

**COMMITTEE OF ADJUSTMENT
AGENDA
NORTH YORK PANEL****Hearing Date:** March 22, 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.	B0060/16NY		20 SANDRINGHAM DR	Eglinton-Lawrence (16)
2.	B0086/16NY		517 GLENCAIRN AVE	Eglinton-Lawrence (15)
2a.	A0977/16NY		517 GLENCAIRN AVE (PART 1)	Eglinton-Lawrence (15)
2b.	A0978/16NY		517 GLENCAIRN AVE (PART 2)	Eglinton-Lawrence (15)
3.	B0087/16NY		647 WOBURN AVE	Eglinton-Lawrence (16)
3a.	A0985/16NY		647 WOBURN AVE (PARTS 3 and 4)	Eglinton-Lawrence (16)
3b.	A0986/16NY		647 WOBURN AVE (PARTS 1 and 2)	Eglinton-Lawrence (16)
4.	A0916/16NY		43 TOTTENHAM RD	Don Valley West (25)
5.	A1106/16NY		19 VIAMEDE CRES	Willowdale (24)
6.	A0001/17NY		14 BALDING CRT	Don Valley West (25)

7.	A0002/17NY	78 CAMERON AVE	Willowdale (23)
8.	A0003/17NY	52 DRYSDALE CRES	Willowdale (24)
9.	A0004/17NY	14 PLEASANT HOME BLVD	York Centre (09)
10.	A0005/17NY	18 PLEASANT HOME BLVD	York Centre (09)
11.	A0006/17NY	378 FAIRLAWN AVE	Eglinton-Lawrence (16)
12.	A0007/17NY	16 MCADAM AVE	Eglinton-Lawrence (15)
13.	A0008/17NY	55 LEACROFT CRES	Don Valley West (25)
14.	A0009/17NY	156 LOCKSLEY AVE	Eglinton-Lawrence (15)
15.	A0010/17NY	117 DOUGLAS AVE	Eglinton-Lawrence (16)
16.	A0011/17NY	119 DOUGLAS AVE	Eglinton-Lawrence (16)
17.	A0012/17NY	20 MALLORY CRES	Don Valley West (26)
18.	A0014/17NY	80 BRUCEWOOD CRES	Eglinton-Lawrence (15)
19.	A0015/17NY	18 GREENVIEW AVE	Willowdale (23)
20.	A0016/17NY	99 BAYVIEW RIDGE	Don Valley West (25)
21.	A0017/17NY	321 BYNG AVE	Willowdale (23)
22.	A0018/17NY	95 LYNNHAVEN RD	Eglinton-Lawrence (15)
23.	A0020/17NY	393 PARKVIEW AVE	Willowdale (23)
24.	A0021/17NY	130 POYNTZ AVE	Willowdale (23)
25.	A0022/17NY	170 ROE AVE	Eglinton-Lawrence (16)
26.	A0023/17NY	261 POYNTZ AVE	Willowdale (23)
27.	A0024/17NY	153 LYTTON BLVD	Eglinton-Lawrence (16)
28.	A0025/17NY	9 ELVINA GDNS	Don Valley West (25)
29.	A0029/17NY	22 DUKINFIELD CRES	Don Valley East (34)
30.	A0030/17NY	9 CICADA CRT	Don Valley West (25)
31.	A0031/17NY	325 BROADWAY AVE	Don Valley West (25)
32.	A0032/17NY	11 FORDHAM PL	Don Valley West (25)

3. OTHER BUSINESS

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

1. 20 SANDRINGHAM DR

File Number:	B0060/16NY	Zoning	R3/RD (f18.0; a690)(waiver)
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	20 SANDRINGHAM DR	Community:	North York
Legal Description:	PLAN 2395 BLK A RP 64R8503 PART 1		

THE CONSENT REQUESTED:

To obtain consent to sever the existing property to create a new residential building lot. The existing single detached residential dwelling will be maintained on the retained lot.

Conveyed - PARTS 2 and 4

Address to be assigned

Parts 2 and 4 have a frontage of 29.4m and lot area of 980.96m² (LOT 2). There are no current proposals to construct a residential dwelling on Lot 2, however the lot will occupy frontage and access from Sandringham Drive should an application be brought forward sometime in the future for a new dwelling.

An illustration of a site plan and building envelope that could be built on the conveyed lot shows compliance with the applicable by-laws however, for the purpose of this application, the conveyed lot is to remain vacant.

Retained - PARTS 1 and 3

20 Sandringham Drive

Parts 1 and 3 have a frontage of 19.6m and a lot area of 3,990.21m² (LOT 1). The existing single detached dwelling will be maintained and will continue to have access from Sandringham Drive.

2. 517 GLENCAIRN AVE

File Number:	B0086/16NY	Zoning	R4/RD (f15.0; a550) (x5)(ZR)
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	517 GLENCAIRN AVE	Community:	North York
Legal Description:	PLAN 1911 LOT 6		

THE CONSENT REQUESTED:

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

Conveyed - Part 1

Address to be assigned

The frontage is 7.62m and the lot area is 309.8m². The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in file A0977/16NY.

Retained - Part 2

Address to be assigned

The frontage is 7.62m and the lot area is 309.4m². The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in A0978/16NY.

File Numbers B0086/16NY, A0977/16NY and A0978/16NY will be considered jointly.

**2a. 517 GLENCAIRN AVE
(PART 1)**

File Number:	A0977/16NY	Zoning	R4/RD (f15.0; a550) (x5)(ZR)
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	517 GLENCAIRN AVE (PART 1)	Community:	North York
Legal Description:	PLAN 1911 LOT 6		

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. File Numbers B0086/16NY, A0977/16NY and A0978/16NY will be considered jointly.

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

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

A minimum of 10 m² of the First Floor area must be within 4 m of the front wall.
There is 4.9 m² proposed within 4 m of the front wall.

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

A) The required minimum lot area is 550 m².
The proposed lot area is 309.86 m².

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

A) The required minimum lot frontage is 15 m.
The proposed lot frontage is 7.62 m.

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

The permitted maximum height of the exterior portion of main walls for a detached house is 7.5m.
The proposed height of main walls is 7.81 m for the side main walls and 8.23 m for the front and rear main walls.

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

In the RD zone with a minimum required lot frontage of 18.0 m or less, the permitted maximum building length for a detached house is 17.0 m.
The proposed building length is 18.03 m.

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

The required minimum side yard setbacks are 1.8 m each side.
The proposed east side yard setback is 0.91 m.

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

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

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

The minimum required lot frontage is 15 m.

The proposed lot frontage is 7.62 m.

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

The minimum required lot area is 550m².

