

**COMMITTEE OF ADJUSTMENT
AGENDA
NORTH YORK PANEL****Hearing Date:** March 23, 2017**Time:** 9:30 a.m.**Location:** Council Chambers - North York Civic Centre - 5100 Yonge Street**1. OPENING REMARKS**

- **Declarations of Interest**
- **Confirmation of Minutes from Previous Hearing**
- **Closed & Deferred Files**

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

	File Number	Owner	Property	Community (Ward)
1.	A1085/16NY		41 BROADLEAF RD	Don Valley East (34)
2.	A1111/16NY		44 EDINBURGH DR	York Centre (10)
3.	A0034/17NY		103 STAFFORD RD	Willowdale (23)
4.	A0038/17NY		188 DELL PARK AVE	Eglinton-Lawrence (15)
5.	A0039/17NY		358 WILLOWDALE AVE	Willowdale (23)
6.	A0040/17NY		129 ARMOUR BLVD	York Centre (10)
7.	A0041/17NY		78 POYNTZ AVE	Willowdale (23)
8.	A0042/17NY		365 HILLCREST AVE	Willowdale (23)
9.	A0043/17NY		136 GLEN PARK AVE	Eglinton-Lawrence (15)

10.	A0044/17NY	216 CEDRIC AVE	Eglinton-Lawrence (15)
11.	A0045/17NY	54 SUTHERLAND DR	Don Valley West (26)
12.	A0046/17NY	357 HILLHURST BLVD	Eglinton-Lawrence (15)
13.	A0049/17NY	281 DUNFOREST AVE	Willowdale (23)
14.	A0050/17NY	134 BYNG AVE	Willowdale (23)
15.	A0051/17NY	23 KATHERINE RD	York Centre (09)
16.	A0052/17NY	160 VIEWMOUNT AVE	Eglinton-Lawrence (15)
17.	A0053/17NY	130 FAYWOOD BLVD	York Centre (10)
18.	A0054/17NY	12 HEARTHSTONE CRES	York Centre (10)
19.	A0055/17NY	118 LAURENTIDE DR	Don Valley East (34)
20.	A0056/17NY	2 TUFTON CRES	Don Valley East (34)
21.	A0057/17NY	68 FORTHBRIDGE CRES	York Centre (09)
22.	A0058/17NY	295 JOICEY BLVD	Eglinton-Lawrence (16)
23.	A0059/17NY	348 BETTY ANN DR	Willowdale (23)
24.	A1108/16NY	27 WHITTAKER CRES	Willowdale (24)
25.	A0085/17NY	288 ERSKINE AVE	Don Valley West (25)
26.	A0086/17NY	166 BEDFORD PARK AVE	Eglinton-Lawrence (16)
27.	A0090/17NY	3234 YONGE ST	Eglinton-Lawrence (16)

3. OTHER BUSINESS

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

1. 41 BROADLEAF RD

File Number:	A1085/16NY	Zoning	RD (f15;a550)(x5)/ R5
Owner(s):		Ward:	Don Valley East (34)
Agent:		Heritage:	Not Applicable
Property Address:	41 BROADLEAF RD	Community:	North York
Legal Description:	PLAN 4544 PT BLK F		

PURPOSE OF THE APPLICATION:

To demolish the existing single family detached dwelling and construct a new 2 storey single family detached dwelling.

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

- 1. Chapter 900.3.10(5) Exception RD5, Zoning By-law No. 569-2013**
The minimum required side yard setbacks are 1.8m each side.
The proposed south side yard setback is 1.22m.
- 2. Chapter 10.20.40.10.(2)B(i), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 7.81m.
- 3. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17m.
The proposed dwelling will have a length of 18.63m.
- 4. Chapter 10.5.100.1.(1)(C), By-law 569-2013**
The maximum permitted driveway width is 6m.
The driveway will have a width of 7.57m.
- 5. Chapter 10.5.80.40.(1), By-law No. 569-2013**
The maximum combined width of all vehicle entrances through the front main wall of the residential building is 6m.
The proposed combined width of all vehicle entrances through the front main wall is 7.57m.
- 6. Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed third storey rear platform will have an area of 5.51 m².
- 7. Section 14.2.3(b), Zoning By-law No. 7625**
The minimum required south side yard setback is 1.8m.
The proposed south side yard setback is 1.22m.

- 8. Section 14.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 18.63m.
- 9. Section 14.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.08m.
- 10. Section 14.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.8m².
The proposed balcony area is 5.51m².
- 11. Section 6A(5)(a)(ii), By-law No. 7625**
The maximum width of the driveway is 6m.
The proposed driveway is 7.57m wide.
- 12. Section 6(9)(a), By-law No. 7625**
The maximum permitted eave projection into a required setback is 0.5m.
The proposed projection of eaves is 0.6m.
- 13. Section 6(24), By-law No. 7625**
Decks greater than 1m in height may not project more than 2.1m from the wall.
The proposed deck is 1.07m above the ground and projects 4.88m from the wall.

2. 44 EDINBURGH DR

File Number:	A1111/16NY	Zoning	RM/RM3 [ZZC]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	44 EDINBURGH DR	Community:	North York
Legal Description:	PLAN 2044 LOT 1127 EXEMPT PER SEC.3(1)3(I) OF THE ASSM'T ACT R.S.O.(90) C.A.31.		

