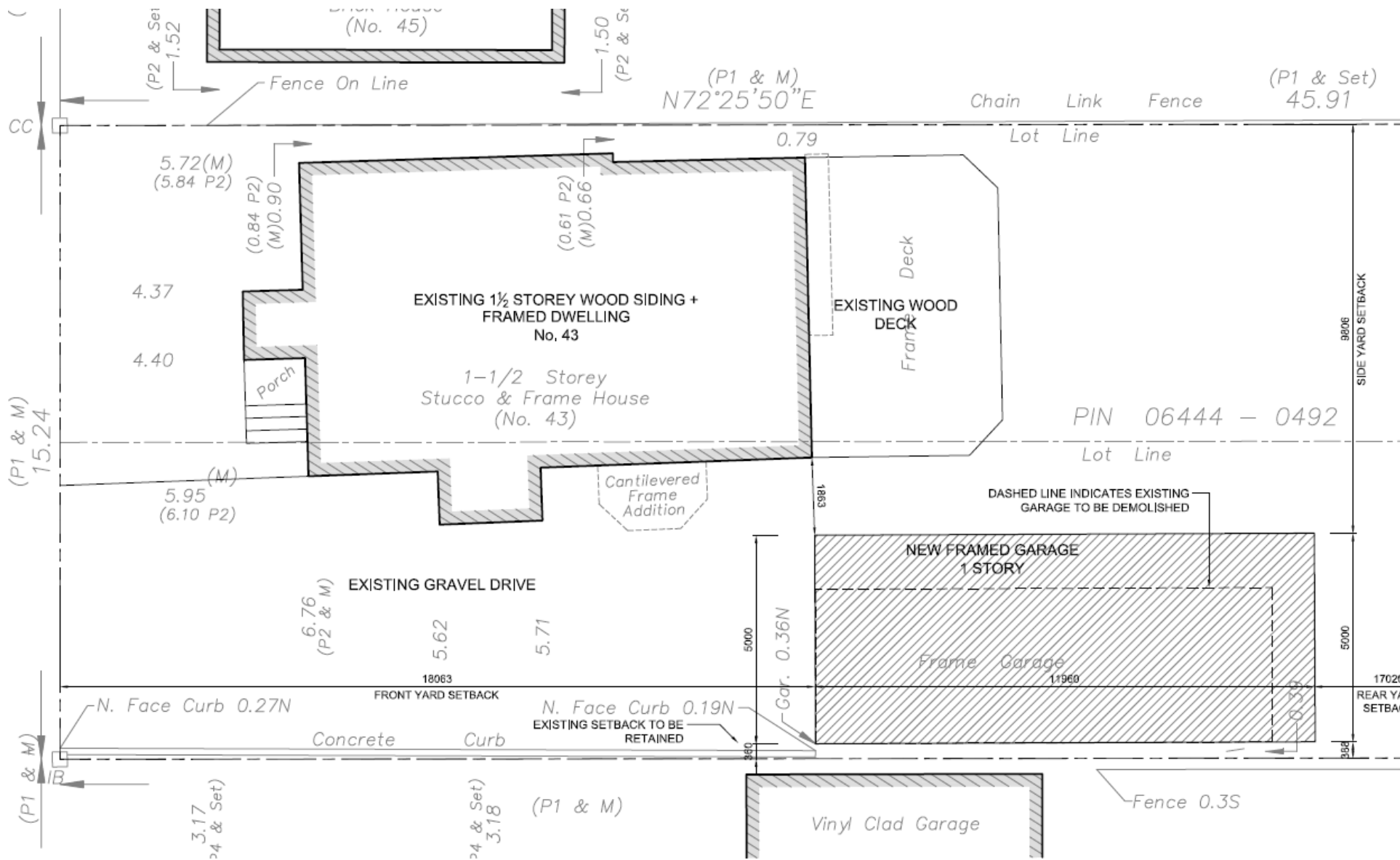
PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new garage in the rear yard. The existing garage would be demolished.

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

By-law No. 9364

1. To permit the proposed 11.96 metres by 5 metres accessory building (garage), whereas the Zoning By-law permits maximum 7.6 metres by 7.6 metres accessory buildings.



27. 50 CITADEL DR

Table 31, Applicant and property information

File Number:	A0216/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	RAVEENDRARAJAH VATSALADEVII MYILVAGANAM RAVEENDRARAJAH	Ward:	Scarborough Centre (37)
Agent:	ROCKIM DESIGN INC	Heritage:	Not Applicable
Property Address:	50 CITADEL DR	Community:	Eglinton Community
Legal Description:	PLAN M669 LOT 144		

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing dwelling and a two-storey front/side addition at the garage.

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

By-law No. 569-2013:

1. The altered dwelling will cover 36.09% of the lot area (168.96 m²);
Whereas the maximum permitted coverage is 33% of the lot area (154.5 m²).

