

**COMMITTEE OF ADJUSTMENT
AGENDA
NORTH YORK PANEL**

Hearing Date: May 18, 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. B0057/16NY		276 POYNTZ	Willowdale (23)
1a. B0058/16NY		278 POYNTZ AVE	Willowdale (23)
1b. A0792/16NY		278 POYNTZ AVE (PART 1)	Willowdale (23)
1c. A0793/16NY		276(A) POYNTZ AVE (PART 4)	Willowdale (23)
1d. A0794/16NY		276(B) POYNTZ AVE (PARTS 2 AND 3)	Willowdale (23)
2. B0080/16NY		2968 BAYVIEW AVE	Willowdale (23)
2a. B0081/16NY		2970 BAYVIEW AVE	Willowdale (23)
2b. A0938/16NY		2968(A) BAYVIEW AVE (PART 5)	Willowdale (23)

2c.	A0939/16NY	2968(B) BAYVIEW AVE (PARTS 4 and 6)	Willowdale (23)
2d.	A0940/16NY	2970(A) BAYVIEW AVE (PART 3)	Willowdale (23)
2e.	A0941/16NY	2970(B) BAYVIEW AVE (PARTS 1 and 2)	Willowdale (23)
3.	B0094/16NY	20 and 22 STRATHGOWAN AVE	Don Valley West (25)
3a.	A1076/16NY	20 STRATHGOWAN AVE (PARTS 1, 2, and 3)	Don Valley West (25)
3b.	A1077/16NY	22 STRATHGOWAN AVE (PARTS 4, 5, and 6)	Don Valley West (25)
4.	A0180/17NY	177 ALFRED AVE	Willowdale (23)
5.	A0181/17NY	110 ALBERTUS AVE	Eglinton-Lawrence (16)
6.	A0183/17NY	118 MILDENHALL RD	Don Valley West (25)
7.	A0182/17NY	342 RANEE AVE	Eglinton-Lawrence (15)
8.	A0186/17NY	164 GOLFDAL RD	Don Valley West (25)
9.	A0202/17NY	271 HORSHAM AVE	Willowdale (23)
10.	A0203/17NY	37 HIGHVIEW AVE	York Centre (09)
11.	A0204/17NY	2 ALEXANDRA WOOD	Eglinton-Lawrence (16)
12.	A0205/17NY	89 HILLCREST AVE	Willowdale (23)
13.	A0206/17NY	195 GLENVALE BLVD	Don Valley West (26)
14.	A0207/17NY	87 NORTHDALE RD	Don Valley West (25)
15.	A0208/17NY	4 ELWAY CRT	Eglinton-Lawrence (15)
16.	A0209/17NY	31 HEDGEWOOD RD	Don Valley West (25)
17.	A0212/17NY	814 GLENCAIRN AVE	Eglinton-Lawrence (15)
18.	A0213/17NY	47 MCKEE AVE	Willowdale (23)

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| 19. | A0214/17NY | 8 RIDGEVALE DR | Eglinton-Lawrence (15) |
| 20. | A0216/17NY | 14 KAINONA AVE | York Centre (10) |
| 21. | A0217/17NY | 132 BURBANK DR | Willowdale (24) |

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

	File Number	Owner	Property	Community (Ward)
22.	A0218/17NY		24 X PARK LANE CRCL	Don Valley West (25)
23.	A0219/17NY		60 RUSCICA DR	Don Valley East (34)
24.	A0220/17NY		590 WOBURN AVE - PART 1	Eglinton-Lawrence (16)
25.	A0221/17NY		588 WOBURN AVE	Eglinton-Lawrence (16)
26.	A0222/17NY		49 CARMICHAEL AVE	Eglinton-Lawrence (16)
27.	A0223/17NY		8 CADMUS RD	Willowdale (24)
28.	A0224/17NY		228 CEDRIC AVE	Eglinton-Lawrence (15)
29.	A0225/17NY		26 VERWOOD AVE	York Centre (10)
30.	A0226/17NY		70 GILGORM RD	Eglinton-Lawrence (16)
31.	A0227/17NY		241 POYNTZ AVE	Willowdale (23)
32.	A0228/17NY		145 RANLEIGH AVE	Don Valley West (25)
33.	A0236/17NY		57 ADDISON CRES	Don Valley West (25)
34.	A0237/17NY		177 RANLEIGH AVE	Don Valley West (25)
35.	A0238/17NY		175 RANLEIGH AVE	Don Valley West (25)
36.	A0239/17NY		3 VEERY PL	Don Valley West (25)
37.	A0241/17NY		447 BLYTHWOOD RD	Don Valley West (25)
38.	A0242/17NY		33 VEERY PL	Don Valley West (25)
39.	A0243/17NY		292 HILLHURST BLVD	Eglinton-Lawrence (15)
40.	A0244/17NY		7 MARCHWOOD DR	York Centre (10)
41.	A0263/17NY		5015-5021 YONGE ST	Willowdale (23)
42.	A1022/16NY		127 OVERLAND DR	Don Valley West (25)
43.	A0983/16NY		90 BURNDALE AVE	Willowdale (23)

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| 44. A1028/16NY | 15 HI MOUNT DR | Willowdale (24) |
| 45. A1061/16NY | 67 BURBANK DR | Willowdale (24) |

3. OTHER BUSINESS

46. A0806/16NY - 137 PATRICIA AVE – REFUND REQUEST

47. A0856/15NY - 160 SHEPPARD AVE WEST – REFUND REQUEST

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

1. 276 POYNTZ

File Number:	B0057/16NY	Zoning	R6 and RD (f12.0; a370)(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	AVE 276 POYNTZ	Community:	
Legal Description:	PLAN 1743 LOT 880 PT LOTS 879 & 881		

THE CONSENT REQUESTED:

To obtain consent to sever a portion of land for the purpose of lot addition.

