

COMMITTEE OF ADJUSTMENT AGENDA NORTH YORK PANEL

Hearing Date: Thursday, February 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	Property	Community (Ward)
1. B0019/16NY	302 CUMMER AVE	Willowdale (24)
1a. B0020/16NY	304 CUMMER AVE	Willowdale (24)
1b. A0339/16NY	304 CUMMER AVE (PARTS 1 and 2)	Willowdale (24)
1c. A0340/16NY	304 CUMMER AVE (PARTS 3 and 4)	Willowdale (24)
1d. A0341/16NY	302 CUMMER AVE (PARTS 5 and 6)	Willowdale (24)
2. B0037/16NY	155 DREWRY AVE	Willowdale (23)
2a. A0504/16NY	155 DREWRY AVE (PART 1)	Willowdale (23)

2b. A0507/16NY	155 DREWRY AVE (PART 2)	Willowdale (23)
3. B0077/16NY	841 GLENCAIRN AVE	Eglinton-Lawrence (15)
3a. A0921/16NY	841 GLENCAIRN AVE (PART 1)	Eglinton-Lawrence (15)
3b. A0922/16NY	841 GLENCAIRN AVE (PART 2)	Eglinton-Lawrence (15)
4. A1096/16NY	17 SUNBEAM AVE	York Centre (10)
5. A0879/16NY	141 CHURCHILL AVE	Willowdale (23)
6. A0875/16NY	291 BESSBOROUGH DR	Don Valley West (26)
7. A0914/16NY	103 OLD COLONY RD	Don Valley West (25)
8. A1072/16NY	443 WHITMORE AVE	Eglinton-Lawrence (15)
9. A1073/16NY	4 RANDOLPH RD	Don Valley West (26)
10. A1074/16NY	21 PRINCE CHARLES DR	Eglinton-Lawrence (15)
11. A1075/16NY	757 GLENGROVE AVE	Eglinton-Lawrence (15)
12. A1078/16NY	127 SEARLE AVE	York Centre (10)
13. A1081/16NY	25 DE VERE GDNS	Eglinton-Lawrence (16)
14. A1082/16NY	55 BRIDGELAND AVE	Eglinton-Lawrence (15)
15. A1083/16NY	100 WEDGEWOOD DR	Willowdale (24)

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

File Number	Property	Community (Ward)
16. A1084/16NY	538 BROOKDALE AVE	Eglinton-Lawrence (16)
17. A1087/16NY	21 GLEN PARK AVE	Eglinton-Lawrence (15)
18. A1088/16NY	47 ADDINGTON AVE	Willowdale (23)
19. A1090/16NY	27 ROTHMERE DR	Don Valley West (25)
20. A1091/16NY	45 STRATHGOWAN	Don Valley West (25)

- | | | | |
|-----|------------|------------------------|----------------------|
| 21. | A1092/16NY | CRES
19 FARRELL AVE | Willowdale (23) |
| 22. | A1093/16NY | 86 GLENTWORTH RD | Don Valley East (33) |

The following applications will be heard at 2:00 p.m. or shortly thereafter:

	File Number	Property	Community (Ward)
23.	A1094/16NY	21 BEAVER VALLEY RD	York Centre (10)
24.	A1095/16NY	61 BAYCREST AVE	Eglinton-Lawrence (15)
25.	A1097/16NY	156 UPPER CANADA DR	Don Valley West (25)
26.	A1098/16NY	10 CITATION DR	Willowdale (24)
27.	A1099/16NY	241 PARK HOME AVE	Willowdale (23)
28.	A1100/16NY	351 HILLHURST BLVD	Eglinton-Lawrence (15)
29.	A1101/16NY	74 CAINES AVE	Willowdale (23)
30.	A1102/16NY	19 PITCAIRN CRES	Don Valley East (34)
31.	A1104/16NY	53 BROOKVIEW DR	Eglinton-Lawrence (15)

The following applications will be heard at 3:30 p.m. or shortly thereafter:

	File Number	Property	Community (Ward)
32.	A1103/16NY	10 RICHLA CRCL	Don Valley West (26)
33.	A1107/16NY	127 REINER RD	York Centre (10)
34.	A1109/16NY	20 DELORAINE AVE	Eglinton-Lawrence (16)
35.	A1110/16NY	115 BURNETT AVE	Willowdale (23)
36.	A0895/16NY	340 GLENHOLME AVE	Eglinton-Lawrence (15)

3. OTHER BUSINESS

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

1. 302 CUMMER AVE

File Number:	B0019/16NY	Zoning	R4/RD (f15.0; a550)(ZR)
		Ward:	Willowdale (24)
		Heritage:	Not Applicable
Property Address:	302 CUMMER AVE	Community:	North York
Legal Description:	CON IEY PT LOT 23		

THE CONSENT REQUESTED:

To obtain consent to sever the property into three parts for the purpose of lot additions to facilitate the creation of three new residential building lots fronting onto Maxome Avenue.

Conveyed - Part 1

The frontage is 14.25m along Cummer Avenue with a lot area is 262.4m². Part 1 will be added to Part 2 severed from related consent file B0020/16NY to create a new building lot fronting onto Maxome Avenue (LOT 1) with a frontage of 17.81m and a lot area of 494.2m². The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable Zoning By-law(s).

Conveyed - Part 3

The frontage is 15.51m along Cummer Avenue with a lot area is 232.0m². Part 3 will be added to Part 4 severed from consent file B0020/16NY to create a new building lot fronting onto Maxome Avenue (LOT 2) with a frontage of 14.47m and a lot area of 443.0m². The property will be redeveloped as the site of a new two-storey detached dwelling requiring variances to the applicable Zoning By-law(s).

Conveyed - Parts 5

The frontage is 16.54m along Cummer Avenue and the lot area is 231.8m². Part 5 will be added to Part 6 severed from consent file B0020/16NY to create a new building lot fronting Maxome Avenue (LOT 3) with a frontage of 13.62m and a lot area of 443.8m². The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable Zoning By-law(s).

PART 7 is a road widening for the City.

Files B0019/16NY, B0020/16NY, A0339/16NY, A0340/16NY, A0341/16NY will be considered jointly.

1a. 304 CUMMER AVE

File Number:	B0020/16NY	Zoning	R4/RD (f15.0; a550)(ZR)
		Ward:	Willowdale (24)
		Heritage:	Not Applicable
Property Address:	304 CUMMER AVE	Community:	North York
Legal Description:	YORK CON 1 EYS PT LOT 23		

THE CONSENT REQUESTED:

To obtain consent to sever the property into three parts for the purpose of lot additions to facilitate the creation of three new residential building lots fronting onto Maxome Avenue.

Conveyed - Part 2

The frontage is 14.25m along Cummer Avenue and the lot area is 262.4m². Part 2 will be added to Part 1 severed from consent file B0019/16NY to create a new building lot fronting onto Maxome Avenue (LOT 1) with a new frontage of 17.81m and a lot area of 494.2m². The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable Zoning By-law(s).

Conveyed - Part 4

The frontage is 15.51m along Cummer Avenue and the lot area is 211.0m². Part 4 will be added to Part 3 severed from consent application B0019/16NY to create a new building lot fronting Maxome Avenue (LOT 2) with a new frontage of 14.47m and a lot area of 443.0m². The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable Zoning By-law(s).

Conveyed - Parts 6

The frontage is 16.54m along Cummer Avenue and the lot area is 212.0m². Part 6 will be added to Part 5 severed from consent application B0019/16NY to create a new building lot fronting Maxome Avenue (LOT 3) with a frontage of 13.62m and a lot area of 443.8m². The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable Zoning By-law(s).