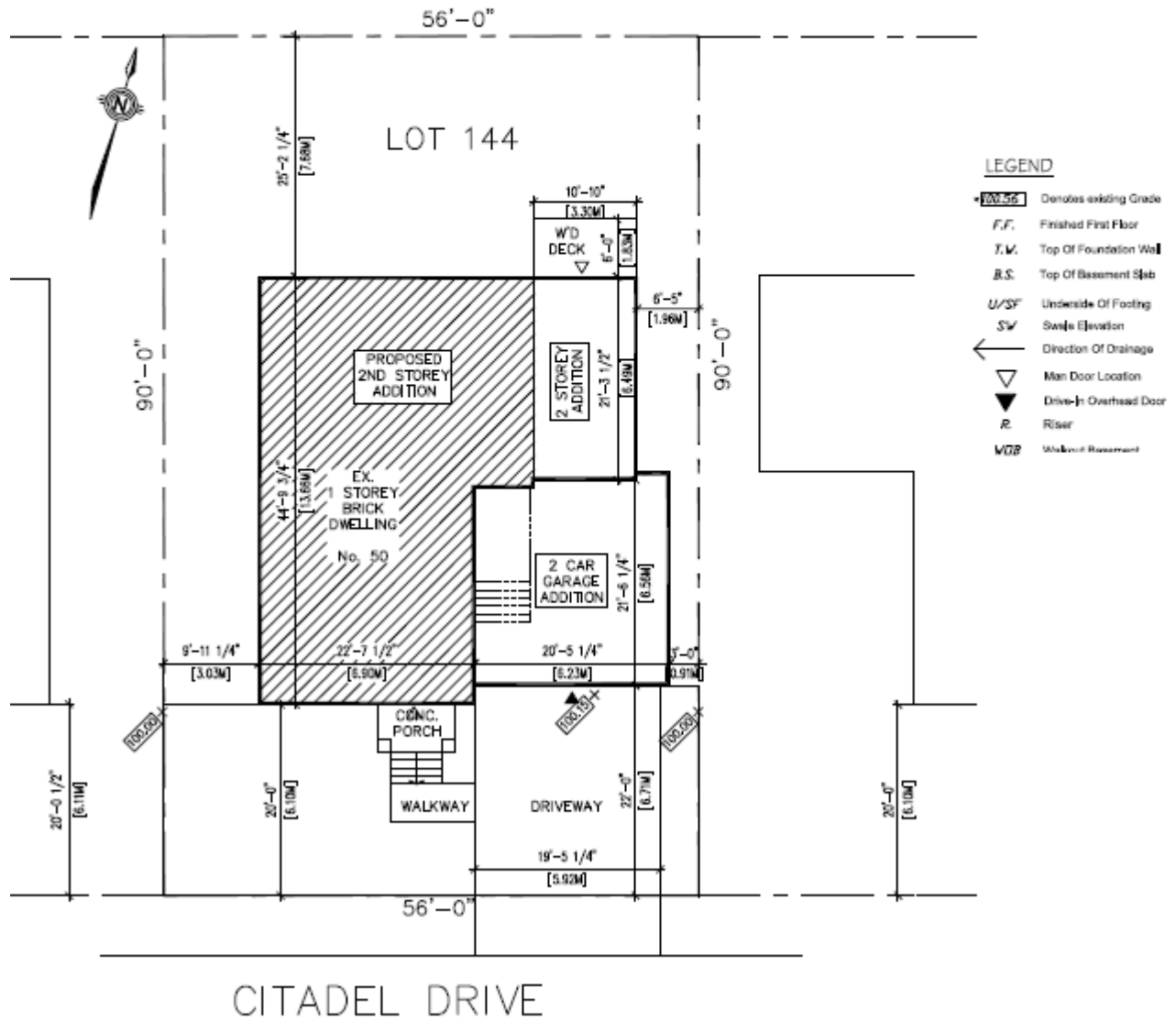
By-law No. 10048:

2. The altered dwelling will cover 36.89% of the lot area (172.67 m²);
Whereas the maximum permitted coverage is 33% of the lot area (154.5 m²).
3. The proposed rear deck will project 1.65 m into the required rear yard setback;
Whereas the maximum permitted projection is 1.55 m.

SKETCH SHOWING
 LOT 144
 PLAN M-669
 TOWN OF SCARBORO

THE SURVEY INFORMATION IS TAKEN FROM
 RESUBDIVISION S.L.S. ON MAR. 12 1996

REAR YARD LANDSCAPE AREA = 131.82 SQ.M.
 DECK AREA = 6.03 SQ.M.