CONVEYED - PART 3

Address to be assigned

Part 3 has a lot frontage of 5.08m and a lot area of 170m². Part 3 will be added to the Part 2 (severed from B058/16NY) to create a new building lot with a frontage of 10.16m and a lot area of 340m². Parts 2 and 3 will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0794/16NY (Lot B).

RETAINED - PART 4 (276A Poyntz)

Address to be assigned

Part 4 has a lot frontage of 10.16m and a lot area of 341m². The lot will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0793/16NY (Lot A).

Applications B0057/16NY, B0058/16NY, A0792/16NY, A0793/16NY, and A0794/16NY will be considered jointly.

1a. 278 POYNTZ AVE

File Number:	B0058/16NY	Zoning	R6 and RD (f12.0; a370)(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	278 POYNTZ AVE	Community:	North York
Legal Description:	PLAN 1743 LOT 882 PT LOTS 881 & 883		

THE CONSENT REQUESTED:

To obtain consent to sever a portion of land for the purpose of a lot addition.

CONVEYED - Part 2

Address to be assigned

Part 2 has a lot frontage of 5.08m and a lot area of 170m². Part 2 will be added to the Part 3 (severed from B057/16NY) to create a new building lot with a frontage of 10.16 m and a lot area of 340 m². Parts 2 and 3 will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0794/16NY.

RETAINED - Part 1 (278 Poyntz)

Part 1 has a lot frontage of 10.16m and a lot area of 340.66m². The lot will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0792/16NY.

Applications B0057/16NY, B0058/16NY, A0792/16NY, A0793/16NY, A0794/16NY will be considered jointly.

**1b. 278 POYNTZ AVE
(PART 1)**

File Number:	A0792/16NY	Zoning	R6 and RD (f12.0; a370)(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	278 POYNTZ AVE (PART 1)	Community:	North York
Legal Description:	PLAN 1743 LOT 882 PT LOTS 881 & 883		

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. Applications B0057/16NY, B0058/16NY, A0792/16NY, A0793/16NY, A0794/16NY 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 10.0 m² of the first floor must be within 4.0 m of the front main wall.
The proposed sunken foyer is 9.57 m².
- 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 10.41 m.
- 3. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
B)(i) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.
The proposed height of the side exterior main walls facing a side lot line is 8.27 m.
- 4. 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 0.71 m.
- 5. 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: 102.2 m².
The proposed lot coverage is 32 percent of the lot area: 108.98 m².
- 6. Chapter 10.5.50.10.(1), Zoning By-law No. 569-2013**
(D) On a lot with a detached house, a minimum of 75 percent of the required front yard landscaping must be soft landscaping.
The proposed front yard soft landscaping area is 71.1 percent.

7. **Chapter 10.5.100.1.(1), Zoning By-law No. 569-2013**
(C) For a detached house, a driveway that is located in or passes through the front yard may be for lots with a lot frontage of 6.0 m to 23.0 m inclusive, a maximum of 4.67 m wide.
The proposed driveway is 5.18 m wide.
8. **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 340.66 m².
9. **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 10.16 m.
10. **Section 14-A(3) , Zoning By-law No. 7625**
The minimum required lot area is 371 m².
The proposed lot area is 340.66 m² .
11. **Section 14-A(4), 6(8) , Zoning By-law No. 7625**
The minimum required lot frontage and width is 12 m.
The proposed lot frontage and width is 10.16 m.
12. **Section 14-A(5)c, Zoning By-law No. 7625**
The minimum required side yard setback is 1.2 m.
The proposed east side yard setback is 0.71 m.
13. **Section 14-A(6), Zoning By-law No. 7625**
The maximum permitted lot coverage is 30 percent of the lot area.
The proposed lot coverage is 32 percent of the lot area.
14. **Section 7.4A, Zoning By-law No. 7625**
The minimum required front yard soft landscaping is 75 percent.
The proposed front yard soft landscaping is 71.1 percent.
15. **Section 14-A(8), Zoning By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.67 m.

**1c. 276(A) POYNTZ AVE
(PART 4)**

File Number:	A0793/16NY	Zoning	R6 and RD (f12.0; a370)(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	276(A) POYNTZ AVE (PART 4)	Community:	North York
Legal Description:	PLAN 1743 LOT 880 PT LOTS 879 & 881		

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. Applications B0057/16NY, B0058/16NY, A0792/16NY, A0793/16NY, A0794/16NY 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 10.0 m² of the first floor must be within 4.0 m of the front main wall.
The proposed sunken foyer is 9.57 m².
- 2. 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 341 m².
- 3. 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 10.16 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: 102.3 m².
The proposed lot coverage is 32 percent of the lot area: 108.98 m².
- 5. 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 10.29 m.
- 6. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
B)(i) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.
The proposed height of the side exterior main walls facing a side lot line is 8.15 m.
- 7. 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 0.71 m.
- 8. Chapter 10.5.100.1.(1), Zoning By-law No. 569-2013**

(C) For a detached house, a driveway that is located in or passes through the front yard may be for lots with a lot frontage of 6.0 m to 23.0 m inclusive, a maximum of 4.67 m wide.