The proposed lot area is 309.86m²

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

The minimum required side yard setback is 1.8m.

The proposed east side yard setback is 0.91m.

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

The minimum required side yard setback is 1.8m.

The proposed west side yard setback is 1.22m.

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

The maximum permitted building length is 16.8m.

The proposed building length is 18.03m.

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

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

**2b. 517 GLENCAIRN AVE
(PART 2)**

File Number:	A0978/16NY	Zoning	R4/RD (f15.0; a550) (x5)(ZR)
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	517 GLENCAIRN AVE (PART 2)	Community:	North York
Legal Description:	PLAN 1911 LOT 6		

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. File Numbers B0086/16NY, A0977/16NY and A0978/16NY will be considered jointly.

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

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

A) The required minimum lot area is 550 m².
The proposed lot area is 309.29m².

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

A) The required minimum lot frontage is 15 m.
The proposed lot frontage is 7.62 m.

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

The permitted maximum height of the exterior portion of main walls for a detached house is 7.5m.
The proposed height of side main walls is 7.91 m and the front and rear main wall is 8.66 m.

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

In the RD zone with a minimum required lot frontage of 18.0 m or less, the permitted maximum building length for a detached house is 17.0 m.
The proposed building length is 18.03 m.

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

A minimum of 10 m² of the First Floor area must be within 4 m of the front wall.
There is 4.9 m² proposed within 4 m of the front wall.

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

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

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

The required minimum side yard setbacks are 1.8 m each side.
The proposed west side yard setback is 0.91 m.

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

The minimum required lot frontage is 15 m.

The proposed lot frontage is 7.62 m.

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

The minimum required lot area is 550m².

The proposed lot area is 309.29m².

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

The minimum required side yard setback is 1.8m.

The proposed east side yard setback is 1.22m.

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

The minimum required side yard setback is 1.8m.

The proposed west side yard setback is 0.91m.

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

The maximum permitted building length is 16.8m.

The proposed building length is 18.03m.

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

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

3. 647 WOBURN AVE

File Number:	B0087/16NY	Zoning	R6(20)/RD (f12.0; a370) (x1463)(waiver)
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	647 WOBURN AVE	Community:	North York
Legal Description:	PLAN M109 LOTS 388 & 389 PT CLOSED LANEWAY RP 66R8453 PART 10		

THE CONSENT REQUESTED:

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

Conveyed - Parts 1 and 2 (647B)

Address to be assigned

The frontage is 6.095m and the lot area is 247.1m². The property will be redeveloped as the site of a new detached residential dwelling requiring variances to the applicable zoning By-law(s) as outlined in file A0986/16NY.

Retained - Parts 3 and 4 (647A)

Address to be assigned

The frontage is 6.095m and the lot area is 247.1m². The property will be redeveloped as the site of a new detached residential dwelling requiring variances to the applicable zoning By-law(s) as outlined in file A0985/16NY.

File Numbers B0087/16NY, A0985/16NY, and A0986/16NY will be considered jointly.

**3a. 647 WOBURN AVE
(PARTS 3 and 4)**

File Number:	A0985/16NY	Zoning	R6(20)/RD (f12.0; a370) (x1463)(waiver)
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	647 WOBURN AVE (PARTS 3 and 4)	Community:	North York
Legal Description:	PLAN M109 LOTS 388 & 389 PT CLOSED LANEWAY RP 66R8453 PART 10		

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. File Numbers B0087/16NY, A0985/16NY, and A0986/16NY will be considered jointly.

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

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

A minimum of 10 m² of the First Floor area must be within 4 m of the front wall.
There is 2.27 m² proposed within 4 m of the front wall.

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

(D) On a lot with a detached house, semi-detached house, duplex, triplex, fourplex or townhouse, a minimum of 75 percent of the required front yard landscaping must be soft landscaping; 13.8m².
The proposed front yard soft landscaping area is 67.5 percent: 11.67 m².

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

(C) The permitted maximum driveway width is 2.74 m wide.
The proposed driveway is 3.2 m wide.

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

A) The required minimum lot area is 370 m².
The proposed lot area is 247.1m².

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

A) The required minimum lot frontage is 12 m.
The proposed lot frontage is 6.095 m.

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

A) The permitted maximum lot coverage is 30 percent of the lot area: 74.16 m².
The proposed lot coverage is 35.5 percent of the lot area: 87.7 m².

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

A) The permitted maximum height is 7.2 m.
The proposed height is 9.19 m.

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

C) The permitted maximum number of storeys is 2 (two).
The proposed number of storeys is 3.

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

6) The permitted maximum height of the first floor above established grade is 1.2 m.
The proposed height of the first floor above established grade is 1.38 m.

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

C) The required minimum side yard setback is 1.2 m.
The proposed east side yard setback is 0.66 m.

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

C) The required minimum side yard setback is 1.2 m.
The proposed west side yard setback is 0.4 m.

12. 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 6.26 m².

13. Section 14-A(3), Zoning By-law No. 7625

The minimum required lot area is 371m².
The proposed lot area is 247.1 m².

14. Section 14-A(4), Zoning By-law No. 7625

The minimum required lot frontage is 12m.
The proposed lot frontage is 6.095 m.

15. Section 14-A(5)c, Zoning By-law No. 7625

The minimum required side yard setback is 1.2m.
The proposed east side yard setback is 0.66m.

16. Section 14-A(5)c, Zoning By-law No. 7625

The minimum required side yard setback is 1.2m.
The proposed west side yard setback is 0.4m.

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

The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 35.5% of the lot area.

18. Section 14-A(8), Zoning By-law No. 7625

The maximum permitted building height is 8m.
The proposed building height is 9.49m.

19. Section 14-A(8), Zoning By-law No. 7625

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

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

The maximum permitted building length is 15.3m.
The proposed building length is 17m.

21. 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 1.75m.

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

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

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

The minimum required soft landscaping is 75%.

The proposed landscaping is 67.5%.

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

The maximum permitted balcony area is 3.8m².

The proposed balcony area is 6.26 m².

**3b. 647 WOBURN AVE
(PARTS 1 and 2)**

File Number:	A0986/16NY	Zoning	R6(20)/RD (f12.0; a370) (x1463)(waiver)
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	647 WOBURN AVE (PARTS 1 and 2)	Community:	North York
Legal Description:	PLAN M109 LOTS 388 & 389 PT CLOSED LANEWAY RP 66R8453 PART 10		

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. File Numbers B0087/16NY, A0985/16NY, and A0986/16NY will be considered jointly.

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

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

A minimum of 10 m² of the First Floor area must be within 4 m of the front wall.
There is 2.27 m² proposed within 4 m the front wall.