PURPOSE OF THE APPLICATION:

To permit additions and alterations to the existing building (Place of Worship/Day Nursery) which is to include a second storey addition, along with a new roof-top amenity area. The applicant is also proposing other interior and exterior alterations.

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

- 1. Chapter 150.50.50.10.(1), By-law No. 569-2013**
A 1.50m landscaped strip must be provided along any side lot line.
There are zero (0) landscape strips proposed for either side lot line.
- 2. Chapter 10.80.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 43.05% of the lot area.
- 3. Chapter 10.80.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.75 times the lot area.
The proposed floor space index is 1.289 times the lot area.
- 4. Chapter 10.80.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 6.00m.
The proposed front yard setback is 3.01m.
- 5. Chapter 10.80.40.70.(2), By-law No. 569-2013**
The minimum required rear yard setback is 9.52m.
The proposed rear yard setback is 7.10m.
- 6. Chapter 10.80.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback for is 2.40m.
The proposed north side yard setback is 0.91m.
- 7. Chapter 200.5.10.1.(1), By-law No. 569-2013**
The minimum required number of parking spaces is ten (10).
The proposed number of parking spaces is zero (0).

- 8. Section 18.2.2/18.3.2, By-law No. 7625**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 43.05% of the lot area.
- 9. Section 18.2.4(a)/18.3.4(a), By-law No. 7625**
The minimum required front yard setback is 7.50m.
The proposed front yard setback is 3.01m.
- 10. Section 18.2.4(b)/18.3.4(b), By-law No. 7625**
The minimum required side yard setback for is 6.14m.
The proposed north side yard setback is 0.91m.
- 11. Section 18.2.4(b)/18.3.4(b), By-law No. 7625**
The minimum required side yard setback for is 6.14m.
The proposed south side yard setback is 3.08m.
- 12. Section 18.2.4(c)/18.3.4(c), By-law No. 7625**
The minimum required rear yard setback is 7.50m.
The proposed rear yard setback is 7.10m.
- 13. Section 18.3.5, By-law No. 7625**
The maximum permitted floor space index is 0.75 times the lot area.
The proposed floor space index is 1.289 times the lot area.
- 14. Section 18.2.6/18.3.6(c), By-law No. 7625**
The maximum permitted building height is 11.00m.
The proposed building height is 12.61m.
- 15. Section 6A(2)a, By-law No. 7625**
The minimum required number of parking spaces is fifty-six (56) spaces.
The proposed number of parking spaces is zero (0) spaces.

3. 103 STAFFORD RD

File Number:	A0034/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	103 STAFFORD RD	Community:	North York
Legal Description:	PLAN 5095 LOT 10		

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted lot coverage is 30.00% of the lot area.

The proposed lot coverage is 32.00% of the lot area.

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

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.50m.

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

The minimum required side yard setback is 1.80m.

The proposed east side yard setback is 1.50m.

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

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.50m.

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

The minimum required side yard setback is 1.80m.

The proposed east side yard setback is 1.50m.

6. Section 13.2.4, By-law No. 7625

The maximum permitted lot coverage is 30.00% of the lot area.

The proposed lot coverage is 32.00% of the lot area.

7. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 9.07m.

4. 188 DELL PARK AVE

File Number:	A0038/17NY	Zoning	R5/RD(ZR)
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	188 DELL PARK AVE	Community:	North York
Legal Description:	PLAN 2049 PT LOTS 391 TO 393		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey residential dwelling.

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

- 1. Chapter 10.5.40.10, Zoning By-law No. 569-2013**
(5) A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
The proposed mudroom is not within 4 m and less than 10.0 m².
- 2. Chapter 10.20.40.50.(1), Zoning By-law No. 569-2013**
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 m².
The proposed area of each platform at or above the second storey is 6.43 m².
- 3. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 35 percent of the lot area.
The proposed lot coverage is 35.55 percent of the lot area.
- 4. Chapter 10.20.40.70.(1) Zoning By-law No. 569-2013**
The required minimum front yard setback is 7.90 m.
The proposed front yard setback is 7.0 m.
- 5. Section 14.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.24m.
- 6. Section 6(30)a, Zoning By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.83m.
- 7. Section 14.2.6A, Zoning By-law No. 7625**
The maximum permitted balcony area is 3.8m².
The proposed balcony area is 6.4m².
- 8. Section 14.2.2, Zoning By-law No. 7625**
The minimum required lot area is 550m².
The (existing) proposed lot area is 506.96m²

- 9. Section 14.2.4, Zoning By-law No. 7625**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 35.55% of the lot area.
- 10. Section 6(24)c, Zoning By-law No. 7625**
The maximum encroachment for deck is 2.1 m.
The proposed encroachment for deck is 3.05 m.
- 11. Section 6(24)c, Zoning By-law No. 7625**
The maximum height for deck is 1.0 m.
The proposed deck is 1.07 m.

5. 358 WILLOWDALE AVE

File Number:	A0039/17NY	Zoning	RD/R6 [WAV]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	358 WILLOWDALE AVE	Community:	North York
Legal Description:	PLAN 2633 LOT 84 PT LOT 83		

PURPOSE OF THE APPLICATION:

To legalize and maintain the existing integral below-grade garage of the recently constructed dwelling. Please note a previous application (File # A0603/16NY) with respect to the subject property, was before the Committee of Adjustment on Thursday, September 8, 2016, which was ultimately approved on condition.