The proposed driveway is 5.18 m wide.

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

(D) On a lot with a detached house, a minimum of 75 percent of the required front yard landscaping must be soft landscaping.

The proposed front yard soft landscaping area is 71.1 percent.

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

The minimum required lot area is 371 m².

The proposed lot area is 340 m².

11. Section 14-A(4), 6(8), Zoning By-law No. 7625

The minimum required lot frontage and width is 12 m.

The proposed lot frontage and width is 10.16 m.

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

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

The proposed lot coverage is 32 percent of the lot area.

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

The maximum permitted building height is 8.8 m.

The proposed building height is 9.8 m.

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

The minimum required side yard setback is 1.2 m.

The proposed west side yard setback is 0.71 m.

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

The maximum finished first floor height is 1.5 m.

The proposed finished first floor height is 1.68 m.

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

The minimum required front yard soft landscaping is 75 percent.

The proposed front yard soft landscaping is 71.1 percent.

**1d. 276(B) POYNTZ AVE
(PARTS 2 AND 3)**

File Number:	A0794/16NY	Zoning	R6 and RD (f12.0; a370)(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	276(B) POYNTZ AVE (PARTS 2 AND 3)	Community:	
Legal Description:	PLAN 1743 LOT 880 PT LOTS 879 & 881		

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. Applications B0057/16NY, B0058/16NY, A0792/16NY, A0793/16NY, A0794/16NY 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 10.0 m² of the first floor must be within 4.0 m of the front main wall.
The proposed sunken foyer is 9.57 m².
- 2. 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 340 m².
- 3. 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 10.16 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: 102 m².
The proposed lot coverage is 32.1percent of the lot area: 108.98 m².
- 5. 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 10.3 m.
- 6. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
B)(i) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.
The proposed height of the side exterior main walls facing a side lot line is 8.16 m.
- 7. 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 0.71 m.

- 8. Chapter 10.5.50.10.(1), Zoning By-law No. 569-2013**
(D) On a lot with a detached house, a minimum of 75 percent of the required front yard landscaping must be soft landscaping.
The proposed front yard soft landscaping area is 71.1 percent.
- 9. Chapter 10.5.100.1.(1), Zoning By-law No. 569-2013**
(C) For a detached house, a driveway that is located in or passes through the front yard may be for lots with a lot frontage of 6.0 m to 23.0 m inclusive, a maximum of 4.67 ms wide.
The proposed driveway is 5.18 m wide.
- 10. Section 14-A(3) , Zoning By-law No. 7625**
The minimum required lot area is 371 m².
The proposed lot area is 340 m².
- 11. Section 14-A(4), 6(8), Zoning By-law No. 7625**
The minimum required lot frontage and width is 12 m.
The proposed lot frontage and width is 10.16 m.
- 12. Section 14-A(6), Zoning By-law No. 7625**
The maximum permitted lot coverage is 30 percent of the lot area.
The proposed lot coverage is 32.1 percent of the lot area.
- 13. Section 14-A(8), Zoning By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.76 m.
- 14. Section 14-A(5)c , Zoning By-law No. 7625**
The minimum required side yard setback is 1.2 m.
The proposed west side yard setback is 0.71 m.
- 15. Section 6(30)a, Zoning By-law No. 7625**
The maximum finished first floor height is 1.5 m.
The proposed finished first floor height is 1.62 m.
- 16. Section 7.4A, Zoning By-law No. 7625**
The minimum required front yard soft landscaping is 75 percent.
The proposed front yard soft landscaping is 71.1 percent.

2. 2968 BAYVIEW AVE

File Number:	B0080/16NY	Zoning	R6/RD (f12.0; a370)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	2968 BAYVIEW AVE	Community:	North York
Legal Description:	PLAN 1609 PT LOT 346		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two undersized residential lots and to create/grant an easement for access.

Conveyed - Part 5

Address to be assigned

The frontage is 7.01m and the lot area is 248.4m². A new residential single detached dwelling is proposed and requires variances to the applicable Zoning By-law(s).

Retained - Parts 4, 6

Address to be assigned

The frontage is 6.70m and the lot area is 237.6m². A new residential single detached dwelling is proposed and requires variances to the applicable Zoning By-law(s).

Easement - Part 6

Part 6 has a lot area of 1.6m² will be subject to an easement in favour of PART 5 for vehicular access (ingress and egress).

Files B0080/16NY(2968 Bayview), A0938/16NY(2968A) A0939/16NY(2968B) and B0081/16NY(2970 Bayview), A0940/16NY(2970A), A0941/16NY(2970B) will be considered jointly.

2a. 2970 BAYVIEW AVE

File Number:	B0081/16NY	Zoning	R6/RD(f12.0;a370)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	2970 BAYVIEW AVE	Community:	North York
Legal Description:	PLAN 1609 LOT 119		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two undersized residential lots and to create/grant an easement for access.

Conveyed - Part 3

Address to be assigned

The frontage is 6.76m and the lot area is 239.3m². A new single detached residential dwelling is proposed and requires variances to the applicable Zoning By-law(s).

Retained - Parts 1, 2

Address to be assigned

The frontage is 7.01m and the lot area is 248.0m². A new single detached residential dwelling is proposed and requires variances to the applicable Zoning By-law(s).

Easement Part 2

Part 2 measures 18.8m² and will be subject to an easement in favour of Part 3 for vehicular access (ingress and egress).

Files B0080/16NY(2968 Bayview), A0938/16NY(2968A) A0939/16NY(2968B) and B0081/16NY(2970 Bayview), A0940/16NY(2970A), A0941/16NY(2970B) will be considered jointly.