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

(D) a minimum of 75 percent of the required front yard landscaping must be soft landscaping; 13.8 m².
The proposed front yard soft landscaping area is 67.5 percent: 11.67 m².

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

(C) The maximum permitted driveway width is 2.74 m.
The proposed driveway is 3.2 m wide.

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

(A) The required minimum lot area is 370 m².
The proposed lot area is 247.1 m².

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

(A) The required minimum lot frontage is 12.
The proposed lot frontage is 6.095 m.

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

(A) The permitted maximum lot coverage is 30 percent of the lot area: 74.16 m².
The proposed lot coverage is 35.5 percent of the lot area: 87.7 m².

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

A) The permitted maximum height is 7.2 m.
The proposed height is 9.27 m.

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

C) The permitted maximum number of storeys is 2 (two).
The proposed number of storeys is 3.

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

6) The permitted maximum height of the first floor above established grade is 1.2 m.
The proposed height of the first floor above established grade is 1.48 m.

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

C) The required minimum side yard setback is 1.2 m.
The proposed east side yard setback is 0.4 m.

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

C) The required minimum side yard setback is 1.2 m.
The proposed west side yard setback is 0.65 m.

12. 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 6.26 m².

13. Section 14-A(3), Zoning By-law No. 7625

The minimum required lot area is 371m².
The proposed lot area is 247.1m².

14. Section 14-A(4), Zoning By-law No. 7625

The minimum required lot frontage is 12m.
The proposed lot frontage is 6.095m.

15. Section 14-A(5)c, Zoning By-law No. 7625

The minimum required east side yard setback is 1.2m.
The proposed east side yard setback is 0.4m.

16. Section 14-A(5)c, Zoning By-law No. 7625

The minimum required west side yard setback is 1.2m.
The proposed west side yard setback is 0.65.

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

The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 35.5% of the lot area.

18. Section 14-A(8), Zoning By-law No. 7625

The maximum permitted building height is 8m.
The proposed building height is 9.5m.

19. Section 14-A(8), Zoning By-law No. 7625

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

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

The maximum permitted building length is 15.3m.
The proposed building length is 17m.

21. 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 1.71m.

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

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

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

The minimum required soft landscaping is 75%.

The proposed landscaping is 67.5%.

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

The maximum permitted balcony area is 3.8m².

The proposed balcony area is 6.26 m².

4. 43 TOTTENHAM RD

File Number:	A0916/16NY	Zoning	R4/RD(waiver)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	43 TOTTENHAM RD	Community:	North York
Legal Description:	PLAN 4761 LOT 961		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.70.(1) , Zoning By-law 569-2013**
The required minimum front yard setback is 9.55m.
The proposed front yard setback is 7.74m.
- 2. Chapter 10.20.30.40.(1), Zoning By-law 569-2013**
The permitted maximum lot coverage is 25% of the lot area.
The proposed lot coverage is 29% of the lot area.
- 3. Chapter 10.20.40.10.(2)(B)(i), 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 walls is 7.59m from established grade.
- 4. Section 13.2.5A, Zoning By-law 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 17.10m.
- 5. Section 13.2.6, Zoning By-law 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.13m.
- 6. Section 6(30)a, Zoning By-law 7625**
The maximum permitted finished first floor height is 1.5m.
The proposed finished first floor height is 1.63m.
- 7. Section 13.2.6A, Zoning By-law 7625**
The maximum permitted balcony area is 3.8m².
The proposed balcony area is 4.2m².

5. 19 VIAMEDE CRES

File Number:	A1106/16NY	Zoning	R2/RD (f21.0; a975) (x70)(ZR)
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	19 VIAMEDE CRES	Community:	North York
Legal Description:	PLAN 5482 LOT 18		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 900.3.10 (5) - Exceptions for RD Zone (x70), Zoning By-law No. 569-2013**
(A) The minimum front yard setback is 9 m;
The proposed front yard setback is 8.39 m
- 2. Chapter 900.3.10 (5) - Exceptions for RD Zone (x70), Zoning By-law No. 569-2013**
(B) The minimum side yard setback is 1.8 m on each side for a one- storey building, plus 0.6 m for each additional storey or portion thereof (2.4 m);
The proposed north side yard setback is 1.84 m.
- 3. Chapter 900.3.10 (5) - Exceptions for RD Zone (x70), Zoning By-law No. 569-2013**
B) The minimum side yard setback is 1.8 m on each side for a one- storey building, plus 0.6 m for each additional storey or portion thereof (2.4 m);
The proposed south side yard setback is 1.83 m.
- 4. Section 11.2.4(a), Zoning By-law No. 7625**
The minimum required front yard setback is 9m.
The proposed front yard setback is 8.39m.
- 5. 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 1.84m.
- 6. Section 11.2.4(b), Zoning By-law No. 7625**
The minimum required side yard setback is 2.4 m.
The proposed south side yard setback is 1.83m.

6. 14 BALDING CRT

File Number:	A0001/17NY	Zoning	RD/R3 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	14 BALDING CRT	Community:	North York
Legal Description:	PLAN M866 LOT 330		

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 35.00% of the lot area.
The proposed lot coverage is 37.30% of the lot area.

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

The maximum permitted building height is 10.00m.
The proposed building height is 10.14m.

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 18.34m.

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

The minimum required front yard setback is 11.99m.
The proposed front yard setback is 7.48m.

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

The minimum required rear yard setback is 8.96m.
The proposed rear yard setback is 6.80m.

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

The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.22m.

7. Section 12.4(b), By-law No. 7625

The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.22m.

8. Section 12.4(c), By-law No. 7625

The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is 6.80m.

9. Section 12.5A, By-law No. 7625

The maximum permitted building length is 16.80m.
The proposed building length is 18.49m

10. Section 12.6, By-law No. 7625

The maximum permitted lot coverage is 35.00% of the lot area.

The proposed lot coverage is 37.30% of the lot area.

11. Section 12.7, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 9.34m.

12. Section 6A(5)(a)(ii)(C), By-law No. 7625

The maximum permitted driveway width is 6.00m.

The proposed driveway width is 6.24m.

7. 78 CAMERON AVE

File Number:	A0002/17NY	Zoning	RD (f9.0; a275)(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	78 CAMERON AVE	Community:	North York
Legal Description:	PLAN M412 LOT 43 W PT LOT 44		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling.

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

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

A minimum of 10.0m² of the first floor must be within 4.0m of the front wall.
There is 8.75 m² proposed within 4.0m of the front wall.

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

The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 31.96% of the lot area.

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

The maximum permitted height of exterior front main walls is 7.5m.
The proposed height of front main walls for windows is 8.11m.