PART 7 is a road widening for the City.

Files B0019/16NY, B0020/16NY, A0339/16NY, A0340/16NY, A0341/16NY will be considered jointly.

**1b. 304 CUMMER AVE
(PARTS 1 and 2)**

File Number:	A0339/16NY	Zoning	R4/RD (f15.0; a550)(ZR)
		Ward:	Willowdale (24)
		Heritage:	Not Applicable
Property Address:	304 CUMMER AVE (PARTS 1 and 2)	Community:	North York
Legal Description:	YORK CON 1 EYS PT LOT 23		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage fronting Cummer Avenue. Files B0019/16NY, B0020/16NY, A0339/16NY, A0340/16NY, A0341/16NY 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**
The required minimum lot area is 550m².
The proposed lot area is 494.2m².
- 2. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 30.0% of the lot area.
The proposed lot coverage is 34.0% of the lot area.
- 3. Chapter 10.5.80.40.(3), Zoning By-law No. 569-2013**
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
The proposed vehicle access to a parking space is from the front street.
- 4. Chapter 10.20.40.10.(1), Zoning By-law No. 569-2013**
The permitted maximum height of a building or structure is 10.0m.
The proposed height of the building is 10.3m.
- 5. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the north side exterior main wall is 8.35m.
- 6. Chapter 10.5.40.70.(1), Zoning By-law No. 569-2013**
The required minimum front yard setback is 6.85m.
The proposed front yard setback is 5.06m.
- 7. Chapter 13.2.3(b), Zoning By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed north side yard setback is 1.52m.
- 8. Section 13.2.2, Zoning By-law No. 7625**
The minimum required lot area is 550m².

The proposed lot area is 494.2m².

- 9. Section 13.2.3(b), Zoning By-law No. 7625**
The required minimum side yard setbacks are 1.8m each side.
The proposed north side yard setback is 1.52m.
- 10. Section 13.2.4, Zoning By-law No. 7625**
The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 34.0% of the lot area.
- 11. Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.53m.
- 12. Section 13.2.3(a), Zoning By-law No. 7625**
The minimum required front yard setback is 7.5m, +/- 1.0m.
The proposed front yard setback is 5.06m.

**1c. 304 CUMMER AVE
(PARTS 3 and 4)**

File Number:	A0340/16NY	Zoning	R4/RD (f15.0; a550)(ZR)
		Ward:	Willowdale (24)
		Heritage:	Not Applicable
Property Address:	304 CUMMER AVE (PARTS 3 and 4)	Community:	North York
Legal Description:	YORK CON 1 EYS PT LOT 23		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage fronting Cummer Avenue. Files B0019/16NY, B0020/16NY, A0339/16NY, A0340/16NY, A0341/16NY will be considered jointly.

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

- 1. Chapter 10.5.40.70.(1), Zoning By-law No. 569-2013**
The required minimum front yard setback is 6.85m.
The proposed front yard setback is 5.6m.
- 2. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**
The required minimum lot area is 550m².
The proposed lot area is 443.0m².
- 3. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 15.0m.
The proposed lot frontage is 14.47m.
- 4. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 30.0% of the lot area.
The proposed lot coverage is 33.4% of the lot area.
- 5. Chapter 10.20.40.10.(1), Zoning By-law No. 569-2013**
The permitted maximum height of a building or structure is 10.0m.
The proposed height of the building is 10.3m.
- 6. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the south side exterior main wall is 8.35m.
- 7. Chapter 900.3.10(5), Zoning By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed south side yard setback is 1.52m.
- 8. Chapter 900.3.10(5), Zoning By-law No. 569-2013**

The required minimum side yard setbacks are 1.8m each side.
The proposed north side yard setback is 1.52m.

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

The minimum required lot frontage is 15.0m.
The proposed lot frontage is 14.62m.

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

The minimum required lot area is 550m².
The proposed lot area is 443.0m².

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

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

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

The required minimum side yard setbacks are 1.8m each side.
The proposed north side yard setback is 1.52m.

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

The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 33.4% of the lot area.

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

The maximum permitted building height is 8.8m.
The proposed building height is 9.57m.

15. 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. The minimum required lot width is 15.0m.
The proposed lot width is 14.47m.

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

The minimum required front yard setback is 7.5m, +/- 1.0m.
The proposed front yard setback is 5.06m.

**1d. 302 CUMMER AVE
(PARTS 5 and 6)**

File Number:	A0341/16NY	Zoning	R4/RD (f15.0; a550)(ZR)
		Ward:	Willowdale (24)
		Heritage:	Not Applicable
Property Address:	302 CUMMER AVE (PARTS 5 and 6)	Community:	North York
Legal Description:	CON IEY PT LOT 23		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage fronting Cummer Avenue. Files B0019/16NY, B0020/16NY, A0339/16NY, A0340/16NY, A0341/16NY 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**
The required minimum lot area is 550m².
The proposed lot area is 443.8m².
- 2. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 15.0m.
The proposed lot frontage is 13.62m.
- 3. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 30.0 percent of the lot area.
The proposed lot coverage is 33.4 percent of the lot area.
- 4. Chapter 10.20.40.10.(1), Zoning By-law No. 569-2013**
The permitted maximum height of a building or structure is 10.0m.
The proposed height of the building is 10.3m.
- 5. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the north side exterior main wall is 8.49m.
- 6. Chapter 10.5.40.70.(1), Zoning By-law No. 569-2013**
The required minimum front yard setback is 6.85m.
The proposed front yard setback is 5.32m.
- 7. Chapter 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed south side yard setback is 1.52m.
- 8. Section 13.2.1, Zoning By-law No. 7625**
The minimum required lot frontage is 15.0m.

The proposed lot frontage is 13.76m.

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

The minimum required lot area is 550m².

The proposed lot area is 443.8m².

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

The required minimum side yard setbacks are 1.8m each side.

The proposed south side yard setback is 1.52m.

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

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

The proposed lot coverage is 33.4% of the lot area.

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

The maximum permitted building height is 8.8m.

The proposed building height is 9.38m.

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. The minimum required lot width is 15.0m.

The proposed lot width is 13.62m.

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

The minimum required front yard setback is 7.5m +/- 1.0m.

The proposed front yard setback is 5.32m.

2. 155 DREWRY AVE

File Number:	B0037/16NY	Zoning	R4/RD (f15.0; a550) x5(ZR)
		Ward:	Willowdale (23)
		Heritage:	Not Applicable
Property Address:	155 DREWRY AVE	Community:	North York
Legal Description:	PLAN 7583 LOT 3		

THE CONSENT REQUESTED:

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

Conveyed - Part 1

Address to be assigned

The frontage is 10.0m and the lot area is 604.9m². The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s).

Retained - Part 2

Address to be assigned

The frontage is 10.0m and the lot area is 604.9m². The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s).

File Numbers B0037/16NY, A0504/16NY and A0507/16NY will be considered jointly.

**2a. 155 DREWRY AVE
(PART 1)**

File Number:	A0504/16NY	Zoning	R4/RD (f15.0; a550) x5(ZR)
		Ward:	Willowdale (23)
		Heritage:	Not Applicable
Property Address:	155 DREWRY AVE (PART 1)	Community:	North York
Legal Description:	PLAN 7583 LOT 3		

PURPOSE OF THE APPLICATION:

To obtain consent to sever the property into two undersized (lot frontages) residential building lots. File numbers B0037/16NY, A0504/16NY and A0507/16NY will be considered jointly.