**2b. 2968(A) BAYVIEW AVE
(PART 5)**

File Number:	A0938/16NY	Zoning	R6/RD (f12.0; a370)(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	2968(A) BAYVIEW AVE (PART 5)	Community:	North York
Legal Description:	PLAN 1609 PT LOT 346		

PURPOSE OF THE APPLICATION:

To construct a new detached 4-storey dwelling. Files B0080/16NY(2968 Bayview), A0938/16NY(2968A) A0939/16NY(2968B) and B0081/16NY(2970 Bayview), A0940/16NY(2970A), A0941/16NY(2970B) will be considered jointly.

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

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

On a lot with a detached house with a lot frontage of 6.0 m to less than 15.0 m, a minimum of 50 percent of the front yard must be landscaping.
The proposed front yard landscaping area is 45.3 percent.

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

The required minimum lot area is 370 m².
The proposed lot area is 248.13 m².

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

The required minimum lot frontage is 12.0 m.
The proposed lot frontage is 7.01 m.

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

The permitted maximum lot coverage is 30 percent of the lot area: 74.44 m².
The proposed lot coverage is 41.3 percent of the lot area: 102.42 m².

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

The permitted maximum height of a building or structure is 10.0 m.
The proposed height of the building is 11.37 m.

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 7.5 m.
The proposed height of the side exterior main walls facing a side lot line is 10.75 m.

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

The permitted maximum number of storeys is 2.

The proposed number of storeys is 4.

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

The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 m² and the permitted maximum number of platforms at or above the second storey located on the (front/rear) wall of a detached house is 1.

The proposed area of each platform at or above the second storey is 10.15 m² (rear second storey) and 9.42 m² (rear fourth storey) and the proposed number of platforms located on the rear wall is 2.,

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

The required minimum front yard setback is 7.05 m.

The proposed front yard setback is 6.0 m.

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

The required minimum side yard setback is 1.2 m.

The proposed North side yard setback is 0.62 m.

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

The required minimum side yard setback is 1.2 m.

The proposed South side yard setback is 0.91 m.

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

A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.

The proposed area of the first floor within 4.0 m of the front wall is 2.45 m².

13. 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 20.0 m.

14. 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 19.49 m.

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

The minimum required lot area is 370m².

The proposed lot area is 248.13m²

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

The minimum required lot frontage is 12.0m.

The proposed lot frontage is 7.01m.

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

The minimum required side yard setback is 1.2m.

The proposed North side yard setback is 0.62m

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

The minimum required side yard setback is 1.2m.

The proposed South side yard setback is 0.91m.

19. 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 41.3% of the lot area.

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

The maximum permitted building height is 8.8m.

The proposed building height is 12.27m.

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

The maximum permitted number of storeys is 2.

The proposed number of storeys is 4

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

The maximum permitted building length is 15.3m.

The proposed building length is 20.54m.

23. 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.

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

The minimum required landscaping is 50%.

The proposed landscaping is 45.3%.

**2c. 2968(B) BAYVIEW AVE
(PARTS 4 and 6)**

File Number:	A0939/16NY	Zoning	R6/RD (f12.0; a370)(waiver)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	2968(B) BAYVIEW AVE (PARTS 4 and 6)	Community:	North York
Legal Description:	PLAN 1609 PT LOT 346		

PURPOSE OF THE APPLICATION:

To construct a new detached 4-storey dwelling. Files B0080/16NY(2968 Bayview), A0938/16NY(2968A) A0939/16NY(2968B) and B0081/16NY(2970 Bayview), A0940/16NY(2970A), A0941/16NY(2970B) will be considered jointly.

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

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

On a lot with a detached house with a lot frontage of 6.0 m to less than 15.0 m, a minimum of 50 percent of the front yard must be landscaping.

The proposed front yard landscaping area is 44.2 percent.

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

The required minimum lot area is 370 m².

The proposed lot area is 237.6 m².

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

The required minimum lot frontage is 12.0 m.

The proposed lot frontage is 6.7 m.

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

The permitted maximum lot coverage is 30 percent of the lot area: 71.28 m².

The proposed lot coverage is 41.3 percent 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 10.0 m.

The proposed height of the building is 11.75 m.

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 7.5 m.

The proposed height of the side exterior main walls facing a side lot line is 11.13 m.

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

The permitted maximum number of storeys is 2.

The proposed number of storeys is 4.

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

The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 m² and the permitted maximum number of platforms at or above the second storey located on the (front/rear) wall of a detached house is 1.

The proposed area of each platform at or above the second storey is 10.15 m² (rear second storey) and 9.42 m² (rear fourth storey) and the proposed number of platforms located on the rear wall is 2.

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

The required minimum front yard setback is 7.05 m.

The proposed front yard setback is 6.0 m.

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

The required minimum side yard setback is 1.2 m.

The proposed North side yard setback is 0.60 m.

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

The required minimum side yard setback is 1.2 m.

The proposed South side yard setback is 0.60 m.

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

A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.

The proposed area of the first floor within 4.0 m of the front wall is 2.45 m².

13. 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 20.0 m.

14. 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 20.95 m.

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

The maximum permitted balcony area is 3.8m².

The proposed balcony (rear, fourth floor) is 9.42m², and the proposed balcony (front, third storey) is 4.0m².

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

The minimum required lot area is 370m².

The proposed lot area is 237.6 m²

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

The minimum required lot frontage is 12.0m.