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

The maximum permitted height of exterior rear main walls is 7.5m.
The proposed height of rear main walls for window and door is 8.11m.

5. Chapter 10.20.40.10.(2)(B), 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 west side exterior main walls is 8.05m. (window location)

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

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

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

The minimum required west side yard setback is 0.90m.
The proposed west side yard setback is 0.61m only for garage portion.

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

A bay window may project 0.6m from the rear wall.
The proposed rear bay windows project 0.75m from the rear wall.

9. 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 2.83m from the wall.

10. 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 1.67m.

11. Section 14-B(5)(c)(i)(A), By-law No. 7625

The minimum required east side yard setback is 1.20m.

The proposed east side yard setback is 0.61m.

12. Section 14-B(5)(c)(i)(A), By-law No. 7625

The minimum required west side yard setback is 1.20m.

The proposed west side yard setback is 0.61m only for garage portion.

13. Section 14-B(6)(a), By-law No. 7625

The maximum permitted lot coverage is 30.0% of the lot area.

The proposed lot coverage is 31.96% of the lot area.

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

The maximum permitted building height is 8.8m.

The proposed building height is 9.25m.

8. 52 DRYSDALE CRES

File Number:	A0003/17NY	Zoning	RD & R4 (ZR)
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	52 DRYSDALE CRES	Community:	North York
Legal Description:	PLAN M947 LOT 104		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 2. Chapter 10.10.40.10.(2)(B)(ii), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 8.79m.
- 3. Section 13.2.4, By-Law 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 3. Section 6(30)a, By-law 7625**
The maximum permitted finished first floor height is 1.5m.
The proposed dwelling will have a finished first floor height of 1.6m.
- 4. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.19m.

9. 14 PLEASANT HOME BLVD

File Number:	A0004/17NY	Zoning	R5/RD(x5) [ZZC]
Owner(s):		Ward:	York Centre (09)
Agent:		Heritage:	Not Applicable
Property Address:	14 PLEASANT HOME BLVD	Community:	North York
Legal Description:	PLAN 3868 LOT 14		

PURPOSE OF THE APPLICATION:

To legalize and maintain a secondary suite within an existing dwelling. Also proposed are interior renovations.

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

1. Chapter 150.10.40.1.(4), By-law No. 569-2013

A secondary suite is a permitted use provided that if a building in the Residential Zone category is not subject to a maximum floor space index, a secondary suite may not be divided vertically from the dwelling unit, unless the entire secondary suite occupies only part of one original storey or only part of the original basement.

The secondary suite occupies a part of the main floor and part of the basement; and is divided vertically from the dwelling unit.

2. Chapter 150.10.40.1.(1), By-law No. 569-2013

A secondary suite is a permitted use provided that the interior floor area of a secondary suite is less than the interior floor area of the dwelling unit.

The interior floor area of the secondary suite is greater than the interior floor area of the dwelling unit.

3. Section 6(2)(1), Zoning By-law No. 7625

One Second Suite shall be permitted in any one family detached dwelling or single family dwelling the whole of which, prior to the introduction of the second suite is more than five (5) years old and a second suite shall be divided horizontally ONLY, from the rest of the dwelling unit it is located.

The second suite is divided Vertically from the rest of the dwelling unit.

4. Section 6(2)(1), Zoning By-law No. 7625

The gross floor area of the second suite shall be less than the gross floor area of the rest of the dwelling unit it is located; in this case the main dwelling is 226.68m².

The gross floor area for the second suite 318.56m².

10. 18 PLEASANT HOME BLVD

File Number:	A0005/17NY	Zoning	R5/RD (x5)(ZR)
Owner(s):		Ward:	York Centre (09)
Agent:		Heritage:	Not Applicable
Property Address:	18 PLEASANT HOME BLVD	Community:	North York
Legal Description:	PLAN 3868 LOT 12		

PURPOSE OF THE APPLICATION:

To legalize and maintain a secondary suite within an existing dwelling. Also proposed are interior renovations.

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

- 1. Chapter 150.10.40.1.(1), By-law No. 569-2013**
A secondary suite is a permitted use provided that the entire building was constructed more than 5 years prior to the introduction of a secondary suite.
The entire building was not constructed more than 5 years prior to the proposed introduction of the secondary suite.
- 2. Chapter 150.10.40.1.(4), By-law No. 569-2013**
A secondary suite is a permitted use provided that if a building in the Residential Zone category is not subject to a maximum floor space index, a secondary suite may not be divided vertically from the dwelling unit, unless the entire secondary suite occupies only part of one original storey or only part of the original basement.
The proposed secondary occupies a part of the main floor and part of the basement; and is divided vertically from the dwelling unit.
- 3. Section 6(2)(l), Zoning By-law No. 7625**
One Second Suite shall be permitted in any one family detached dwelling or single family dwelling the whole of which, prior to the introduction of the second suite is more than five (5) years old.
The proposed second suite is not permitted as the whole dwelling is not more than five (5) years old.
- 4. Section 6(2)(l)(iii), Zoning By-law No. 7625**
A Second Suite must only be separated to the other dwelling unit horizontally.
The proposed suite is separated vertically.

11. 378 FAIRLAWN AVE

File Number:	A0006/17NY	Zoning	CR 1.0 (c1.0; r1.0) SS2 (x12)/C1 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	378 FAIRLAWN AVE	Community:	North York
Legal Description:	PLAN 2247 PT LOT 99		

PURPOSE OF THE APPLICATION:

To construct a third storey addition over the existing two-storey mixed use building. The applicant is also proposing a front second storey addition, a second storey and third storey addition to the west portion in conjunction with other interior and exterior alterations.

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

1. Chapter 40.10.40.1(1), By-law No. 569-2013

In a mixed use building, all residential use portions of the building must be located above non-residential use portions.

The proposed has a residential use in portions of the building located on the same level as non-residential uses.

2. Chapter 40.10.40.10(2), By-law No. 569-2013

The maximum height of a building or structure on a lot subject to Development Standard Set 2 (SS2) is 10.50m. The proposed height of the building is 12.00m.

3. Chapter 40.10.40.60.(2)(A), By-law No. 569-2013

A platform or similar structure, attached to or less than 0.30m from a building with a floor level no higher than the floor level of the first floor of the building and if it is no closer to a lot line than 0.30m and is not located between the building and a lot line that abuts a street, may encroach into the required building setback 2.50m.

The proposed platform encroaches 3.50m into the required side setback.

4. Chapter 40.10.40.60.(C)(i), By-law No. 569-2013

A platform or similar structure, attached to or less than 0.30m from a building subject to Development Standard Set 2 (SS2), and attached to the front main wall with a floor level higher than the floor level of the first floor of the building must be located above the three storeys closest to established grade.