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

1. Chapter 10.5.80.40.(2), By-law No. 569-2013

The elevation of the lowest point of a vehicle entrance in a main wall of the building shall be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street.

The elevation of the garage entrance will be lower than the elevation of the centreline of the driveway at the point where it intersects the lot line abutting the street.

2. Section 6A(7)(D), By-law No. 7625

The elevation of the lowest point of an opening to an area that may be used for parking for storage of a vehicle located inside the dwelling shall be higher than the elevation of the street the lot abuts measured at the centreline directly across from the driveway leading to the parking space.

The elevation of the garage entrance will be lower than the elevation of the street the lot abuts measured at its centreline directly across from the driveway leading to the parking space.

6. 129 ARMOUR BLVD

File Number:	A0040/17NY	Zoning	RD/R3 [ZZC]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	129 ARMOUR BLVD	Community:	North York
Legal Description:	PLAN 2044 L 701		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 900.3.10.(5)(A), By-law 569-2013**
The minimum required side yard setback is 1.8m.
The proposed side yard setback is .92m.
- 2. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is .92m.

7. 78 POYNTZ AVE

File Number:	A0041/17NY	Zoning	R4/RD(f15.0;a550)(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	78 POYNTZ AVE	Community:	North York
Legal Description:	PLAN 1743 LOT 792 TO 793		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling.

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

- 1. Section 13.2.3(b)(i), Zoning Bylaw 7625**
The required side yard setback is 1.8m.
The proposed side yard setback is 1.52m for 4.06m portion of the proposed dwelling from the west property line.
- 2. Section 13.2.4(a), Zoning Bylaw 7625**
The maximum permitted lot coverage is 30% (153.30 m²).
The dwelling will have a proposed coverage of 32.0% of the lot area or 163.51m².
- 3. Section 13.2.2, Zoning Bylaw 7625**
The minimum required lot area is 550m².
Existing lot area of 511.00m².
- 4. Chapter 900.3.10(5)(A), Zoning Bylaw 569-2013**
The required side yard setback is 1.8m.
The proposed side yard setback is 1.52m for 4.06m portion of the proposed dwelling from the west property line.
- 5. Chapter 10.20.30.40(1)(A), Zoning Bylaw 569-2013**
The maximum permitted lot coverage is 30% (153.30 m²).
The dwelling will have a proposed coverage of 32% of the lot area or 163.51m².
- 6. Chapter 10.5.40.10(5), Zoning Bylaw 569-2013**
A minimum of 10m² of the first floor must be within 4.0m of the front main wall.
Proposed 0.0m of the first floor is within 4.0m of the front main wall.

8. 365 HILLCREST AVE

File Number:	A0042/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	365 HILLCREST AVE	Community:	North York
Legal Description:	PLAN 1609 LOT 365		

PURPOSE OF THE APPLICATION:

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

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

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

A minimum of 10.00m² of the first floor area must be within 4.00m of the main front wall.
The proposed first floor area is 4.85m² within 4.00m of the main front wall.

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

A platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.30m of a building, must comply with the required minimum building setbacks for the zone; 1.80m.
The proposed platform has a side yard setback of 1.52m.

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

The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.00% of the lot area.

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the east side exterior main wall facing a side lot line is 7.80m.

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the west side exterior main wall facing a side lot line is 8.94m.

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

The maximum permitted finished first floor height is 1.20m.
The proposed finished first floor height is 1.50m.

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

The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.52m.

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

The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.52m.

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

The minimum required side yard setback is 1.80m.

The proposed east side yard setback is 1.52m.

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

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.52m.

11. Section 13.2.4, By-law No. 7625

The maximum permitted lot coverage is 30.00% of the lot area.

The proposed lot coverage is 32.00% of the lot area.

12. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 9.15m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.65m.

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

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

The proposed deck is located 1.52m from the side lot line.

9. 136 GLEN PARK AVE

File Number:	A0043/17NY	Zoning	R6/RD(waiver)
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	136 GLEN PARK AVE	Community:	North York
Legal Description:	PLAN 1911 E PT LOT 447 W PT LOT 448		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling.

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

- 1. Chapter 10.20.40.70.(1), By-Law No.569-2013**
The minimum required front yard setback is 9.27m.
The proposed front yard setback is 6.98m.
- 2. Section 14-A(9), By-Law No. 7625**
The maximum permitted building length is 15.3 m and my increased to 17.40m by means of a one story rear extension.
The proposed building length is 16.7m and 18.9m including the one story rear extension.

10. 216 CEDRIC AVE

File Number:	A0044/17NY	Zoning	RM/R2 [BLD]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	216 CEDRIC AVE	Community:	York
Legal Description:	PLAN 1636 LOT 78		

PURPOSE OF THE APPLICATION:

To construct a new covered porch to the front of the existing dwelling. The existing front porch would be demolished.

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

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

A platform without main walls, attached to or less than 0.30m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.50m if it is no closer to a side lot line than the required side yard setback; in this case 1.20m.

The porch is 0.302m from the north side lot line.

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

A platform without main walls, attached to or less than 0.30m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.50m if it is no closer to a side lot line than the required side yard setback; in this case 1.20m.

The porch is 0.642m from the south side lot line.