The proposed lot frontage is 6.70 m.

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

The minimum required side yard setback is 1.2m.
The proposed North side yard setback is 0.60m

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

The minimum required side yard setback is 1.2m.
The proposed South side yard setback is 0.60m.

20. 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 41.3% of the lot area.

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

The maximum permitted building height is 8.8m.
The proposed building height is 12.27m.

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

The maximum permitted number of storeys is 2.
The proposed number of storeys is 4.

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

The maximum permitted building length is 15.3m.
The proposed building length is 20.3m.

24. 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.

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

The minimum required landscaping is 50%.
The proposed landscaping is 44.2%.

**2d. 2970(A) BAYVIEW AVE
(PART 3)**

File Number:	A0940/16NY	Zoning	R6/RD(f12.0;a370)(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	2970(A) BAYVIEW AVE (PART 3)	Community:	North York
Legal Description:	PLAN 1609 LOT 119		

PURPOSE OF THE APPLICATION:

To construct a new detached 4-storey dwelling. Files B0080/16NY(2968 Bayview), A0938/16NY(2968A) A0939/16NY(2968B) and B0081/16NY(2970 Bayview), A0940/16NY(2970A), A0941/16NY(2970B) will be considered jointly.

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

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

A minimum of 50 percent of the front yard must be landscaping.
The proposed front yard landscaping area is 45.7 percent.

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

For a detached house, a driveway that is located in or passes through the front yard may be for lots with a lot frontage of 6.0 m to 23.0 m inclusive, a maximum of 3.44 m wide.
The proposed driveway is 4.31 m wide.

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

The required minimum lot area is 370 m².
The proposed lot area is 239.51 m².

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

The required minimum lot frontage is 12.0 m.
The proposed lot frontage is 6.70 m.

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

The permitted maximum lot coverage is 30 percent of the lot area: 71.85 m².
The proposed lot coverage is 42.8 percent of the lot area: 102.42 m².

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

The permitted maximum height of a building or structure is 10.0 m.
The proposed height of the building is 11.75 m.

7. 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 7.5 m.
The proposed height of the side exterior main walls facing a side lot line is 11.13 m.

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

The permitted maximum number of storeys is 2.

The proposed number of storeys is 4.

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

The permitted maximum number of platforms at or above the second storey located on the (front/rear) wall of a detached house is 1 and the permitted maximum area of each platform at or above the second storey of a detached house is 4.0 m².

The proposed number of platforms located on the rear wall is 2 and the proposed area of the platform at the rear second storey is 10.15 m², and at the rear fourth storey is 9.42 m².

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

The required minimum side yard setback is 1.2 m.

The proposed North side yard setback is 0.62 m.

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

The required minimum side yard setback is 1.2 m.

The proposed South side yard setback is 0.67 m.

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

A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.

The proposed area of the first floor within 4.0 m of the front wall is 2.45 m².

13. 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 20.0 m.

14. 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 21.29 m.

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

The required minimum rear yard setback is 8.94 m.

The proposed rear yard setback is 7.07 m.

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

The maximum permitted balcony area is 3.8m² and the maximum number of balconies permitted on a building (one per side) is 4.

The proposed balcony (rear, second storey) area is 10.15m², the proposed balcony (rear, fourth storey) is 9.42m², and the proposed balcony (front, third storey) is 4.0m², and the proposed number of balconies is 2 in the rear.

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

The minimum required lot area is 370m².

The proposed lot area is 239.51m².

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

The minimum required lot frontage is 12.0m.

The proposed lot frontage is 6.70m.

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

The minimum required side yard setback is 1.2m.

The proposed North side yard setback is 0.62m.

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

The minimum required side yard setback is 1.2m.

The proposed South side yard setback is 0.67m.

21. 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 42.8% of the lot area.

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

The maximum permitted building height is 8.8m.

The proposed building height is 12.23m.

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

The maximum permitted number of storeys is 2.

The proposed number of storeys is 4.

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

The maximum permitted building length is 15.3m.

The proposed building length is 20.54m.

25. 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.

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

The minimum required landscaping is 50 percent.

The proposed landscaping is 45.7 percent.

27. Section 14-A(5)(b), Zoning By-law No. 7625

The minimum required rear yard setback is 9.5m.

The proposed rear yard setback is 7.07m.

**2e. 2970(B) BAYVIEW AVE
(PARTS 1 and 2)**

File Number:	A0941/16NY	Zoning	R6/RD(f12.0;a370)(ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	2970(B) BAYVIEW AVE (PARTS 1 and 2)	Community:	North York
Legal Description:	PLAN 1609 LOT 119		

PURPOSE OF THE APPLICATION:

To construct a new detached 4-storey dwelling. Files B0080/16NY(2968 Bayview), A0938/16NY(2968A) A0939/16NY(2968B) and B0081/16NY(2970 Bayview), A0940/16NY(2970A), A0941/16NY(2970B) 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 10.0 m² of the first floor must be within 4.0 m of the front main wall.
The proposed area of the first floor within 4.0 m of the front wall is 2.45 m².

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

A minimum of 50 percent of the front yard must be landscaping.
The proposed front yard landscaping area is 38.4 percent.

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

For a detached house, a driveway that is located in or passes through the front yard may be for lots with a lot frontage of 6.0 m to 23.0 m inclusive, a maximum of 3.44 m wide.
The proposed driveway is 4.31 m wide.

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

The required minimum lot area is 370 m².
The proposed lot area is 248.05 m².