The proposed platform is located at the third storey above grade.

5. Chapter 40.10.40.60.(C)(ii), By-law No. 569-2013

A platform or similar structure, attached to or less than 0.30m from a building subject to Development Standard Set 2 (SS2), and attached to the front main wall with a floor level higher than the floor level of the first floor of the building must be located entirely behind the front main wall of the three storeys closest to established grade.

The proposed platform is not entirely located behind the main front wall.

6. Chapter 40.10.40.60.(C)(iii), By-law No. 569-2013

A platform or similar structure, attached to or less than 0.30m from a building subject to Development Standard Set 2 (SS2), and attached to the front main wall with a floor level higher than the floor level of the first floor of the building must not project more than 1.50m from the main wall to which it is attached.

The proposed platform projects 2.59m from the main wall to which it is attached.

7. Chapter 40.10.40.70.(2)(c), By-law No. 569-2013

Where the main wall of a building has windows or openings, the main wall must be set back at least 5.50m from a lot line that is not adjacent to a street or lane.

The proposed main wall is setback 0.88m from the east lot line and 0.24m from the west lot line.

8. Section 23.2.2, By-law No. 7625

The minimum required side yard setback is 4.50m.

The proposed east side yard setback is 0.88m and west side setback is 0.24m.

9. Section 23.2.4.3, By-law No. 7625

The maximum permitted building height is 9.20m.

The proposed building height is 12.00m.

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

The maximum permitted projection of a balcony is 1.60m from the wall.

The front balcony projects 2.59m.

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

Exterior stairways, wheelchair ramps, and porches and decks shall be permitted to project into a minimum side yard setback not more than 1.60m.

The proposed deck projects 3.50m into the side yard setback.

12. Chapter 40.10.50.10.(3), By-law No. 569-2013

If a lot abuts a lot in the Residential Zone category or Residential Apartment Zone category, a minimum 1.50m wide strip of land used only for soft landscaping must be provided along the part of the lot line abutting the lot in the Residential Zone category or Residential Apartment Zone category.

The proposal does not include a soft landscaping strip.

12. 16 MCADAM AVE

File Number:	A0007/17NY	Zoning	RM6(192) [WAV]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	16 MCADAM AVE	Community:	North York
Legal Description:	PLAN 3155 PT LOTS 57 TO 59 RP 66R27025 PARTS 1 AND 3		

PURPOSE OF THE APPLICATION:

To legalize and maintain "Building A", as constructed.

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

1. Section 64.20(192), Section (p), By-law No. 1129-2011

The height above established grade of any portion of the building or structure within the envelope identified on Schedule "RM(192)" as "Building A" shall not exceed the horizontal distance between the building and the west property line.

The stairwell parapet and mechanical penthouse of "Building A" exceeds the 45 degree angular plane by 3.24m.

13. 55 LEACROFT CRES

File Number:	A0008/17NY	Zoning	R3/RD(f18;a690)(ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	55 LEACROFT CRES	Community:	North York
Legal Description:	PLAN 4758 LOT 126		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling.

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

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

If a lot is between two abutting lots in the Residential Zone category, each with a building fronting on the same street and those buildings are both, in whole or in part, 15.0 m or less from the subject lot, the required minimum front yard setback is the average of the front yard setbacks of those buildings on the abutting lots (7.67 m).

The proposed front yard setback is 6.37 m.

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

A) The permitted maximum height of a building or structure is 10 m.

The proposed height of the building is 10.92 m.

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

In the RD zone with a minimum required lot frontage of 18.0 m or less, the permitted maximum building length for a detached house is 17.0 m.

The proposed building length is 17.21 m.

4. 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: 281.88 m².

The proposed lot coverage is 38.10 percent of the lot area: 357.97 m² which includes the cabana at rear.

5. Chapter 10.20.40.70(2)(B), Zoning By-law No. 569-2013

A) The required minimum rear yard setback is 8.71 m.

The proposed rear yard setback is 7.81 m.

6. Section 12.5A, Zoning By-law No. 7625

The maximum permitted building length is 16.8 m.

The proposed building length is 19.34 m.

7. Section 12.4(a), Zoning By-law No. 7625

The minimum required front yard setback is 6.5 m.

The proposed front yard setback is 6.37 m.

8. Section 12.4(c), Zoning By-law No. 7625

The minimum required rear yard setback is 9.5 m.

The proposed rear yard setback is 7.81 m.

9. Section 12.6, Zoning By-law No. 7625

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

The proposed lot coverage is 38.1 percent of the lot area.

10. Section 12.7, Zoning By-law No. 7625

The maximum permitted building height is 8.8 m.

The proposed building height is 9.35 m.

14. 156 LOCKSLEY AVE

File Number:	A0009/17NY	Zoning	RM/R2 [WAV]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	156 LOCKSLEY AVE	Community:	York
Legal Description:	PLAN 1775 LOT 842 PT LOT 843		

PURPOSE OF THE APPLICATION:

To construct a one-storey addition to the existing ancillary structure (detached garage). Please note a previous application (File # A0656/16NY) with respect to the subject property, was before the Committee of Adjustment on Thursday, September 8, 2016, which was ultimately REFUSED.

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

- 1. Chapter 10.5.60.70.(1), By-law No. 569-2013**
The maximum permitted lot coverage for an ancillary structure is 10.00% of the lot area.
The proposed lot coverage is 17.73% of the lot area.
- 2. Section 3, By-law No- 1-83**
The maximum size of an ancillary structure is 46.00m².
The proposed ancillary structure is 75.72m².
- 3. Section 3, By-law No- 1-83**
The maximum permitted height of an ancillary structure is 3.70m.
The proposed height of the ancillary structure is 3.988m.

15. 117 DOUGLAS AVE

File Number:	A0010/17NY	Zoning	R/R2 (ZR)
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	117 DOUGLAS AVE	Community:	North York
Legal Description:	PLAN 1645 PT LOTS 708 & 709		

PURPOSE OF THE APPLICATION:

To construct a third storey addition above a portion of the existing dwelling and a rear addition above the existing rear one-storey.

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

- 1. Chapter 10.10.40.40 (1) By-Law No. 569-2013**
The permitted maximum floor space index is 0.6 times the area of the lot.
The altered dwelling will have a floor space index of 0.95 times the area of the lot.
- 2. Chapter 10.10.40.40.(2)(B), By-law No. 569-2013**
The maximum permitted height of the side exterior main walls is 7.50m for no less than 100% of the total width of the walls.
The proposed front, side and rear main walls are 9.74m in height
- 3. Section 6(3) Part I, By-Law 438-86**
The permitted maximum floor space index is 0.6 times the area of the lot.
The altered dwelling will have a floor space index of 0.95 times the area of the lot.