3. Section 3.4.7(a)(1), By-law No. 1-83

Porches, Verandahs, Decks and Balconies are permitted to project 2.40m into a required front and rear yards provided that it shall not project within a required side yard setback; the required side yard setbacks for this zone are 1.20m on one side and 0.50m on the other side.

The proposed porch is 0.302m from the north side lot line.

4. Section 3.4.7(a)(1), By-law No. 1-83

Porches, Verandahs, Decks and Balconies are permitted to project 2.40m into a required front and rear yards provided that it shall not project within a required side yard setback; the required side yard setbacks for this zone are 1.20m on one side and 0.50m on the other side.

The proposed porch is 0.642m from the south side lot line.

11. 54 SUTHERLAND DR

File Number:	A0045/17NY	Zoning	R1B/RD (f12.0; a370; d0.6)(ZR)
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	54 SUTHERLAND DR	Community:	East York
Legal Description:	PLAN 2122 PT LOT 191 PT LOT 192		

PURPOSE OF THE APPLICATION:

To construct a new two-storey addition to the rear of the existing two-storey dwelling, in conjunction with a one-storey addition to the west side of the dwelling. The existing rear one-storey addition and detached garage would be demolished.

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

1. Chapter 10.5.40.71.(4), By-law No. 569-2013

The minimum building setback from a side lot line for any addition or extension to the rear or the side of a lawfully existing building or structure is 0.60m.

The proposed east side yard setback is 0.46m.

2. Chapter 10.20.40.40.(1), By-law No. 569-2013

The maximum permitted floor space index is 0.60 times the lot area.

The proposed floor space index is 0.662 times the lot area.

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

The minimum required side yard setback is 1.20m.

The proposed west side yard setback is 0.84m.

4. Chapter 10.5.80.10.(3), By-law No. 569-2013

A parking space may not be located in a front yard or a side yard abutting a street.

The proposed parking spot is located in a front yard.

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

The minimum required parking space must have a minimum width of 2.60m.

The proposed parking space will have a width of 2.50m.

6. Section 2.67a, By-law No. 1916

The minimum required parking space width is 2.60m.

The proposed parking space width is 2.50m.

7. Section 6.3.3, By-law No. 1916

The maximum permitted floor space index is 0.60 times the lot area.

The proposed floor space index is 0.662 times the lot area.

8. Section 6.3.3, By-law No. 1916

The minimum required side yard setback is 0.90m.

The proposed west side yard setback is 0.84m.

9. Section 6.3.3, 6.9, By-law No. 1916

The required parking space must be behind the main front wall of the dwelling.

The proposed parking space is located in front of the main front wall of the dwelling.

12. 357 HILLHURST BLVD

File Number:	A0046/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	357 HILLHURST BLVD	Community:	North York
Legal Description:	PLAN 4832 LOT 19		

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing one-storey dwelling in conjunction with a rear two-storey addition. The applicant is also proposing other interior and exterior alterations.

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

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

The maximum permitted encroachment for a deck is 2.50m into the rear yard.
The proposed deck encroaches 3.05m into the rear yard.

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

The maximum permitted height of all exterior main walls facing a side lot line is 7.50m.
The proposed height of the exterior main walls is 7.80m.

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

The maximum permitted building length is 17.00m.
The proposed building length is 19.37m including the 0.55m encroachment for the deck.

4. Chapter 10.20.40.30.(1), By-law No. 569-2013

The maximum permitted building depth is 19.00m.
The proposed building depth is 22.20m including the 0.55m encroachment for the deck.

5. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013

The minimum required front yard setback is 10.39m.
The proposed front yard setback is 7.85m.

6. Chapter 10.20.40.70.(2), By-law No. 569-2013

The minimum required rear yard setback is 10.38m.
The proposed rear yard setback is 9.50m.

7. Section 13.2.5A, By-law No. 7625

The maximum permitted building length is 16.80m.
The proposed building length is 24.52m.

8. Section 6(24)(c)(ii), By-law No. 7625

The maximum permitted rear deck projection is 2.10m from the wall.
The proposed rear deck projects 3.05m from the rear wall.

9. Section 6(24)(c)(i), By-law No. 7625

The maximum permitted height for a deck is 1.00m.

The proposed deck is 2.99m in height.

13. 281 DUNFOREST AVE

File Number:	A0049/17NY	Zoning	R4/RD(x5)(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	281 DUNFOREST AVE	Community:	North York
Legal Description:	PLAN 3691 PT LOT 66		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling.

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

1. Chapter (5) Exception RD 5, By-law 569-2013

(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.
Proposed east side yard setback is 1.37m.

2. Chapter (5) Exception RD 5, By-law 569-2013

(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.
Proposed west side yard setback is 1.37m.

3. Chapter 10.5.40.50, By-law 569-2013

All decks, platforms and amenities must comply with the required minimum building setbacks for the zone.
The required rear yard platform setback is 1.8m
The proposed rear yard platform is 1.37m from the east side lot line.

4. Chapter 10.20.30.40.(1) (A), By-law 569-2013

The permitted lot coverage is 30% of the lot area (170.2 m²)
The proposed lot coverage is 31.83% of the lot area (183.38 m²)

5. Chapter 10.20.40.10.(2)(B)(ii), By-law 569-2013

100% of the height of the side main walls shall be a maximum of 7.5m
The proposed height of the side exterior main walls facing a side lot line is 8.84 m

6. Section 13.2.1, 6(8), By-law 7625

The minimum required lot frontage and width is 15m.
The existing lot frontage and width is 13.72m.