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

The required minimum lot frontage is 12.0 m.
The proposed lot frontage is 7.10 m.

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

The permitted maximum lot coverage is 30 percent of the lot area: 71.85 m².
The proposed lot coverage is 41.3 percent of the lot area: 102.42 m².

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

The permitted maximum height of a building or structure is 10.0 m.
The proposed height of the building is 11.44 m.

8. 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 7.5 m.
The proposed height of the side exterior main walls facing a side lot line is 10.82 m.

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

The permitted maximum number of storeys is 2.
The proposed number of storeys is 4.

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

The permitted maximum number of platforms at or above the second storey located on the (front/rear) wall of a detached house is 1 and the permitted maximum area of each platform at or above the second storey of a detached house is 4.0 m².
The proposed number of platforms located on the rear wall is 3 and the proposed area of the platform at the second storey is 10.15 m² (rear, second storey), and 9.42 m² (rear, fourth storey).

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

The required minimum side yard setback is 1.2 m.
The proposed North side yard setback is 0.91 m.

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

The required minimum side yard setback is 1.2 m.
The proposed South side yard setback is 0.62 m.

13. 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 20.0 m.

14. 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 21.05 m.

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

The required minimum rear yard setback is 8.94 m.
The proposed rear yard setback is 7.31 m.

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

The maximum permitted balcony area is 3.8m² and the by-law permits a total of 4 balconies, one on each side of the building.
The proposed balcony (rear, second storey) area is 10.15 m², the proposed balcony (rear, fourth storey) area is 9.42m², and the proposed balcony (front, third storey) is 4.0m² and the proposed number of balconies is 2 on the rear side.

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

The minimum required lot area is 370m².
The proposed lot area is 248.05 m².

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

The minimum required lot frontage is 12.0m.

The proposed lot frontage is 7.10 m.

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

The minimum required side yard setback is 1.2m.

The proposed North side yard setback is 0.91m.

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

The minimum required side yard setback is 1.2m.

The proposed South side yard setback is 0.62m.

21. 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 41.3% of the lot area.

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

The maximum permitted building height is 8.8m.

The proposed building height is 12.23m.

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

The maximum permitted number of storeys is 2.

The proposed number of storeys is 4.

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

The maximum permitted building length is 15.3m.

The proposed building length is 20.3m.

25. 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.

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

The minimum required landscaping is 50 percent.

The proposed landscaping is 38.4 percent.

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

The bylaw permits a balcony to project a maximum of 1.6 m.

The proposed balcony (rear, second storey) projects 3.0m.

28. Section 14-A(5)(b), Zoning By-law No. 7625

The minimum required rear yard setback is 9.5m.

The proposed rear yard setback is 7.31m.

3. 20 and 22 STRATHGOWAN AVE

File Number:	B0094/16NY	Zoning	R1 Z0.35/RD(f15.0; d0.35) x1345(ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	20 and 22 STRATHGOWAN AVE	Community:	Toronto
Legal Description:	PLAN 663E PT LOT 2 PT LOT 3		

THE CONSENT REQUESTED:

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

Conveyed - Parts 1, 2, and 3 **(20 Strathgowan Ave)**

The frontage is 6.40m and the lot area is 198.69m². The existing half of the semi-detached dwelling will remain with a new secondary suite proposed (duplex), a new rear deck and a detached rear garage, requiring variances to the applicable zoning by-laws.

Retained - Parts 4, 5, and 6 **(22 Strathgowan Ave)**

The frontage is 6.40m and the lot area is 197.94m². The existing half of the semi-detached dwelling will remain with a new secondary suite proposed (duplex), and a detached rear garage, requiring variances to the applicable zoning by-laws.

File Numbers B0094/16NY, A1076/16NY and A1077/16NY/will be considered jointly.

**3a. 20 STRATHGOWAN AVE
(PARTS 1, 2, and 3)**

File Number:	A1076/16NY	Zoning	R1 Z0.35/RD(f15.0; d0.35) x1345(ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	20 STRATHGOWAN AVE (PARTS 1, 2, and 3)	Community:	Toronto
Legal Description:	PLAN 663E PT LOT 2 PT LOT 3		

PURPOSE OF THE APPLICATION:

The existing half of the semi-detached dwelling will remain with a new secondary suite proposed (duplex), a new rear deck and a detached rear garage at the rear. File Numbers B0094/16NY, A1076/16NY and A1077/16NY/will be considered jointly.

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

- 1. Chapter 10.5.50.10.(3), Zoning By-law No. 569-2013**
A lot with a residential building, other than an apartment building, must have a minimum of 50 percent of the rear yard for soft landscaping, if the lot frontage is greater than 6.0 m.
The proposed rear yard landscaping area is 0 percent.
- 2. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**
The required minimum lot area is 450 m².
The proposed lot area is 198.56 m².
- 3. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 15.0 m.
The proposed lot frontage is 6.40 m.
- 4. Chapter 10.20.40.40.(1), Zoning By-law No. 569-2013**
The permitted maximum floor space index is 0.35 times the area of the lot: 69.50 m².
The proposed floor space index is 0.78 times the area of the lot: 154.14 m².
- 5. Chapter 10.20.40.70.(3), 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 (existing) West side yard setback is 1.35 m.
- 6. Chapter 10.5.50.10.(1), Zoning By-law No. 569-2013**
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.
The proposed front yard soft landscaping area is 0 percent.