16. 119 DOUGLAS AVE

File Number:	A0011/17NY	Zoning	R/R2 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	119 DOUGLAS AVE	Community:	Toronto
Legal Description:	PLAN 1645 PT LOT 708		

PURPOSE OF THE APPLICATION:

To construct a three-storey addition to the rear of the dwelling, in conjunction with a third storey addition over the existing two-storey semi-detached dwelling. The existing one-storey rear addition would be demolished.

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

- 1. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.60 times the lot area.
The existing floor space index is 0.52 times the lot area.
The proposed floor space index is 1.02 times the lot area.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all exterior main walls is 7.50m.
The proposed height of the front, rear and side exterior main walls is 9.50m.
- 3. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted gross floor area is 0.60 times the lot area.
The existing gross floor area is 0.52 times the lot area.
The proposed gross floor area is 0.95 times the lot area.

17. 20 MALLORY CRES

File Number:	A0012/17NY	Zoning	RD/R1B (ZR)
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	20 MALLORY CRES	Community:	North York
Legal Description:	PLAN M570 PT LOT 47		

PURPOSE OF THE APPLICATION:

To renovate first floor and attached garage.

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

- 1. Chapter 200.5.1.10 (2), By-law No. 569-2013**
The minimum a parking space must have is a minimum width of 3.2m and length of 5.6m.
The parking garage has an existing width of 2.82m and a proposed length of 4.23m.
- 2. Section 5.40, By-law 6752**
The minimum a parking space must have is a minimum width of 3.3m and length of 5.6m.
The parking garage has an existing width of 2.82m and a proposed length of 4.23m.

18. 80 BRUCEWOOD CRES

File Number:	A0014/17NY	Zoning	RD/R6 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	80 BRUCEWOOD CRES	Community:	North York
Legal Description:	PLAN 3826 LOT 237		

PURPOSE OF THE APPLICATION:

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

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

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

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

The proposed first floor area is not within 4.00m of the main front wall and is less than 10.00m².

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

The maximum permitted building height is 10.00m.

The proposed building height is 10.34m.

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 18.29m.

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

The minimum required front yard setback is 7.87m.

The proposed front yard setback is 6.60m.

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

The maximum permitted lot coverage is 35.00% of the lot area.

The proposed lot coverage is 37.80% of the lot area.

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

The maximum permitted area of each platform at or above the second storey is 4.00m².

The proposed platform at or above the second storey is 5.20m².

7. Chapter 10.5.30.40.(1), By-law No. 569-2013

Any part of a platform without main walls such as a deck that does not encroach into a required minimum setback and is attached to a building shall not cover more than 5.00% of the lot area.

The rear deck covers 5.20% of the lot area.

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

The maximum permitted balcony area is 3.80m².

The proposed balcony area is 5.20m².

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

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

The proposed rear deck projects 4.80m from the rear wall.

10. Section 14-A(8), By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 9.46m.

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

The maximum permitted building length is 16.80m.

The proposed building length is 18.29m.

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

The maximum permitted lot coverage is 35.00% of the lot area.

The proposed lot coverage is 37.80% of the lot area.

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

The maximum permitted lot coverage for a deck is 5.00% of the lot area.

The rear deck covers 5.20% of the lot area.

19. 18 GREENVIEW AVE

File Number:	A0015/17NY	Zoning	R6 (ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	18 GREENVIEW AVE	Community:	North York
Legal Description:	PLAN 2419 LOT 79		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with rear deck and internal garage.

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

- 1. Section 14-A(6), 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.
- 2. Section 14-A(8), Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.1m.
- 3. Section 14-A(5)c, Zoning By-law No. 7625**
The minimum required north side yard setback is 1.8m.
The proposed north side yard setback is 1.5m.
- 4. Section 14-A(5)c, Zoning By-law No. 7625**
The minimum required south side yard setback is 1.8m.
The proposed south side yard setback is 1.5m.
- 5. Section 14-A(9), Zoning By-law No. 7625**
The maximum permitted building length is 15.3m.
The proposed building length is 15.97m.
- 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 1.79m.
- 7. Section 6(9), Zoning By-Law No. 7625**
The maximum permitted size of a deck and stairs is 2.3m².
The proposed size of the deck and stairs is 4.56m².

20. 99 BAYVIEW RIDGE

File Number:	A0016/17NY	Zoning	R3/RD(BLD)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	99 BAYVIEW RIDGE	Community:	North York
Legal Description:	PLAN 3681 LOT 6		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey residential dwelling.

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

- 1. Chapter 10.20.40.20(1), By-law No. 569-2013**
In the RD zone with a minimum required lot frontage of 18.0 m or less, the permitted maximum building length for a detached house is 17.0 m.
The proposed building length is 21.8 m.
- 2. Chapter 10.20.40.30.(1)], By-law No. 569-2013**
The permitted maximum building depth for a detached house is 19.0 m.
The proposed building depth is 27.33 m.
- 3. Section 12.5A, Zoning By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 27.33m.
- 4. Section 12.7, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 8.92m.

21. 321 BYNG AVE

File Number:	A0017/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	321 BYNG AVE	Community:	North York
Legal Description:	PLAN 3691 W PT LOT 129		

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted building length is 17.00m.
The proposed building length is 19.36m.

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

The minimum required front yard setback is 10.55m.
The proposed front yard setback is 8.50m.

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

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

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

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

5. Chapter 10.5.50.10.(2), By-law No. 569-2013

A corner lot must have a minimum of 75.00% of the side yard, soft landscaping.
The proposed side yard soft landscaping area is 37.10%.

6. Chapter 10.5.40.60.(3), By-law No. 569-2013

Exterior stairs may encroach into a required setback provided they are no wider than 2.00m.
The proposed west side stairs are 4.07m wide.

7. Section 13.2.1, By-law No. 7625

The minimum required lot frontage is 15.00m.
The existing lot frontage is 14.33m.

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

The minimum required side yard setback is 1.73m.
The proposed east side yard setback is 1.52m.

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

The maximum permitted building length is 16.80m.
The proposed building length is 19.36m.

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

The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed; 15.00m.

The existing lot width is 14.33m.

11. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 10.02m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 2.18m.

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

The minimum required west side yard setback is 3.00m.

The proposed west side yard setback is 1.52m.

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

Porches 2.30m² or less in area, shall be permitted to project into one minimum side yard setback only, no more than 1.60m, and no closer than 0.60m from any side lot line.

The proposed side porch is 4.34m² in area.