7. Section 13.2.3(b), By-law 7625

The minimum required side yard setback is 1.8m.
The proposed east side yard setbacks are 1.37m.

8. Section 13.2.3(b), By-law 7625

The minimum required side yard setback is 1.8m.
The proposed west side yard setbacks are 1.37m.

9. Section 6 (24)(d)(ii)(A), By-law 7625

In the rear yard, unexcavated porches or decks shall not be located closer to the side lot lines than the minimum side yard setback for the main building: 1.67 m.

The proposed unexcavated deck in the rear yard is 1.37 m from the east side lot line.

10. Section 13.2.4, By-law 7625

The maximum permit lot coverage is 30% of the lot area (170.2 m²)

The proposed lot coverage is 31.83% of the lot area (183.38 m²)

11. Section 13.2.6(ii), By-law 7625

The maximum permitted building height is 8.8m.

The proposed building height is 8.91m.

12. Section 13.2.5A, By-law 7625

Eaves projecting 0.5 m or less beyond the front or rear wall of the building shall be excluded in determining the length of the dwelling,

The proposed eaves project 0.56 m from the front and rear walls.

13. Section 6(9)(a), By-law 7625

Eaves may project a maximum of 0.5 m.

The proposed eaves projection is 0.56 m.

14. 134 BYNG AVE

File Number:	A0050/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	134 BYNG AVE	Community:	North York
Legal Description:	PLAN 2399 W PT LOT 165		

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.10% of the lot area.

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

The maximum permitted height of all side exterior main walls is 7.50m.
The proposed height of the front exterior main wall is 9.20m.

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

The maximum permitted height of all side exterior main walls is 7.50m.
The proposed height of the rear exterior main wall is 7.85m.

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the west side exterior main wall facing a side lot line is 7.85m.

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

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

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

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

7. Section 13.2.1, By-law No. 7625

The minimum required lot frontage is 15.00m.
The existing lot frontage is 13.72m.

8. Section 13.2.2, By-law No. 7625

The minimum required lot area is 550.00m².
The existing lot area is 467.99m².

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

The minimum required front yard setback is 7.50m.
The proposed front yard setback is 6.08m.

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

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

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

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

12. Section 13.2.4, By-law No. 7625

The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.10% of the lot area.

13. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.
The proposed building height is 9.19m.

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

The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.98m.

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

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

15. 23 KATHERINE RD

File Number:	A0051/17NY	Zoning	RD/R6 [BLD]
Owner(s):		Ward:	York Centre (09)
Agent:		Heritage:	Not Applicable
Property Address:	23 KATHERINE RD	Community:	North York
Legal Description:	PLAN 1764 E PT LOT 211		

PURPOSE OF THE APPLICATION:

To demolish the existing structure and construct a new two-storey detached dwelling.

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

1. Chapter 10.5.40.10 (5), Zoning By-law 569-2013

A minimum of 10.00m² of the first floor must be within 4.00m of the main front wall.
The proposed first floor corridor is 8.32m² within 4.00m of the main front wall.

2. Chapter 10.5.30.40(2), By-law No. 569-2013

The maximum lot coverage for decks is 5.00% of the lot area.
The proposed lot coverage for the deck is 6.09% of the lot area.

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

The maximum permitted width of dormers is 40.00% of the total width of the building's main wall.
The proposed south elevation dormer will be 49.32% of the total width of the building's main wall.

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

The maximum permitted width of dormers is 40.00% of the total width of the building's main wall.
The proposed north elevation dormer will be 53.42% of the total width of the building's main wall.

5. Chapter 10.20.40.70.(6), By-law No. 569-2013

The minimum required side yard setback is 3.000m for a corner lot where the required minimum lot frontage is 12.000m or more.
The proposed side yard setback is 1.803m.

6. Section 14-A(9), By-law No. 7625

The maximum permitted building length is 15.30m.
The proposed building length is 15.57m.

7. Section 6(9)(b), Zoning By-law No. 7625

The maximum projection for stairs in the rear yard setback is 2.100m from the rear main wall.
The proposed projection for the stairs is 4.013m from the rear main wall.

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

The maximum projection for decks in the rear yard setback is 2.10m from the rear main wall.
The proposed projection for the deck is 3.60m from the rear main wall.

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

The maximum lot coverage for decks is 5.00% of the lot area.

The proposed lot coverage for the deck is 6.09% of the lot area.

16. 160 VIEWMOUNT AVE

File Number:	A0052/17NY	Zoning	R4/RD(waiver)
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	160 VIEWMOUNT AVE	Community:	North York
Legal Description:	PLAN 1766 LOT 206		

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling.

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

- 1. Chapter 10.20.40.10 (2) (B)(ii), Zoning By-law 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 9.2m.
- 2. Section 13.2.6, Zoning By-law 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 10.11m.
- 3. Section 6(30)a, Zoning By-law 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 2.52m.
- 4. Section 13.2.5A, Zoning By-law 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 17.00m.

17. 130 FAYWOOD BLVD

File Number:	A0053/17NY	Zoning	RD(f15.0;a550)(x5)/R4 [ZZC]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	130 FAYWOOD BLVD	Community:	North York
Legal Description:	PLAN 3293 SPT NPT 1		

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling.