- 7. Chapter 10.20.20.40.(1), Zoning By-law No. 569-2013**
A dwelling unit is only permitted in a detached house.
The proposed dwelling unit is located in a Semi-Detached Duplex.
- 8. Section 6(1)(A), Zoning By-law No. 438-86**
The proposed use, Semi-Detached Duplex, is not permitted in a district zoned R1.
- 9. Section 6(3) Part I 1, Zoning By-law No. 438-86**
The by-law limits the residential gross floor area in an area zoned R1 to 0.35 times the area of the lot: 69.50 m².
The proposed residential gross floor area of the building exceeds the maximum permitted by approximately 136.42 m².
- 10. Section 6(3) Part III 1(A), Zoning By-law No. 438-86**
The by-law requires in an area zoned (0.35, 0.38, 0.4, 0.6, 1.0, 1.3, 1.5, 2.0, 2.5) a minimum landscaped open space equal to 30% of the area of the lot: 59.57 m².
The proposed landscaped open space is 0 m².
- 11. Section 6(3) Part III 3(d)i(D), Zoning By-law No. 438-86**
The by-law requires 75% of the minimum required front yard landscaped open space to be in the form of soft landscaping.
The proposed soft landscaped open space is 0 percent.

**3b. 22 STRATHGOWAN AVE
(PARTS 4, 5, and 6)**

File Number:	A1077/16NY	Zoning	R1 Z0.35/RD(f15.0; d0.35) x1345(ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	22 STRATHGOWAN AVE (PARTS 4, 5, and 6)	Community:	Toronto
Legal Description:	PL 663E PT LT2 PT LT3 << ENTRANCE ADDRESS FOR 20 STRATHGOWAN AVE		

PURPOSE OF THE APPLICATION:

The existing half of the semi-detached dwelling will remain with a new secondary suite proposed (duplex), and a detached garage at the rear. File Numbers B0094/16NY, A1076/16NY and A1077/16NY/will be considered jointly.

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

- 1. Chapter 10.5.50.10.(1), Zoning By-law No. 569-2013**
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. The proposed (existing) front yard soft landscaping area is 0 percent.
- 2. Chapter 10.5.50.10.(3), Zoning By-law No. 569-2013**
A lot with a residential building, other than an apartment building, must have a minimum of 50 percent of the rear yard for soft landscaping, if the lot frontage is greater than 6.0 m. The proposed (existing) rear yard landscaping area is 0 percent.
- 3. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**
The required minimum lot area is 450 m².
The proposed lot area is 198.56 m².
- 4. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 15.0 m.
The proposed lot frontage is 6.40 m.
- 5. Chapter 10.20.40.40.(1), Zoning By-law No. 569-2013**
The permitted maximum floor space index is 0.35 times the area of the lot: 69.50 m².
The proposed floor space index is 0.78 times the area of the lot: 154.14 m².
- 6. Chapter 10.20.20.40.(1), Zoning By-law No. 569-2013**
A dwelling unit is only permitted in a detached house.
The proposed dwelling unit is located in a Semi-Detached Duplex.

- 7. Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**
The required minimum side yard setback is 1.5 ms where the required minimum lot frontage is 15.0 m to less than 18.0 m.
The proposed (existing) East side yard setback is 1.37 m.
- 8. Section 6(3) Part I 1, Zoning By-law No. 438-86**
The by-law limits the residential gross floor area in an area zoned R1 to 0.35 times the area of the lot: 69.5 m².
The proposed residential gross floor area of the building exceeds the maximum permitted by approximately 84.64 m².
- 9. Section 6(3) Part III 1(A), Zoning By-law No. 438-86**
The by-law requires in an area zoned (0.35, 0.38, 0.4, 0.6, 1.0, 1.3, 1.5, 2.0, 2.5) a minimum landscaped open space equal to 30% of the area of the lot.
The proposed landscaped open space is 0%.
- 10. Section 6(3) Part III 3(d)i(D), Zoning By-law No. 438-86**
The by-law requires 75% of the minimum required front yard landscaped open space to be in the form of soft landscaping.
The proposed (existing) soft landscaped open space is 0%.
- 11. Section 6(1)(A), Zoning By-law No. 438-86**
The proposed use, Semi-Detached Duplex, is not permitted in a district zoned R1.

4. 177 ALFRED AVE

File Number:	A0180/17NY	Zoning	R4/RD[WAIVER]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	177 ALFRED AVE	Community:	North York
Legal Description:	PLAN M372 LOT 376		

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, By-law No. 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 10.5.40.10(5), By-law No. 569-2013**
A minimum of 10m² of the first floor must be within 4m of the front main wall.
The proposed first floor area is 7.5m² within 9.1m of the front main wall.
- 3. Chapter 10.20.40.70, By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.2m for the first 6.4m portion of the dwelling.
- 4. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 5. Section 13.2.3, By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.2m for the first 6.4m portion of the dwelling.

5. 110 ALBERTUS AVE

File Number:	A0181/17NY	Zoning	RD [WAIVER]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	110 ALBERTUS AVE	Community:	Toronto
Legal Description:	PLAN M53 LOT 49		

PURPOSE OF THE APPLICATION:

To construct a new detached, two-storey single family dwelling. The existing property would be demolished.