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

- 1. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 15.0m.
The proposed lot frontage is 10.0m.
- 2. Chapter 10.20.40.20(1), Zoning By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0m.
The proposed building length is 17.98m.
- 3. Chapter 900.3.10(5) Exceptions to RD Zone, Zoning By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The proposed east side yard setback is 0.9m.
- 4. Chapter 900.3.10(5) Exceptions to RD Zone], Zoning By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The proposed west side yard setback is 1.2m.
- 5. Chapter 10.5.40.70.(1), Zoning By-law No. 569-2013**
The required minimum front yard setback is 18.0m.
The proposed front yard setback is 12.2m.
- 6. Section 13.2.1, Zoning By-law No. 7625**
The minimum required lot frontage is 15.0m.
The proposed lot frontage is 10.0m.
- 7. 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 0.9m.
- 8. Section 13.2.3(b), Zoning By-law No. 7625**

The minimum required side yard setback is 1.8m.
The proposed west side yard is 1.2m.

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

The maximum permitted building length is 16.8m.
The proposed building length is 22.68m.

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

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

**2b. 155 DREWRY AVE
(PART 2)**

File Number:	A0507/16NY	Zoning	R4/RD (f15.0; a550) x5(ZR)
		Ward:	Willowdale (23)
		Heritage:	Not Applicable
Property Address:	155 DREWRY AVE (PART 2)	Community:	North York
Legal Description:	PLAN 7583 LOT 3		

PURPOSE OF THE APPLICATION:

To obtain consent to sever the property into two undersized (lot frontages) residential building lots. File Numbers B0037/16NY, A0504/16NY and A0507/16NY will be considered jointly.

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

- 1. Chapter 10.20.30.20.(1), By-law No. 569-2013**
The required minimum lot frontage is 15.0m.
The proposed lot frontage is 10.0m.
- 2. Chapter 10.20.40.20(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0m.
The proposed building length is 17.98m.
- 3. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The proposed east side yard setback is 1.2m.
- 4. Chapter 900.3.10(5) Exceptions to RD Zone, By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The proposed west side yard setback is 0.9m.
- 5. Chapter 10.5.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 18.0m.
The proposed front yard setback is 12.2m.
- 6. Section 13.2.1, Zoning By-law No. 7625**
The minimum required lot frontage is 15.0m.
The proposed lot frontage is 10.0m.
- 7. 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 1.2m.
- 8. 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 0.9m.
- 9. Section 13.2.5A, Zoning By-law No. 7625**

The maximum permitted building length is 16.8m.
The proposed building length is 22.98m.

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

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

3. 841 GLENCAIRN AVE

File Number:	B0077/16NY	Zoning	R7/RD (f9.0; a275)(ZR)
		Ward:	Eglinton-Lawrence (15)
		Heritage:	Not Applicable
Property Address:	841 GLENCAIRN AVE	Community:	North York
Legal Description:	PLAN 1911 LOT 81		

THE CONSENT REQUESTED:

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

Conveyed - PART 1 (east)

Address to be assigned

The frontage is 7.62m and the lot area is 304.1m². The property will be redeveloped as the site of a new detached dwelling requiring variances to the applicable zoning By-law(s).

Retained - PART 2 (west)

Address to be assigned

The frontage is 7.62m and the lot area is 306.34m². The property will be redeveloped as the site of a new detached dwelling requiring variances to the applicable zoning By-law(s).

File Numbers B0077/16NY, A0921/16NY and A0922 /16NY will be considered jointly.

3a. 841 GLENCAIRN AVE (PART 1)

File Number:	A0921/16NY	Zoning	R7/RD (f9.0; a275)(ZR)
		Ward:	Eglinton-Lawrence (15)
		Heritage:	Not Applicable
Property Address:	841 GLENCAIRN AVE (PART 1)	Community:	North York
Legal Description:	PLAN 1911 LOT 81		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling. File Numbers B0077/16NY, A0921/16NY and A0922 /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 10m² of the first floor area must be within 4m of the front wall.
There is 7.15m² proposed within 4m of the front wall.
- 2. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 9.0m.
The proposed lot frontage is 7.62m.
- 3. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m for 100% of the width of the wall.
The proposed height of the east side exterior main walls facing a side lot line is 7.85m for 30.0% of the width of the wall and 7.39m for 70.0% of the width of the wall.
- 4. Chapter 10.20.40.20.(1), Zoning By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0m.
The proposed building length is 18.29m.
- 5. Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**
The required minimum side yard setback is 0.9m.
The proposed west side yard setback is 0.6m.
- 6. Section 14-B(4), Zoning By-law No. 7625**
The minimum required lot frontage is 9.0m.
The proposed lot frontage is 7.62m.
- 7. Section 14-B(5)(b), Zoning By-law No. 7625**
The minimum required side yard setback is 1.2m.
The proposed west side yard setback is 0.6m.
- 8. Section 14-B(9), Zoning By-law No. 7625**

The maximum permitted building length is 15.3m.
The proposed building length is 18.65m.
(Note that 0.36m was added to the building length due to the front yard setback).

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

The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed. The minimum required lot width is 9.0m .
The proposed lot width is 7.62m.

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

The maximum permitted building height is 8.8m.
The proposed building height is 9.1m.

3b. 841 GLENCAIRN AVE (PART 2)

File Number:	A0922/16NY	Zoning	R7/RD (f9.0; a275)(waiver)
		Ward:	Eglinton-Lawrence (15)
		Heritage:	Not Applicable
Property Address:	841 GLENCAIRN AVE (PART 2)	Community:	North York
Legal Description:	PLAN 1911 LOT 81		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling. File Numbers B0077/16NY, A0921/16NY and A0922 /16NY will be considered jointly.

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10m² of the first floor area must be within 4m of the front wall.
There is 7.15m² proposed within 4m of the front wall.
- 2. Chapter 10.20.30.20.(1), By-law No. 569-2013**
The required minimum lot frontage is 9.0m.
The proposed lot frontage is 7.62m.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m, for 100% of the width of the wall.
The proposed height of the west side exterior main walls facing a side lot line is 7.78m for 30.0% of the width of the wall and 7.33m for 70.0% of the width of the wall.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0m.
The proposed building length is 18.29m.
- 5. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 0.9m.
The proposed east side yard setback is 0.6m.
- 6. Section 14-B(4), Zoning By-law No. 7625**
The minimum required lot frontage is 9.0m.
The proposed lot frontage is 7.62m.
- 7. Section 14-B(5)(b), Zoning By-law No. 7625**
The minimum required side yard setback is 1.2m.
The proposed east side yard setback is 0.6m.
- 8. 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. The minimum required lot width is 9.0m.
The proposed lot width is 7.62m.

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

The maximum permitted building height is 8.8m.
The proposed building height is 9.1m.

10. Section 14-B(9), Zoning By-law No. 7625

The maximum permitted building length is 15.3m.
The proposed building length is 18.65m.
(Note that 0.36m was added to the building length due to the front yard setback).

4. 17 SUNBEAM AVE

File Number: A1096/16NY

Zoning R4 (ZR)

Ward: York Centre (10)

Heritage: Not Applicable

Property Address: **17 SUNBEAM AVE**

Community:

Legal Description: PLAN 3293 PT LT 69

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

Section 13.2.5A, By-law 7625

The maximum permitted dwelling length is 16.8 m.

The proposed dwelling will have a length of 18.6 m.