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

1. Chapter 10.5.40.70 (1)(A), Zoning By-law No. 569-2013

The minimum required front yard setback is 7.68 m.

The proposed front yard setback is 6.05 m.

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

A)(i) The permitted maximum height of all front exterior main walls is 7.5 m for no less than 60% of the total width of the front main walls.

56.1 % of the front main wall is at a height of 7.5 m, 43.9% of the front main wall is at a height greater than 7.5 m (8.83 m).

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

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

The proposed lot coverage is 34.4 percent of the lot area.

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

A) The permitted maximum number of storeys is 2.

The proposed number of storeys is 3.

5. Chapter 10.20.40.50.(1), Zoning By-law No. 569-2013

B) The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 m².

The proposed area of each platform at or above the second storey is 13.36 m².

6. Chapter 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013

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

The proposed north side yard setback is 1.22 m.

7. Chapter 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013

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

The proposed south side yard setback is 1.52 m.

8. Section 13.2.6A, Zoning By-law No. 7625

The maximum permitted balcony area is 3.8 m².

The proposed balcony area is 13.36 m².

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

The minimum required front yard setback is 6.5 m.
The proposed front yard setback is 6.05 m.

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

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

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

The minimum required side yard setback is 1.8 m.
The proposed south side yard setback is 1.52 m.

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

The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 34.4% of the lot area.

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

The maximum permitted building height is 8.8 m.
The proposed building height is 9.18 m.

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

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

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

The maximum finished first floor height is 1.5 m.
The proposed finished first floor height is 1.56 m.

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

The minimum required lot area is 550 m².
The (existing) proposed lot area is 508.6 m².

17. Section 6(9)(l), Zoning By-law No. 7625

Balconies are permitted to project 1.6 m into a minimum rear yard setback.
The proposed balcony at the rear projects 2.68 m into the required minimum rear yard setback.

18. 12 HEARTHSTONE CRES

File Number:	A0054/17NY	Zoning	RD/R3 [ZZC]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	12 HEARTHSTONE CRES	Community:	North York
Legal Description:	PLAN 5249 LOT 34		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Further to the previous public hearing notice, additional variances have been included in the application as outlined below.

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

- 1. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all front exterior main walls is 7.50m.
The proposed height of the front exterior main wall is 7.75m.
- 2. Chapter 10.5.40.60.(6), By-law No. 569-2013**
The maximum a bay window can project from a main wall of a building is 0.75m.
The proposed bay window would project 0.76m from the main wall.
- 3. Chapter 10.20.40.20.(2), By-law No. 569-2013**
The maximum permitted building length is 17.000m.
The proposed building length is 18.745m.
- 4. Chapter 10.20.40.10.(2) By-law No. 569-2013**
The maximum permitted height of side exterior main walls is 7.50m.
The proposed height of the east side exterior main wall is 7.75m
- 5. Chapter 10.20.40.10.(2) By-law No. 569-2013**
The maximum permitted height of side exterior main walls is 7.50m.
The proposed height of the west side exterior main wall is 7.75m
- 6. Section 12.7, Zoning By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.33m.
- 7. Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 17.97m.
- 8. Section 6(30)a, Zoning By-law No. 7625**
The maximum finished first floor height is 1.50m.
The proposed finished first floor height is 1.96m.

- 9. Section 6(24)c, Zoning By-law No. 7625**
The permitted encroachment for a deck is 2.100m.
The proposed encroachment for the deck is 3.657m.
- 10. Section 6(9), By-law No. 7625**
The maximum permitted eave projection is 0.500m.
The proposed projection of eaves is 0.508m.
- 11. Section 6(9), By-law No. 7625**
The maximum permitted projection of a bay window is 0.60m.
The proposed bay window will project 0.76m.

19. 118 LAURENTIDE DR

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

PURPOSE OF THE APPLICATION:

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

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

1. Chapter 900.3.10(70) Exceptions to RD Zone, Zoning By-law No. 569-2013

The maximum lot coverage for ancillary buildings is 5 percent and the maximum total floor area for ancillary buildings is 100 m².

The proposed ancillary building covers 7 percent of the lot area and is 111.5 m² in area.

2. Chapter 900.3.10(70) Exceptions to RD Zone, Zoning By-law No. 569-2013

The minimum required side yard setback is 2.4 m.

The proposed north side yard setback is 1.8 m.

3. Chapter 10.5.60.1.(3), Zoning By-law No. 569-2013

An ancillary building used for any purpose other than an indoor amenity space may not have both food preparation facilities or sanitary facilities.

The proposed ancillary building has both food preparation facilities and sanitary facilities.

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

(C) On a lot with a detached house, with a lot frontage of 15.0 m or greater, a minimum of 60 percent of the front yard must be landscaping.

The proposed front yard landscaping area is 54.6 percent.

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

(C) The maximum permitted driveway width is 6 m wide.

The proposed driveway is 9.23 m wide.

6. Chapter 10.20.40.50.(1), Zoning By-law No. 569-2013

B) The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 m².

The proposed area of the platform at or above the second storey is 20.45 m².

7. Chapter 10.5.60.40.(2), Zoning By-law No. 569-2013

(B) The maximum height of an ancillary building or structure is 4.0 m.

The proposed height of the ancillary structure is 4.39 m.

8. Section 11.2.4(b), Zoning By-law No. 7625

The minimum required side yard setback is 2.4 m.