22. 95 LYNNHAVEN RD

File Number:	A0018/17NY	Zoning	R6/RD(f12.0;a370)(x1463)(waiver)
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	95 LYNNHAVEN RD	Community:	North York
Legal Description:	PLAN 3864 L 514		

PURPOSE OF THE APPLICATION:

To construct a new detached one-storey residential building.

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 7.03 m.
The proposed front yard setback is 5.07 m.
- 2. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 35 percent of the lot area.
The proposed lot coverage is 36.8 percent of the lot area.
- 3. Chapter 10.20.40.20.(1), Zoning By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0 m.
The proposed building length is 19.47 m.
- 4. Chapter 10.20.40.30.(1), Zoning By-law No. 569-2013**
The permitted maximum building depth for a detached house is 19.0 m.
The proposed building depth is 19.47 m.
- 5. Chapter 200.5.10.1.(1), Zoning By-law No. 569-2013**
The required minimum number of parking spaces is 1 space.
The proposal will have 0 spaces.
- 6. Section 14-A(6) , Zoning By-law No. 7625**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 36.8% of the lot area.
- 7. Section 14-A(9), Zoning By-law No. 7625**
The maximum permitted building length is 15.3 m.
The proposed building length is 19.47 m.
- 8. Section 6A(2)a , Zoning By-law No. 7625**
The minimum required number of parking spaces is 2.
The proposed number of parking spaces is 0 spaces

23. 393 PARKVIEW AVE

File Number:	A0020/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	393 PARKVIEW AVE	Community:	North York
Legal Description:	PLAN 1790 PT LOT 689 LOT 690 RP 64R7378 PART 3		

PURPOSE OF THE APPLICATION:

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

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

1. Chapter 10.20.30.40.(1), 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 10.20.40.10.(2), By-law No. 569-2013

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

The proposed height of the side exterior main walls facing a side lot line is 8.56m.

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

The minimum required side yard setback is 1.80m.

The proposed south side yard setback is 1.50m.

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

The minimum required side yard setback is 1.80m.

The proposed north side yard setback is 1.50m.

5. Section 13.2.2, By-law No. 7625

The minimum required lot area is 550.00m².

The existing lot area is 487.58m².

6. Section 13.2.1, By-law No. 7625

The minimum required lot frontage is 15.00m.

The existing lot frontage is 13.11m.

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

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

8. Section 13.2.4, By-law No. 7625

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

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

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

The minimum required side yard setback is 1.61m.

The proposed south side yard setback is 1.50m.

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

The minimum required side yard setback is 1.61m.

The proposed north side yard setback is 1.50m.

11. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 9.02m.

24. 130 POYNTZ AVE

File Number:	A0021/17NY	Zoning	R6/RD(f12;a370)(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	130 POYNTZ AVE	Community:	North York
Legal Description:	PLAN 1743 LOT 818 PT LOTS 817 & 819		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey residential dwelling.

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

- 1. Chapter 10.20.30.40, By-law 569-2013**
The maximum permitted coverage is 30%.
The proposed coverage is 32%.
- 2. Chapter 10.20.40.10, By-law 569-2013**
The maximum permitted wall height is 7.5.
The proposed wall height of 7.8m for the pair of side walls.
- 3. Section 14-A(6), By-law 7625**
The maximum permitted coverage is 30%
The proposed coverage is 32%.
- 4. Section 14-A(8), By-law 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.1m.

25. 170 ROE AVE

File Number:	A0022/17NY	Zoning	RD/R3 [WAV]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	170 ROE AVE	Community:	North York
Legal Description:	PLAN 1892 W PT LOT 68		

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 35.00% of the lot area.

The proposed lot coverage is 38.23% of the lot area.

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

The minimum required side yard setback is 1.80m.

The proposed east side yard setback is 1.20m.

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

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 0.60m.

4. 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 2.80m² within 4.00m of the main front wall.

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

The maximum permitted building height is 7.20m for a flat or shallow roof.

The proposed building height is 8.59m.

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

The minimum required side yard setback for a front porch is not to be less than the required side yard setback; 1.80m.

The proposed front porch is 0.60m from the west lot line.

7. Section 12.2 & 6(8), By-law No. 7625

The minimum required lot frontage and width is 18.00m.

The existing lot frontage and width is 7.62m.

8. Section 12.3, By-law No. 7625

The minimum required lot area is 690.00m².

The existing lot area is 242.39m².

9. Section 12.6, By-law No. 7625

The maximum permitted lot coverage is 35.00% of the lot area.

The proposed lot coverage is 38.23% of the lot area.

10. Section 12.7, By-law No. 7625

The maximum permitted building height is 8.00m for flat roof.
The proposed building height is 8.77m.

11. Section 12.4 & 12.4(a), By-law No. 7625

The minimum required side yard setback is 1.50m.
The proposed east side yard setback is 1.20m.

12. Section 12.4 & 12.4(a), By-law No. 7625

The minimum required side yard setback is 1.50m.
The proposed west side yard setback is 0.60m.

26. 261 POYNTZ AVE

File Number:	A0023/17NY	Zoning	RD/R4 [WAV]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	261 POYNTZ AVE	Community:	North York
Legal Description:	PLAN 1743 LOT 722 PT LOT 721		

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 10.20.40.70.(3)& Exception RD5, By-law No. 569-2013

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.37m.

3. Chapter 10.20.40.70.(3)& Exception RD5, By-law No. 569-2013

The minimum required side yard setback is 1.80m.

The proposed east side yard setback is 1.20m.

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

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

The proposed first floor area is 7.50m² within 4.00m of the main front wall.

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

The minimum required side yard setback for a front porch is not to be less than the required side yard setback; 1.80m.

The proposed front porch is 1.37m from the west lot line.

6. Chapter 10.20.40.10. By-law No. 569-2013

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

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

7. Section 13.2.1 & 6(8), By-law No. 7625

The minimum required lot frontage and width is 15.00m.

The existing lot frontage and width is 11.43m.

8. Section 13.2.2, By-law No. 7625

The minimum required lot area is 550.00m².

The existing lot area is 383.00m².

9. 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.

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

The minimum required side yard setback is 1.50m.

The proposed west side yard setback is 1.37m.

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

The minimum required side yard setback is 1.50m.

The proposed east side yard setback is 1.20m.

12. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 8.95m.

27. 153 LYTTON BLVD

File Number:	A0024/17NY	Zoning	R1 Z0.35/RD (f15.0; d0.35)(x1409)(ZR)
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	153 LYTTON BLVD	Community:	Toronto
Legal Description:	PLAN 1532 LOT 165		

PURPOSE OF THE APPLICATION:

To construct additions to the ground floor and second floor, along with the reconstruction of the garage. Also proposed are interior renovations.