5. 141 CHURCHILL AVE

File Number:	A0879/16NY	Zoning	R4/RD (f15.0; a550) (x5)[ZONING]
		Ward:	Willowdale (23)
		Heritage:	Not Applicable
Property Address:	141 CHURCHILL AVE	Community:	North York
Legal Description:	PLAN 3163 PT LOT 59		

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 10m² of the first floor area must be within 4m of the front wall.
The proposed is 4.9m² within 4m of the front wall.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of the exterior portion of main walls for a detached house is 7.5m.
The proposed exterior main wall height is 7.9m.
- 3. Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.5m.
- 4. 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 1.5m.
- 5. Section 13.2.1 and 6(8), By-law No. 7625**
The minimum required lot frontage and width is 15m.
The existing lot frontage and width is 14.73m.
- 6. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.5m.
- 7. 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 1.5m.
- 8. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.58m.

6. 291 BESSBOROUGH DR

File Number:	A0875/16NY	Zoning	R1B/RD[ZONING]
		Ward:	Don Valley West (26)
		Heritage:	Not Applicable
Property Address:	291 BESSBOROUGH DR	Community:	East York
Legal Description:	PLAN 3110 LOT 168		

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 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 8.5m.
The proposed building height is 9.39m.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted main wall height is 7m.
The proposed main wall height is 7.32m.
- 3. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.6 times the area of the lot.
The proposed Floor Space Index is 0.83 times the area of the lot.
- 4. Chapter 10.5.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 7.57m.
The proposed front yard setback is 6.3m.
- 5. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.2m.
The proposed north side yard setback is 0.9m.
- 6. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.2m.
The proposed south side yard setback is 0.9m.
- 7. Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6m.
The proposed exterior stairs are 0m from the south lot line.
- 8. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 37.7% of the lot area.
- 9. Section 6.3.3, By-law No. 1916**
The maximum permitted Floor Space Index is 0.6 times the lot area.

The proposed Floor Space Index is 0.83 times the lot area.

10. Section 6.3.3, By-law No. 1916

The maximum permitted lot coverage is 35% of the lot area.

The proposed lot coverage is 37.7% of the lot area.

11. Section 6.3.3, By-law No. 1916

The maximum permitted building length is 16.75m.

The proposed building length is 17.3m.

12. By-law 829-2000

Garages located below finished grade are prohibited.

The proposed garage elevation is below finished grade.

13. Section 6.3.3, By-law No. 1916

The maximum permitted building height is 8.5m

The proposed building height is 9.16m

14. Section 5.7(j), By-law No. 1916

Steps or stairs required for access to the first storey of a permitted building may encroach into any yard, provided such steps or stairs shall be setback a minimum of 1.5m from any lot line adjacent to a street.

The proposed stairs are 0m from the lot line adjacent to a street.

7. 103 OLD COLONY RD

File Number:	A0914/16NY	Zoning	RD/R1 [ZZC]
		Ward:	Don Valley West (25)
		Heritage:	Not Applicable
Property Address:	103 OLD COLONY RD	Community:	North York
Legal Description:	PLAN 4226 E PT LOT 2		

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

The maximum permitted combined width of all vehicle entrances through the front main wall of the residential building is 6.00m.

The proposed combined width of all vehicle entrances through the front main wall is 7.00m.

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

The maximum permitted driveway width is 2.60m.

The proposed driveway width is 3.20m.

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

The maximum permitted number of platforms at or above the second storey located on the (front/rear) wall of a detached house is one (1).

The proposed number of platforms located on the front wall is three (3).

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

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

The proposed areas of each platform at or above the second storey is 12.60m², 12.80m², 6.70m² and 41.80m².

5. Chapter 900.3.10(x72), By-law No. 569-2013

Any balcony, porch or sundeck located at or above the second storey or gaining access from the second storey of the building must be set back from any lot line 6.00m.

The proposed front balcony and side balcony have a side setback of 3.18m.

6. Section 10.2.6A, By-law No. 7625

Any balcony, porch or sundeck located at or above the second storey or gaining access from the second storey of the building must be set back from any lot line 6.00m.

The proposed front balcony and side balcony have a side setback of 3.18m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 2.60m.

8. Section 6A(5)a, By-law No. 7625

The maximum permitted access to parking is 6.00m in width.

The proposed access to parking is 7.00m.

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

The maximum permitted eave projection into a required setback is 0.50m.

The proposed eaves project 0.91m.

8. 443 WHITMORE AVE

File Number:	A1072/16NY	Zoning	RM/R2 [ZZC]
		Ward:	Eglinton-Lawrence (15)
		Heritage:	Not Applicable
Property Address:	443 WHITMORE AVE	Community:	York
Legal Description:	PLAN 1663 E PT LOT 79		

PURPOSE OF THE APPLICATION:

To construct a new ancillary structure. The existing detached garage would be demolished.

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

- 1. Chapter 10.5.60.20.(3), By-law No. 569-2013**
The minimum side yard setback for an ancillary building or structure in a rear yard is 0.30m.
The proposed east side yard setback for the ancillary building is 0.05m.
- 2. Chapter 10.5.50.10(3), By-law No. 569-2013**
The minimum required rear yard soft landscaping is 50.00%.
The proposed rear yard soft landscaping is 45.50%.

9. 4 RANDOLPH RD

File Number:	A1073/16NY	Zoning	R2A/RM(d0.6)(x263)[ZONING]
		Ward:	Don Valley West (26)
		Heritage:	Not Applicable
Property Address:	4 RANDOLPH RD	Community:	East York
Legal Description:	PLAN 2120 PT LOT 472 PT LOT 473		

PURPOSE OF THE APPLICATION:

To construct a one-storey side addition to the existing two-storey dwelling.

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

- 1. Chapter 900.6.10(263)(E)(i), By-law No. 569-2013**
The minimum required side yard setback is 0.9m.
The proposed (north) side yard setback is 0.55m.
- 2. Chapter 10.80.40.40.(1), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.60 times the area of the lot.
The proposed Floor Space Index is 0.6174 times the area of the lot.
- 3. Section 6.4.3, By-law No. 1916**
The minimum required side yard setback is 0.9m.
The proposed (north) side yard setback is 0.55m.
- 4. Section 6.4.3, By-law No. 1916**
The maximum permitted Floor Space Index is 0.60 times the area of the lot.
The proposed Floor Space Index is 0.6174 times the area of the lot.

10. 21 PRINCE CHARLES DR

File Number:	A1074/16NY	Zoning	RD/R5 [WAV]
		Ward:	Eglinton-Lawrence (15)
		Heritage:	Not Applicable
Property Address:	21 PRINCE CHARLES DR	Community:	North York
Legal Description:	PLAN 3826 LOT 205		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please note a previous application (File # A0149/16NY) with respect to the subject property, was before the Committee of Adjustment on Thursday, March 24, 2016, which was ultimately approved on condition.

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 40.55% 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 north side yard setback is 1.22m.
- 3. Section 14.2.3(b)(i), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.22m.
- 4. Section 14.2.4(e), By-law No. 7625**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 40.55% of the lot area.
- 5. Section 6(24)(a)(i), By-law No. 7625**
The maximum permitted area for a rear deck is 5.00% of the lot area or 28.27m².
The proposed rear deck is 6.42% of the lot area.
- 6. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.22m.
- 7. Section 14.2.3(b)(i), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.22m.