The proposed north side yard setback is 1.8 m.

9. Section 11.2.6A, Zoning By-law No. 7625

The maximum permitted balcony area is 3.8 square m.

The proposed balcony area is 20.45 m².

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

The minimum required front yard landscaping is 60 percent.

The proposed front yard landscaping is 54.6 percent

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

The maximum permitted driveway width is 6 m.

The proposed driveway is 9.23 m wide.

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

Porches and decks, either excavated or unexcavated, shall be permitted to project into the minimum front yard setback not more than 2.1 m but no closer to the side lot line than the minimum side yard setback for the main building.

The proposed front porch projects 2.14 m and is 1.8 m from the side lot line.

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

Accessory buildings shall not occupy more than 5 percent of the lot area or 93 square metres, whichever is the lesser.

The proposed cabana occupies 7 percent of the lot area and is 111 m².

14. Section 6(23)(a)(iv), Zoning By-law No. 7625

The maximum height of an accessory building shall be 3.7 m.

The proposed height of the accessory structure is 4.39 m.

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

Canopies shall be permitted to project into the minimum rear yard setback a distance of not more than 1.8 m.

The proposed canopy projects 4.1 m.

20. 2 TUFTON CRES

File Number:	A0056/17NY	Zoning	RD (Waiver)
Owner(s):		Ward:	Don Valley East (34)
Agent:		Heritage:	Not Applicable
Property Address:	2 TUFTON CRES	Community:	North York
Legal Description:	PLAN M683 LOT 187		

PURPOSE OF THE APPLICATION:

To construct front, back and second floor additions on to the existing dwelling.

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

- 1. Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.24m.
- 2. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 17.63m.
- 3. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 10.12m.
- 4. Section 13.2.6, By-law No. 7652**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
- 5. Section 6(30)a, Zoning By-law No. 7625**
The maximum finished first floor height is 1.50m.
The proposed finished first floor height is 2.89m.
- 6. Section 6(9)(c), By-law No. 7625**
The exterior stairway, wheelchair ramp and porch and deck less than 2.30m² are permitted to project into one minimum side yard setback but not more than 1.60m.
The proposed stairs and deck project 8.00m into the east sideyard setback.
- 7. Section 13.2.3(b), By-law No. 7625**
The minimum required east side yard setback is 1.80m.
The proposed east side yard setback is 1.24m.
- 8. Section 13.2.3(b), By-law No. 7625**
For a reverse corner lot, the minimum sideyard setback is 3.00m .
The proposed west side setback is 2.84m.

21. 68 FORTHBRIDGE CRES

File Number:	A0057/17NY	Zoning	RD/R5 [ZZC]
Owner(s):		Ward:	York Centre (09)
Agent:		Heritage:	Not Applicable
Property Address:	68 FORTHBRIDGE CRES	Community:	North York
Legal Description:	PLAN 4245 L 389		

PURPOSE OF THE APPLICATION:

Proposed side and second storey addition with integral garage.

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

- 1. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 7.79m.
The proposed front yard setback is 7.33m.
- 2. Chapter 10.20.40.70.(3)(D), By-law No. 569-2013**
The minimum required east side yard setback is 1.5m.
The proposed east side yard setback is 1.4m.
- 3. Section 14.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.8m.
- 4. Section 14.2.3(b), Zoning By-law No. 7625**
The minimum required east side yard setback is 1.8m.
The proposed east side yard setback is 1.4m.

22. 295 JOICEY BLVD

File Number:	A0058/17NY	Zoning	
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	295 JOICEY BLVD	Community:	North York
Legal Description:	PLAN 1831 W PT LOT 35		

PURPOSE OF THE APPLICATION:

To construct a new two storey dwelling with attached garage.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 34.40% of the lot area.
- 2. Chapter 10.20.40.10.(1)(A), By-law No. 569-2013**
The maximum permitted building height is 10.00m.
The proposed building height is 10.13m.
- 3. Chapter 10.20.40.10.(2)(B)(ii), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the side exterior main walls facing a side lot line is 8.86m.
- 4. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 5.97m.
The proposed front yard setback is 5.94m.
- 5. Chapter 10.20.40.10.(6), By-law No. 569-2013**
The maximum permitted height of the first floor above grade is 1.20m.
The proposed height of the first floor above grade is 1.61m.
- 6. Section 6(9), By-law No. 7625**
The maximum permitted front stair projection is 2.01m.
The proposed front stair projection is 2.54m.
- 7. Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 34.4% of the lot area.
- 8. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.66m.
- 9. Section 6(30)a, Zoning By-law No.7625**
The maximum finished first floor height is 1.50m.
The proposed finished first floor height is 1.90m.

10. Section 7.4 B, By-law No. 7625

The minimum required front yard soft landscaping is 75%.

The proposed front yard soft landscaping is 72%.