28. 181 NUGGET AVE

Table 32, Applicant and property information

File Number:	A0217/17SC	Zoning	Industrial (M) & General Industrial (MG) Zone [ZR]
Owner(s):	FRIENDS OF JESUS CHRIST CANADA	Ward:	Scarborough-Rouge River (41)
Agent:	MILLER THOMSON LLP	Heritage:	Not Applicable
Property Address:	181 NUGGET AVE	District:	Marshalling Yard Employment District
Legal Description:	PLAN M1415 PT BLK B RP 66R6524 PART 1		

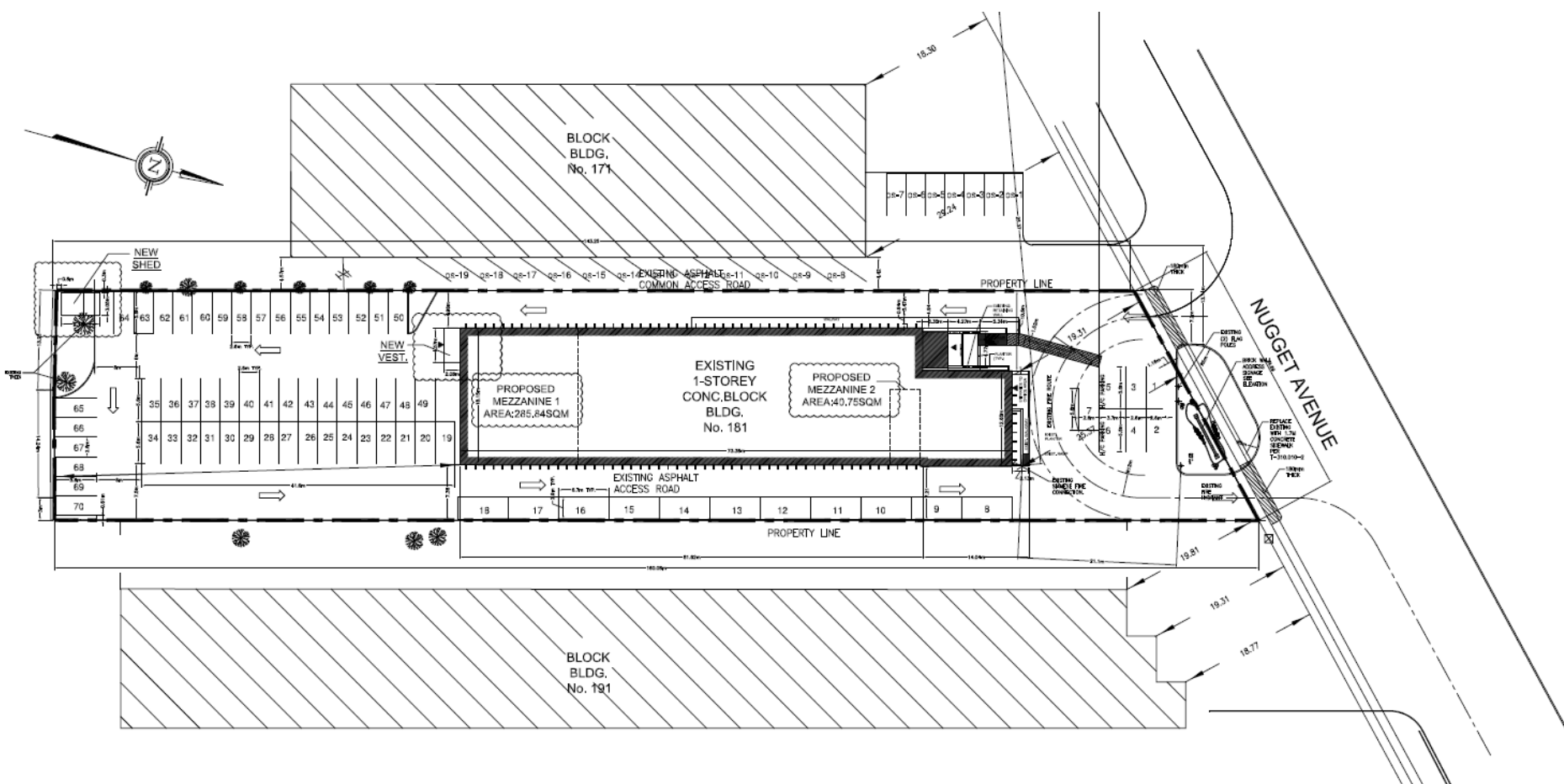
PURPOSE OF THE APPLICATION:

To permit the existing mezzanine levels be used as prayer space and storage space. The additional gross floor area will be accommodated within the existing building and no additional structures are proposed.

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

By-law No. 24982:

1. The proposed gross floor area is 1,574 m²;
Whereas the maximum permitted floor area is 1,272 m².



BLOCK
BLDG.
No. 171

BLOCK
BLDG.
No. 191

EXISTING
1-STORY
CONC. BLOCK
BLDG.
No. 181

PROPOSED
MEZZANINE 1
AREA: 285.64 SQM

PROPOSED
MEZZANINE 2
AREA: 43.75 SQM

NEW
SHED

NEW
VEST.

EXISTING ASPHALT
COMMON ACCESS ROAD

EXISTING ASPHALT
ACCESS ROAD

PROPERTY LINE

PROPERTY LINE

NUGGET AVENUE



08-19

08-18

08-17

08-16

08-15

08-14

08-13

08-12

08-11

08-10

08-9

08-8

64

63

62

61

60

59

58

57

56

55

54

53

52

51

50

65

35

36

37

38

39

40

41

42

43

44

46

47

48

49

66

34

33

32

31

30

29

28

27

26

25

24

23

22

21

20

67

68

69

70

18

17

16

15

14

13

12

11

10

9

8

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31

19.31