11. 757 GLENGROVE AVE

File Number:	A1075/16NY	Zoning	RD/R5 [ZZC]
		Ward:	Eglinton-Lawrence (15)
		Heritage:	Not Applicable
Property Address:	757 GLENGROVE AVE	Community:	North York
Legal Description:	CON 2 WY PT LOT 4		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.100.1.(1), By-law No. 569-2013**
The maximum permitted driveway width is 5.50m.
The proposed driveway width is 5.66m.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 18.44m.
- 3. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 8.59m.
The proposed front yard setback is 8.11m.
- 4. Chapter 200.5.1.10.(2), By-law No. 569-2013**
The minimum required parking spaces must have minimum width of 5.80m for two parking spaces.
The proposed parking spaces will have a width of 5.50m.
- 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 1.21m.
- 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 1.52m.
- 7. Section 14.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.21m.
- 8. Section 14.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.52m.
- 9. Section 14.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.

The proposed building length is 19.05m.

10. Section 6A(3), By-law No. 7625

The minimum required parking space size is 5.60m in length and 5.80m in width.

The proposed parking space size is 6.00m in length and 5.50m in width.

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

The maximum permitted rear deck projection is 2.10m from the wall, a maximum height of 1.00m and is not to be more than half the width of the dwelling.

The proposed rear deck projects 2.74m from the rear wall.

12. 127 SEARLE AVE

File Number:	A1078/16NY	Zoning	RD/R4 [ZZC]
		Ward:	York Centre (10)
		Heritage:	Not Applicable
Property Address:	127 SEARLE AVE	Community:	
Legal Description:	PLAN 1899 E PT LOT 250		

PURPOSE OF THE APPLICATION:

To legalize and maintain the dwelling as constructed. The dwelling was not constructed in accordance with the issued building permit.

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

- 1. Section 10.20.30.40.(1)(A), By-law No. 569-2013 and Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The lot coverage is 32.8% of the lot area.
- 2. Section 10.20.40.10.(3), By-law No. 569-2013**
The maximum permitted number of storeys is 2.
The dwelling has 3 storeys.
- 3. Section 10.20.40.50.(1)(B), By-law No. 569-2013**
The maximum permitted area of a platform at or above the second storey is 4.0 m².
The platform (balcony) at or above the second storey has an area of 16.02 m².
- 4. Section 6(30)a, By-law No. 7625**
The maximum permitted finished first floor height is 1.5 m.
The finished first floor height of the dwelling is 1.63 m.
- 5. Section 6(24)(c), By-law No. 7625**
The maximum permitted rear deck projection is 2.1 m and the maximum width of the deck is 5.61 m.
The deck projects 3.05 m into the rear yard and has a width of 6.09 m.

13. 25 DE VERE GDNS

File Number:	A1081/16NY	Zoning	RD/R3 [WAV]
		Ward:	Eglinton-Lawrence (16)
		Heritage:	Not Applicable
Property Address:	25 DE VERE GDNS	Community:	North York
Legal Description:	PLAN 1965 L 297		

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 36.60% 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 north side yard setback is 1.52m.
- 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 1.52m.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 19.51m.
- 5. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.00m.
The proposed building depth is 19.48m.
- 6. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10.00m.
The proposed building height is 10.32m.
- 7. Chapter 10.5.80.40.(3), By-law No. 569-2013**
Vehicle access to a parking space on a corner lot must be from a flanking street (Felbrigg Ave.) that is not a major street.
The proposed vehicle access to a parking is not from the flanking street.
- 8. Section 12.6, By-law No. 7625**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 36.20% of the lot area.
- 9. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.

The proposed north side yard setback is 1.52m.

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

The minimum required side yard setback is 1.80m.

The proposed south side yard setback is 1.52m.

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

The maximum permitted building length is 16.80m.

The proposed building length is 19.48m.

12. Section 12.7, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 9.02m.

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

The maximum permitted area for a porch is 2.30m².

The proposed porch and steps on the south side of the dwelling have an area of 3.72m².

14. Section 12.2, By-law No. 7625

The minimum required lot frontage is 18.00m.

The existing lot frontage is 15.31m.

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; in this case 18.00m.

The existing lot width is 15.24m.

16. Section 12.3, By-law No. 7625

The minimum required lot area is 690.00m².

The existing lot area is 588.28m².

14. 55 BRIDGELAND AVE

File Number:	A1082/16NY	Zoning	MC [WAIVER]
		Ward:	Eglinton-Lawrence (15)
		Heritage:	Not Applicable
Property Address:	55 BRIDGELAND AVE	Community:	
Legal Description:	PLAN 867 PT LOTS 14 & 15		

PURPOSE OF THE APPLICATION:

To construct a four-storey Public Self-Storage Warehouse building.

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

- 1. Section 33(5)(a), By-law No. 7625**
The maximum permitted floor space index is 1 times the area of the lot.
The proposed "Public Self-Storage Warehouse" will have a floor space index of 1.55 times the area of the lot.
- 2. Section 6A(2), By-law No. 7625**
The minimum required number of parking spaces for the proposed "Public Self-Storage Warehouse" building is 83 spaces.
The proposed "Public Self-Storage Warehouse" building will have a total of 14 parking spaces.

15. 100 WEDGEWOOD DR

File Number:	A1083/16NY	Zoning	RD/R4 [ZZC]
		Ward:	Willowdale (24)
		Heritage:	Not Applicable
Property Address:	100 WEDGEWOOD DR	Community:	North York
Legal Description:	PLAN 3344 W PT LOT 79		

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 10.20.40.10.(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 7.80m.

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

The maximum permitted building length is 17.00m.
The proposed building length is 21.69m.

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

The maximum permitted building depth is 19.00m.
The proposed building depth is 21.69m.

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

The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.20m.

5. 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 1.20m.

6. Section 13.2.1, By-law No. 7625

The minimum required lot frontage is 15.00m.
The existing lot frontage is 12.52m.

7. 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.
The existing lot width is 12.52m.

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

The minimum required side yard setback is 1.55m.
The proposed east side yard setback is 1.20m.

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

The minimum required side yard setback is 1.55m.
The proposed west side yard setback is 1.20m.

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

The maximum permitted building length is 16.80m.
The proposed building length is 22.33m.

11. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.
The proposed building height is 9.10m.

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

16. 538 BROOKDALE AVE

File Number:	A1084/16NY	Zoning	R6(20)/RD (f12.0; a370) (x1463)(ZR)
		Ward:	Eglinton-Lawrence (16)
		Heritage:	Not Applicable
Property Address:	538 BROOKDALE AVE	Community:	North York
Legal Description:	PLAN 1721 LOT 161 PT LOT 162		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. 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**
A) The permitted maximum lot coverage is 30 percent of the lot area: 156.68m².
The proposed lot coverage is 35.16 percent of the lot area: 183.39m².
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls is 7.5m.
The proposed height of the side exterior main walls is 9.36m for 9% and 7.75m for the remainder.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2013**
C) The required minimum side yard setback is 1.2m where the required minimum lot frontage is 12.0m to less than 15.0m.
The proposed west side yard setback is 0.91m for the first 6.17m.
- 4. 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 0.91m. for the first 6.17m.
- 5. 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 35.64% of the lot area.
- 6. Section 14-A(8), Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.1m.
- 7. Section 14-A(9), Zoning By-law No. 7625**
The maximum permitted building length is 15.3m.
The proposed building length is 16.97m.

17. 21 GLEN PARK AVE

File Number:	A1087/16NY	Zoning	RD/R4 [WAV]
		Ward:	Eglinton-Lawrence (15)
		Heritage:	Not Applicable
Property Address:	21 GLEN PARK AVE	Community:	North York
Legal Description:	PLAN 1911 LOT 257		

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 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 1.22m.
- 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 1.22m.
- 3. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.22m.
- 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 1.22m.