23. 348 BETTY ANN DR

File Number:	A0059/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	348 BETTY ANN DR	Community:	North York
Legal Description:	PLAN 4598 LOT 5		

PURPOSE OF THE APPLICATION:

To demolish existing dwelling and construct a new two-storey single-family dwelling

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

- 1. Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.56m.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area: 199.5m².
The proposed lot coverage is 31.8% of the lot area: 211.1m².
- 3. Section 13.2.4, By-Law 7625.**
The maximum permitted coverage is 30% of the lot area.
The proposed dwelling coverage is 31.8% of the lot area.
- 4. Section 13.2.6, By-law 7625**
The maximum permitted building height is 8.8 m.
The new dwelling will have a height of 9.11 m.
- 5. Section 13.2.5.A, By-law 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 17.83m.
- 6. Section 13.2.3(b), By-law No. 7625.**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.56m.
- 7. Section 6(30)a, By-law No. 7625**
The maximum permitted finished first floor height is 1.5m.
The proposed finished first floor height is 1.81m.
- 8. Section 6(24), By-law No. 7625**
Decks greater than 1m in height may not project more than 2.1m from the wall.
The proposed deck projects 2.74m from the wall.
- 9. Section 6(9)(b), Zoning By-law No. 7625**
Exterior stairways shall be permitted to project into the front yard setback not more than 2.1m.
The proposed front stairs project 2.3m.

24. 27 WHITTAKER CRES

File Number:	A1108/16NY	Zoning	RD(f150;a550)(x5) & R4 (ZR)
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	27 WHITTAKER CRES	Community:	North York
Legal Description:	PLAN 4794 LOT 13		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Chapter 10.5.40.70(1)(B), Zoning By-law No. 569-2013**
The minimum required front yard setback is 9.53 m.
The proposed front yard setback is 7.5 m.
- 2. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 30 percent of the lot area.
The proposed lot coverage is 32 percent of the lot area.
- 3. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
B)(ii) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.
The proposed height of the side exterior main wall facing the south side lot line is 8.08 m.
- 4. Section 13.2.4, Zoning By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 5. Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.25 m.
- 6. Section 6(30)a, Zoning By-law No. 7625**
The maximum finished first floor height is 1.5 m.
The proposed finished first floor height is 1.66 m.

25. 288 ERSKINE AVE

File Number:	A0085/17NY	Zoning	R1S Z0.6(ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	288 ERSKINE AVE	Community:	Toronto
Legal Description:	PLAN M257 LOT 72		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling and a new detached garage.

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

- 1. Section 4(2), Zoning By-law No. 438-86**
The bylaw permits a maximum height of 9.0 m.
The proposed height will be 9.94 m.
- 2. Section 6(3) Part II 2(II), Zoning By-law No. 438-86**
The by-law requires a building on an inside lot to have a minimum front lot line setback of 6.24 m.
The proposed front lot line setback is 4.66 m.
- 3. Section 6(3) Part II 3.B(II), Zoning By-law No. 438-86**
The by-law requires a detached house in a R1S district to have a minimum side lot line setback of 0.9 m for that portion of the building not exceeding 17.0 m in depth.
The proposed east side lot line setback is 0.20 m.
- 4. Section 6(3) Part II 3.B(II), Zoning By-law No. 438-86**
The by-law requires a detached house in an R1S district, to have a minimum side lot line setback of 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.
The proposed side lot line setback is 1.53 m on the west side.
- 5. Section 6(3) Part II 3.B(II), Zoning By-law No. 438-86**
The by-law requires a detached house in an R1S district, to have a minimum side lot line setback of 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.
The proposed side lot line setback is 0.20 m on the east side.

26. 166 BEDFORD PARK AVE

File Number:	A0086/17NY	Zoning	R (f7.5; d0.6) (x604) / R2 Z0.6 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	166 BEDFORD PARK AVE	Community:	Toronto
Legal Description:	PLAN M108 LOT 667		

PURPOSE OF THE APPLICATION:

To permit the three-storey dwelling currently under construction. Please note, a previous application (File # A0179/16NY) with respect to the subject property, was before the Committee of Adjustment on Thursday, April 7, 2016, which was ultimately approved on condition.

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

1. Chapter 10.10.40.70.(4), By-law No. 569-2013

The minimum required side yard setback is 0.45m.

The west side yard setback is 0.32m.

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

The by-law requires that the building be located no closer than 1.20m to the portion of the side wall of an adjacent building that contains openings.

The dwelling is located 1.12m from the adjacent building to the west (No. 168 Bedford Park Avenue).

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

The minimum required side yard setback is 0.45m for the portion of the dwelling not exceeding 17.00m in depth, where the side walls contain no openings.

The proposed west side yard setback is 0.32m.

27. 3234 YONGE ST

File Number:	A0090/17NY	Zoning	MCR T3.0 C2.0 R2.5/Cr 3.0 (c2.0;r2.5) SS2(ZR)
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	3234 YONGE ST	Community:	North York
Legal Description:	PLAN 1501 PT LOTS 400 & 479		

PURPOSE OF THE APPLICATION:

To construct a three-storey rear addition to create three additional residential units in an existing residential and commercial building.

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

- 1. Chapter 40.10.40.70.(2), Zoning By-law No. 569-2013**
(B)(ii) Where the rear lot line abuts a lane, the building must be set back 7.5 m from the lot line of the lot abutting the lane on the opposite side of the lane.
The proposed building is setback 5.6 m from the lot line of the lot abutting the lane on the opposite side of the lane.
- 2. Section 8(3) Part II 4(A), Zoning By-law No. 438-86**
The required minimum setback is 7.5 m from a lot in a residential district.
The proposed building is set back 5.6 m from a lot in an R district.
- 3. Section 4(4) (b), Zoning By-law No. 438-86**
The required minimum number of parking spaces is 5.
There will be two parking spaces.

3. OTHER BUSINESS