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

- 1. Chapter 10.20.40.40.(1)(A), Zoning By-law No. 569-2013**
The permitted maximum floor space index is 0.35 times the area of the lot: 217.84 m², including 50 percent of the floor area of the basement.
The proposed floor space index is 0.675 times the area of the lot: 420.0 m².
- 2. Chapter 10.20.40.70.(3)(D), Zoning By-law No. 569-2013**
The required minimum side yard setback is 1.5 m where the required minimum lot frontage is 15.0 m to less than 18.0 m.
The proposed setback to the east side lot line is 0.6 m to the main wall and 0.0 m to a deck and stairs on the east side of the house.
- 3. Chapter 10.20.40.70.(3)(D), Zoning By-law No. 569-2013**
The required minimum side yard setback is 1.5 m where the required minimum lot frontage is 15.0 m to less than 18.0 m.
The setback from the proposed addition to the west side lot line is 1.07 m.
- 4. Section 6(3) Part I, Zoning By-law No. 438-86**
By-law 438-86 limits the residential gross floor area in an area zoned R1 Z0.35 to 0.35 times the area of the lot: 217.84 m.
The proposed residential gross floor area is 0.675 times the area of the lot: 420.0 m².
- 5. Section 6(3) Part II 8 D(II), Zoning By-law No. 438-86**
By-law 438-86 allows an uncovered platform to project into the required setbacks provided it does not extend beyond the side walls of the building as projected.
The proposed rear uncovered platform projects beyond the side walls, and is set back 0.0 m from the east side lot line.
- 6. Section 6(3) Part II 3.B(II), Zoning By-law No. 438-86**
By-law 438-86 requires a detached house in an R1 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 setback to the east side lot line is 0.6 m to the main wall and 0.0 m to a deck and stairs on the east side of the house.

28. 9 ELVINA GDNS

File Number:	A0025/17NY	Zoning	R (d1.0) x941(ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	9 ELVINA GDNS	Community:	Toronto
Legal Description:	PLAN 647E PT LOTS 35 TO 37		

PURPOSE OF THE APPLICATION:

Proposed conversion of an existing dwelling into a day nursery. The variance requested is parking related.

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

- 1. Chapter 200.5.10.1.(1), Zoning By-law No. 569-2013**
The required minimum number of parking space(s) for the Day Nursery is 2 spaces.
The proposal will have 0 spaces.

29. 22 DUKINFIELD CRES

File Number:	A0029/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Don Valley East (34)
Agent:		Heritage:	Not Applicable
Property Address:	22 DUKINFIELD CRES	Community:	North York
Legal Description:	PLAN M812 LOT 367		

PURPOSE OF THE APPLICATION:

To construct a new one-storey addition to the rear south west portion of the existing one-storey dwelling, in conjunction with a new front porch.

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 35.00% of the lot area.
The proposed lot coverage is 35.20% of the lot area.
- 2. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 35.20% of the lot area.
- 3. Section 13.2.3(c), By-law No. 7625**
The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is 8.16m.

30. 9 CICADA CRT

File Number:	A0030/17NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	9 CICADA CRT	Community:	North York
Legal Description:	PLAN 4758 LOT 63		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling.

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

- 1. Section 13.3.6, Zoning By-law 7625**
The maximum building height shall be 8.80m to the mid point of the roof.
The proposed building height of 9.03 m.
- 2. Section 13.2.3.(b), Zoning By-law 7625**
The minimum side yard setback shall be 1.8m on each side.
The proposed south side yard setback is 1.50m.
- 3. Section 13.2.3.(b), Zoning By-law 7625**
The minimum side yard setback shall be 1.8m on each side.
The proposed north side yard setback is 1.51m.
- 4. Section 6.(9).(n), Zoning By-law 7625**
Window may project up to 0.3m from the front or rear wall if glazed on only one side.
The proposed bay windows in the front wall projects 0.61m and do not have glazed on the sides.
- 5. Chapter 10.20.40.70.(3), Zoning By-law 569-2013**
The minimum side yard setback shall be 1.80m on each side.
The proposed south side yard setback of 1.50m.
- 6. Chapter 10.20.40.70.(3), Zoning By-law 569-2013**
The minimum side yard setback shall be 1.80m on each side.
The proposed north side yard setback of 1.51m.
- 7. Chapter 10.20.40.10.(2), 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 8.36m in both sides (north and south sides).

31. 325 BROADWAY AVE

File Number:	A0031/17NY	Zoning	RD/R5 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	325 BROADWAY AVE	Community:	North York
Legal Description:	PLAN M374 W PT LOT 190 E PT LOT 191		

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 5.30m² within 4.00m of the main front wall.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 40.00% of the lot area.
- 3. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10.00m.
The proposed building height is 10.45m.
- 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 9.39m.
- 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 8.31m.
- 6. Section 14-B(5)(b), By-law No. 7625**
The minimum required side yard setback is 1.20m.
The proposed west side yard setback is 0.90m.
- 7. Section 14-B(6), By-law No. 7625**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 40.00% of the lot area.
- 8. Section 14-B(8), By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.25m.

32. 11 FORDHAM PL

File Number:	A0032/17NY	Zoning	RD/R5 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	11 FORDHAM PL	Community:	North York
Legal Description:	PLAN 4332 L 424		

PURPOSE OF THE APPLICATION:

To demolish an existing one-storey dwelling and replace it with a new two-storey dwelling with internal garage.

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10m² of the first floor area must be within 4m of the main front wall.
The new dwelling will have 4.95m² of the first floor within 4m of the main front wall.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 25% of the lot area: 140.72m².
The proposed lot coverage is 30% of the lot area: 168.9m².
- 3. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10m.
The proposed building height is 10.3m.
- 4. Chapter 10.20.40.10.(2)(A)(i), By-law No. 569-2013**
The maximum permitted height of front exterior main walls is 7.5m.
The proposed height of front exterior main walls for windows is 9.45m.
- 5. Chapter 10.20.40.10.(2)(A)(ii), By-law No. 569-2013**
The maximum permitted height of rear exterior main walls is 7.5m.
The proposed height of rear exterior main walls is 8.14m.
- 6. 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 7.5m.
The proposed height of the east side exterior main walls is 8.95m.
- 7. 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 7.5m.
The proposed height of the west side exterior main walls is 7.8m.
- 8. Section 14.2.4, By-Law No. 7625**
The maximum permitted lot coverage is 25% of the lot area.
The proposed lot coverage is 30% of the lot area.
- 9. Section 14.2.6, By-Law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.44m.

3. OTHER BUSINESS