18. 47 ADDINGTON AVE

File Number:	A1088/16NY	Zoning	R4/RD (f15.0; a550) (x5)(BLD)
		Ward:	Willowdale (23)
		Heritage:	Not Applicable
Property Address:	47 ADDINGTON AVE	Community:	North York
Legal Description:	PLAN 4395 BLK F		

PURPOSE OF THE APPLICATION:

To construct a new rear deck to the existing dwelling.

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

- 1. Section 6(24)(c)(i), Zoning By-law No. 7625**
The maximum height for a deck is 1.0m, the first 2.1m of deck above 1.0m.
The proposed height is 2.06m and projects 4.27m.
- 2. Section 6(24)(c)(ii)(B), Zoning By-law No. 7625**
The maximum height for deck is 1.0m, the first 2.1m of deck above 1.0m and projection from the rear wall must not exceed one-half the width of dwelling's widest point.
The proposed width is 7.85m (68% of the wall width).

19. 27 ROTHMERE DR

File Number:	A1090/16NY	Zoning	RD/R3 [ZZC]
		Ward:	Don Valley West (25)
		Heritage:	Not Applicable
Property Address:	27 ROTHMERE DR	Community:	North York
Legal Description:	PLAN 3257 LOT 12 E PT LOT 11 EDWARD O KING & CATHERINE I KING AS JOINT TENANTS		

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:

- 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 42.30% of the lot area.
- 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 1.24m.
- Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.52m.
- Section 12.3, By-law No. 7625**
The minimum required lot area is 690.00m².
The existing lot area is 623.56m².
- Section 12.4(a), By-law No. 7625**
The minimum required front yard setback is 7.50m ±1.00m.
The proposed front yard setback is 6.35m.
- Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.24m.
- Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.52m.
- Section 12.4(a), By-law No. 7625**
The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is 7.77m.

- 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 42.30% of the lot area.
- 10. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.41m.
- 11. Section 6(30), By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.59m.

20. 45 STRATHGOWAN CRES

File Number:	A1091/16NY	Zoning	RD & R3 (ZR)
		Ward:	Don Valley West (25)
		Heritage:	Not Applicable
Property Address:	45 STRATHGOWAN CRES	Community:	
Legal Description:	PLAN 4458 PT LOTS 10 & 11 RP 66R-18231 PARTS 4 & 5		

PURPOSE OF THE APPLICATION:

To construct a second storey rear balcony.

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

Section 10.20.40.50.(1)(B), By-law 569-2013

The maximum permitted area of each platform at or above the second storey is 4 m².

Section 12.7A, By-law 7625

The maximum permitted area of each platform at or above the second storey is 3.8 m².

Section 10.20.40.50.(1)(B), By-law 569-2013 and Section 12.7A, By-law 7625

The proposed second storey rear balcony will have an area of 29.24 m².

21. 19 FARRELL AVE

File Number:	A1092/16NY	Zoning	RD/R6 [WAV]
		Ward:	Willowdale (23)
		Heritage:	Not Applicable
Property Address:	19 FARRELL AVE	Community:	North York
Legal Description:	PLAN 3178 LOT 82		

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:

- Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted building height is 7.20m.
The proposed building height is 9.28m.

22. 86 GLENTWORTH RD

File Number:	A1093/16NY	Zoning	R4/RD (f15.0; a550) (x5)(ZR)
		Ward:	Don Valley East (33)
		Heritage:	Not Applicable
Property Address:	86 GLENTWORTH RD	Community:	North York
Legal Description:	PLAN M1007 LOT 141		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.50, Zoning By-law No. 569-2013**
A platform without main walls, such as a deck, porch, balcony or similar structure, which is not encroaching as permitted, and attached to or within 0.3 metres of a building, must comply with the required minimum building setbacks for the zone.
The proposed rear yard platform is 1.57m from the south side lot line where 1.8m is required.
- 2. Chapter 10.20.40.20(1), Zoning By-law No. 569-2013**
In the RD zone with a minimum required lot frontage of 18.0m or less, the permitted maximum building length for a detached house is 17.0m.
The proposed building length is 18.71m.
- 3. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013**
The required minimum front yard setback is 7.95m.
The proposed front yard setback is 7.5m.
- 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: 194m².
The proposed lot coverage is 32.04 percent of the lot area: 186.47m².
- 5. Chapter 10.5.40.60.(1), Zoning By-law No. 569-2013**
(A)(i) A platform without main walls, attached to or less than 0.3m 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 2.5m if it is no closer to a side lot line than 1.8m.
The proposed front platform is 1.52m from the south side lot line.
- 6. Chapter 10.5.40.60.(2), Zoning By-law No. 569-2013**
(B)(i) A canopy, awning or similar structure not covering a platform may encroach in a front yard or rear yard: 2.5m, if it is no closer to a side lot line than 1.8m.
The proposed canopy is 1.37m from the south side lot line.

7. **Chapter 10.20.40.10.(1), Zoning By-law No. 569-2013**
A) The permitted maximum height of a building or structure is 10.0m.
The proposed height of the building is 10.18m.
8. **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 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 8.46m.
9. **Chapter 900.3.10 Exceptions for RD Zone, (5) Exception RD 5, Zoning By-law No. 569-2013**
(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8m.
The proposed south side yard setback is 1.37m.
10. **Chapter 900.3.10 Exceptions for RD Zone, (5) Exception RD 5, Zoning By-law No. 569-2013**
(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8m.
The proposed north side yard setback is 1.35m.
11. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required south side yard setback is 1.8 m.
The proposed south side yard setback is 1.37 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 32.04% of the lot area.
13. **Section 13.2.5A, Zoning By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 18.76 m.
14. **Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.72 m.
15. **Section 6 (24)(d)(ii)(A), Zoning By-law No. 7625**
In the rear yard, unexcavated porches or decks attached to or detached from the main building shall not be located closer to the side lot lines than the minimum side yard setback for the main building; 1.80m.
The proposed unexcavated deck in the rear yard is 1.57m from the south side lot line.
16. **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 1.88 m.
17. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required north side yard setback is 1.8 m.
The proposed north side yard setback is 1.35 m.
18. **Section 6(9)(f), Zoning By-law No. 7625**
Porches and canopies shall be permitted to project into the minimum front yard setback

not more than 2.1m but no closer to a side lot line than the minimum side yard setback for the main building: 1.8m.

The proposed porch is 1.52m from the south side lot line.

The proposed canopy is 1.37m from the south side lot line.

The following applications will be heard at 2:00 p.m. or shortly thereafter:

23. 21 BEAVER VALLEY RD

File Number:	A1094/16NY	Zoning	RD & R4 (ZR)
		Ward:	York Centre (10)
		Heritage:	Not Applicable
Property Address:	21 BEAVER VALLEY RD	Community:	
Legal Description:	PLAN 5011 LOT 64		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 13.2.4, By-law 7625**
The maximum permitted lot coverage is 30% of the lot area (181.65 m²).
The new dwelling will cover 33.2% of the lot area (201.23 m²).
- 2. Section 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 8.02 m.
The new dwelling will be located 7.42 m from the front lot line.
- 3. Section 900.3.10.(5), By-law 569-2013**
The minimum required side yard setback is 1.8 m.
Section 13.2.3.(b), By-law 7625
The minimum required east side yard setback is 1.8 m and the minimum required west side yard setback is 3 m.
Section 900.3.10.(5), By-law 569-2013 and Section 13.2.3.(b), By-law 7625
The new dwelling will be located 1.52 m from the east side lot line and 1.54 m from the west side lot line.
- 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 8.96 m.
- 5. Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The new dwelling will have a first floor height of 1.39 m above established grade.
- 6. Section 6(30)a, By-law 7625**
The maximum permitted finished first floor height is 1.5 m.
The new dwelling will have a finished first floor height of 1.65 m.
- 7. Section 10.20.40.10.(2)(A)(i) & (ii), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.5 m.
The new dwelling will have a front exterior main wall height of 9.64 m and a rear exterior main wall height of 8.38 m.
- 8. Section 10.20.40.10.(2)(B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The new dwelling will have a side exterior main wall height of 8.5 m facing a side lot line.

24. 61 BAYCREST AVE

File Number:	A1095/16NY	Zoning	RD/R5 [ZZC]
		Ward:	Eglinton-Lawrence (15)
		Heritage:	Not Applicable
Property Address:	61 BAYCREST AVE	Community:	North York
Legal Description:	PLAN 1692 PT LOT 32		

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing dwelling, in conjunction with a two-storey addition to the west portion of the dwelling.

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

- 1. Section 14.2.3(a), By-law No. 7625**
The minimum required front yard setback is 7.50m.
The existing and proposed front yard setback is 6.16m.

25. 156 UPPER CANADA DR

File Number:	A1097/16NY	Zoning	RD/R4 [ZZC]
		Ward:	Don Valley West (25)
		Heritage:	Not Applicable
Property Address:	156 UPPER CANADA DR	Community:	North York
Legal Description:	PLAN 3563 LOT 39		

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 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 1.22m.
- 2. 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 1.22m.
- 3. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 18.90m.
The proposed building length is 18.99m.
- 4. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.00m.
The proposed building height is 10.18m.

26. 10 CITATION DR

File Number:	A1098/16NY	Zoning	RD & R3 (ZR)
		Ward:	Willowdale (24)
		Heritage:	Not Applicable
Property Address:	10 CITATION DR	Community:	
Legal Description:	PLAN M676 LOT 5		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 12.6, By-law 7625**
The maximum permitted lot coverage is 30% of the lot area (209 m²).
The proposed dwelling will have a lot coverage of 32% of the lot area (222.9 m²).
- Section 10.5.40.10.(5), By-law 569-2013**
A minimum of 10 m² of the first floor must be within 4 m of the front main wall.
A total of 6.25 m² of the first floor will be located within 4 m of the front main wall.
- Section 12.5A, By-law 7625**
The maximum permitted dwelling length is 16.8 m.
The proposed dwelling will have a length of 17.72 m.
- Section 6(3)a, By-law 7625**
The maximum permitted first floor height is 1.5 m.
The first floor height of the proposed dwelling will be 2.13 m.
- Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of the front and rear exterior main walls is 7.5 m.
The front exterior main wall of the proposed dwelling will have a height of 9.47 m and the rear exterior main wall of the proposed dwelling will have a height of 8.97 m.
- Section 10.20.40.10.(2)(B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The altered dwelling will have a side exterior main wall height of 8.88 m facing a side lot line.
- Section 12.7, By-law 7625**
The maximum permitted dwelling height is 8.8 m.
The proposed dwelling will have a height of 9.71 m.

27. 241 PARK HOME AVE

File Number:	A1099/16NY	Zoning	RD/R4 [ZZC]
		Ward:	Willowdale (23)
		Heritage:	Not Applicable
Property Address:	241 PARK HOME AVE	Community:	North York
Legal Description:	PLAN 4589 LOT 143		

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)(B), By-law No. 569-2013
The minimum required front yard setback is 9.15m.
The proposed front yard setback is 7.97m.
2. 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 41.61% of the lot area.
3. Chapter 10.20.40.10.(1), By-law No. 569-2013
The maximum permitted building height is 7.20m.
The proposed building height is 7.96m.
4. Chapter 10.20.40.20.(1), By-law No. 569-2013
The maximum permitted building length is 17.00m.
The proposed building length is 22.34m.
5. Chapter 10.20.40.30.(1), By-law No. 569-2013
The maximum permitted building depth is 19.00m.
The proposed building depth is 22.34m.
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 9.40m².
7. Section 13.2.4, By-law No. 7625
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 41.61% of the lot area.
8. Section 13.2.5A, By-law No. 7625
The maximum permitted building length is 16.80m.
The proposed building length is 22.34m.
9. Section 13.2.6, By-law No. 7625
The maximum permitted building height is 8.00m.
The proposed building height is 8.49m.

10. Section 13.2.6A, By-law No. 7625

The maximum permitted balcony area is 3.80m².

The proposed balcony area is 9.40m².

28. 351 HILLHURST BLVD

File Number:	A1100/16NY	Zoning	RD & R4 (Waiver)
		Ward:	Eglinton-Lawrence (15)
		Heritage:	Not Applicable
Property Address:	351 HILLHURST BLVD	Community:	
Legal Description:	PLAN 4832 LOT 22		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 13.2.4, By-law 7625**
The maximum permitted lot coverage is 35% of the lot area (303.35 m²).
The new dwelling will cover 37.66% of the lot area (326.5 m²).
- Section 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 8.92 m.
The new dwelling will be located 8.56 m from the front lot line.
- Section 10.20.40.70.(2)(B), By-law 569-2013**
The minimum required rear yard setback is 9.21 m.
Section 13.2.3c, By-law 7625
The minimum required rear yard setback is 9.5 m.
Section 10.20.40.70.(2)(B), By-law 569-2013 and Section 13.2.3c, By-law 7625
The new dwelling will be located 5.39 m from the rear lot line.
- Section 900.3.10.(5)(A), By-law 569-2013 and Section 13.2.3(b), By-law 7625**
The minimum required side yard setback is 1.8 m.
The new dwelling will be located 1.25 m from the west side lot line and 1.2 m from the east side lot line.
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new dwelling will have a length of 18.24 m.
Section 13.2.5A, By-law 7625
The maximum permitted building length is 16.8 m.
The new dwelling will have a length of 19.65 m.
- Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
The new dwelling will have a depth of 19.22 m.
- Section 13.2.6, By-law 7625**
The maximum permitted building height is 8.8 m.
The new dwelling will have a height of 10.33 m.
- Section 6(30)a, By-law 7625**
The maximum permitted finished first floor height is 1.5 m.
The new dwelling will have a finished first floor height of 2.48 m.

29. 74 CAINES AVE

File Number:	A1101/16NY	Zoning	RD/R4 [WAV]
		Ward:	Willowdale (23)
		Heritage:	Not Applicable
Property Address:	74 CAINES AVE	Community:	North York
Legal Description:	PLAN 3323 W PT LOT 35		

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. 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.
- 2. 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 1.21m.
- 3. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 18.90m.
- 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 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 1.21m.
- 6. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 18.90m.
- 7. 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 greater than 4.00m of being within the main front wall.

30. 19 PITCAIRN CRES

File Number:	A1102/16NY	Zoning	R3/RD (f18.0; a690)(BLD)
		Ward:	Don Valley East (34)
		Heritage:	Not Applicable
Property Address:	19 PITCAIRN CRES	Community:	North York
Legal Description:	PLAN M683 LOT 13		

PURPOSE OF THE APPLICATION:

To construct a new rear deck to the existing dwelling.

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

- 1. Section 6(24)(c), Zoning By-law No. 7625**
The maximum height permitted is 1.0m.
The proposed deck height is 2.53m.
- 2. Section 6(24)(c), Zoning By-law No. 7625**
The first 2.1m of deck above 1.0m must not be wider than 50% of the rear main wall width of dwelling unit.
The proposed deck is 54% of the rear main wall width.

31. 53 BROOKVIEW DR

File Number:	A1104/16NY	Zoning	RD/R6 [ZZC]
		Ward:	Eglinton-Lawrence (15)
		Heritage:	Not Applicable
Property Address:	53 BROOKVIEW DR	Community:	North York
Legal Description:	PLAN 3825 LOT 114		

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

A detached house may extend beyond the permitted maximum building length by a maximum of 2.00m, provided the rear one-storey extension is at least 3.00m from each lot line.

The proposed west side yard setback is 1.22m to the rear one-storey extension.

2. 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 5.34m² within 8.15m of the main front wall.

3. 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 39.60% of the lot area.

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

The maximum permitted building length is 17.00m.

The proposed building length is 17.88m.

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

The minimum required front yard setback is 7.94m.

The proposed front yard setback is 6.50m.

6. 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 0.91m.

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

The maximum permitted driveway width is 3.47m.

The proposed driveway width is 5.48m.

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

The minimum required side yard setback is 1.20m.

The proposed west side yard setback is 0.91m.

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

The maximum permitted building height is 8.80m.
The proposed building height is 9.62m.

10. Section 14-B(9), By-law No. 7625

The maximum permitted building length is 15.30m.
The proposed building length is 17.88m.

11. 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 39.60% of the lot area.

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 2.02m.

The following applications will be heard at 3:30 p.m. or shortly thereafter:

32. 10 RICHLEA CRCL

File Number:	A1103/16NY	Zoning	R1B/RD[ZONING]
		Ward:	Don Valley West (26)
		Heritage:	Not Applicable
Property Address:	10 RICHLEA CRCL	Community:	East York
Legal Description:	PLAN M597 PT LOT 113		

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 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 8.5m.
The proposed building height is 8.79m.
- 2. Section 6.3.3, By-law No. 1916**
The maximum permitted building height is 8.5m.
The proposed building height is 8.79m.

33. 127 REINER RD

File Number:	A1107/16NY	Zoning	RD/R6 [ZZC]
		Ward:	York Centre (10)
		Heritage:	Not Applicable
Property Address:	127 REINER RD	Community:	North York
Legal Description:	PLAN 1938 W PT LOT 142		

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

The maximum permitted building height is 10.00m.
The proposed building height is 10.31m.

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 8.68m.

3. Chapter 10.5.80.40.(3), By-law No. 569-2013

Vehicle access to a parking space on a corner lot must be from a flanking street (Gormon Park Rd.) that is not a major street.
The proposed vehicle access to a parking is not from the flanking street (Reiner Rd.).

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

The maximum permitted building height is 8.80m.
The proposed building height is 9.34m.

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

The maximum permitted building length is 15.30m.
The proposed building length is 16.99m.

34. 20 DELORAINA AVE

File Number:	A1109/16NY	Zoning	R/R2 Z0.6 [ZZC]
		Ward:	Eglinton-Lawrence (16)
		Heritage:	Not Applicable
Property Address:	20 DELORAINA AVE	Community:	Toronto
Legal Description:	PLAN E568 PT LOT 56		

PURPOSE OF THE APPLICATION:

To construct a two-storey addition, to the rear of the existing two-storey dwelling, in conjunction with other interior and exterior alterations.

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

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

The minimum required front yard soft landscaping is 75.00%.
The proposed front yard soft landscaping is 40.90%.

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 9.14m.

3. 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 0.62 times the lot area.

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

The maximum permitted floor space index for additions to the rear of a erected before October 15, 1953 is 0.69 times the area of the lot.
The proposed floor space index is 1.00 times the area of the lot.

5. Section 6(3) Part III 3(d)i(D), By-law No. 438-86

The minimum required front yard soft landscaping is 75.00%.
The proposed front yard soft landscaping is 40.90%.

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

The by-law does not permit an integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line.
The proposed integral garage is below grade.

7. Section 6(3) Part VI(I), By-law No. 438-86

The maximum permitted floor space index for additions to the rear of a erected before October 15, 1953 is 0.69 times the area of the lot.
The proposed floor space index is 0.74 times the area of the lot.

8. Section 6(3) Part VI(V), By-law No. 438-86

The by-law allows additions to the rear of a detached house erected before October 15, 1953, or to a converted house, provided the depth of the residential building including the addition or additions does not exceed 17.00m.
The proposed building depth is 18.29m.

35. 115 BURNETT AVE

File Number:	A1110/16NY	Zoning	RD & R4 (Waiver)
		Ward:	Willowdale (23)
		Heritage:	Not Applicable
Property Address:	115 BURNETT AVE	Community:	
Legal Description:	PLAN M407 LOT 448		

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), By-law 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 33.5% of the lot area.
- 2. Chapter 10.20.40.70.(4), By-law 569-2013**
The required minimum side yard setback is 1.8m.
The proposed east side yard setback is 1.5m.
- 3. Chapter 10.20.40.70.(4), By-law 569-2013**
The required minimum side yard setback is 1.8m.
The proposed west side yard setback is 1.5m.
- 4. Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 8.84 m.
The proposed front yard setback is 8.23 m.
- 5. Chapter 10.5.80.40.(3), By-law 569-2013**
(B) Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
The proposed vehicle access to a parking space is from front of the lot.
- 6. Chapter 10.20.40.10(2) B(ii), 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 8.57m.
- 7. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.5m.
- 8. 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 1.5m.
- 9. Section 13.2.4, By-law No. 7625**

The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 33.5% of the lot area.

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

The maximum permitted building length is 16.8m.
The proposed building length is 17.69m

11. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.8m.
The proposed building height is 9.19m.

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

The maximum permitted finished first floor height is 1.5m.
The proposed finished first floor height is 1.62m.

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

The maximum rear deck projection is 2.1m.
The proposed is 3.13m.

14. Section 13.2.2, By-law No. 7625

The minimum required lot area is 550m².
The (existing) proposed lot area is 546.51m².

36. 340 GLENHOLME AVE

File Number:	A0895/16NY	Zoning	R2/RM (f12.0; u2; d0.8) (x252)(ZR)
		Ward:	Eglinton-Lawrence (15)
		Heritage:	Not Applicable
Property Address:	340 GLENHOLME AVE	Community:	York
Legal Description:	PLAN 2613 LOT 11 PT LOTS 6 TO 10		

PURPOSE OF THE APPLICATION:

To construct a third storey above the existing two-storey dwelling and a new three-storey addition at the rear to create a duplex building. The application was deferred from the Committee of Adjustment hearing of December 8, 2016.

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

- 1. Chapter 10.80.30.20.(1), B)(iii), Zoning By-law No. 569-2013**
The required minimum lot frontage for a duplex is 18.0m.
The proposed lot frontage is 9.14m.
- 2. Chapter 200.5.10.1.(1), Zoning By-law No. 569-2013**
The required minimum number of parking spaces for the duplex is 2 spaces.
The proposal will have 1 space.
- 3. Section 3.2.1, York Zoning By-law 1-83**
A duplex requires 2 parking spaces.
The proposed has 1 parking space.
- 4. Section 8.3. (a), York Zoning By-law 1-83**
The minimum lot frontage is 12m.
The proposed lot frontage is 9.14m.

3. OTHER BUSINESS