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

- 1. Chapter 10.10.40.40, By-law No. 569-2013**
The maximum permitted floor space index is 0.60 times the lot area.
The proposed floor space index is 0.73 times the lot area.
- 2. Chapter 10.10.40.70, By-law No. 569-2013**
The minimum required side yard setback is 0.90m.
The proposed east side yard setback is 0.45m.
- 3. Chapter 10.5.40.10 (5), By-law No. 569-2013**
A minimum of 10.00m² of the first floor must be within 4.00m of the front main wall.
The proposed first floor within 4.00m of the front main wall is 4.05m².
- 4. Chapter 10.10.40.10, By-law No. 569-2013**
The maximum permitted main wall height is 7.50m.
The proposed height is 9.21m for 100.00% of the east side main wall.
- 5. Chapter 10.10.40.10, By-law No. 569-2013**
The maximum permitted main wall height is 7.50m.
The proposed height is 9.21m for 25.00% of the west side main wall.
- 6. Chapter 10.10.40.10, By-law No. 569-2013**
The maximum permitted main wall height is 7.50m.
The proposed height is 8.21m for 75.00% of the west side main wall.
- 7. Chapter 10.10.40.30, By-law No. 569-2013**
The maximum permitted building depth is 17.00m.
The proposed building depth is 17.98m.
- 8. Chapter 900.2.10 (949), By-law No. 569-2013**
The maximum permitted building length is 14.00m.
The proposed building length is 17.98m.
- 9. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted ground floor area is 0.60 times the lot area.
The proposed ground floor area is 0.73 times the lot area.

- 10. Section 6(3) Part II 3, By-law No. 438-86**
The minimum required side yard setback is 0.90m.
The proposed east side yard setback for the portion of the building not exceeding 17.00m in length is 0.45m.
- 11. Section 6(3) Part II 8, By-law No. 438-86**
The maximum permitted height of a rear platform is 1.20m above grade.
The proposed rear platform is 1.70m above grade.
- 12. Section 6(3) Part II 3, By-law No. 438-86**
For the portion of a building exceeding 17.00m depth, the minimum permitted side lot setback is 7.50m.
The proposed side lot setback exceeding 17.00m on the east side is 0.45m.
- 13. Section 6(3) Part II 3, By-law No. 438-86**
For the portion of a building exceeding 17.00m depth, the minimum permitted side lot setback is 7.50m.
The proposed side lot setback exceeding 17.00m on the west side is 1.07m.
- 14. Section 6(3) Part IV 3, 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 vehicle access is on the wall facing the front lot line.
The proposed integral garage is below grade.
- 15. Section 12 (2) (112), By-law No. 438-86**
The maximum permitted building length is 14.00m.
The proposed building length is 17.98m.
- 16. Section 6(3) Part II3, By-law No. 438-86**
The minimum required distance to the west wall of the east neighbour (#108 Albertus) is 0.90m if it does not contain openings and 1.20m if it contains openings.
The proposed distance to the west wall of the east neighbour is 0.57m.

6. 118 MILDENHALL RD

File Number:	A0183/17NY	Zoning	RD / R3 (ZW)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	118 MILDENHALL RD	Community:	North York
Legal Description:	PLAN 3257 LOT 26		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with attached garage. The existing dwelling is to be demolished.

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

- 1. Chapter 10.20.40.70, By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
The proposed east side yard setback is 1.2 m.
- 2. Section 12.2 & 6(8), By-law No. 7625**
The minimum required lot frontage and lot width is 18 m.
The proposed lot frontage and lot width is 15.76 m.
- 3. Section 12.3, By-law No. 7625**
The minimum required lot area is 690 m².
The proposed lot area is 633.39 m².
- 4. Section 12.4, By-law No. 7625**
The minimum required side lot setback is 1.8 m.
The proposed east side yard setback is 1.2 m.
- 5. Section 12.5A, By-law No. 7625**
The maximum permitted dwelling length is 16.8 m.
The proposed dwelling length is 20.32 m.

7. 342 RANEE AVE

File Number:	A0182/17NY	Zoning	R6/RD [WAV]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	342 RANEE AVE	Community:	North York
Legal Description:	PLAN 3240 LOT 15		

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 pair of side exterior main walls facing a side lot line is 7.80m.
- 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 5.40m² within 4.00m of the main front wall.
- 3. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.10m.
- 4. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 18.30m.

8. 164 GOLFDALÉ RD

File Number:	A0186/17NY	Zoning	RD (f15.0; d0.35) x1427/R1 Z0.35[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	164 GOLFDALÉ RD	Community:	Toronto
Legal Description:	PLAN M370 LOT 160		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition and a one-storey west side addition to the existing two-storey dwelling. The existing one-storey rear addition would be demolished.

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

- Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 20.32m.
- Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.0m.
The proposed building depth is 20.24m.
- Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.35 times the area of the lot.
The proposed Floor Space Index is 0.55 times the area of the lot.
- Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.5m.
The proposed east side yard setback is 1.17m.
- Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.5m.
The proposed west side yard setback is 1.48m.
- Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted Gross Floor Area is 0.35 times the area of the lot.
The proposed Gross Floor Area is 0.55 times the area of the lot.
- Section 6(3) Part II 3.B (II), By-law No. 438-86**
The minimum required side lot line setback for that portion of the building exceeding 17.0m in depth is 7.5m.
The proposed west side lot line setback is 1.53m.

9. 271 HORSHAM AVE

File Number:	A0202/17NY	Zoning	R7/RD (f9.0; a275)[ZONING]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	271 HORSHAM AVE	Community:	North York
Legal Description:	PLAN 2057 PT LOT 91		

PURPOSE OF THE APPLICATION:

To construct a new three-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 30% of the lot area.
The proposed lot coverage is 31.8% of the lot area.
- Chapter 10.20.40.10 (4)a, By-law No. 569-2013**
The maximum permitted building height is 7.2m.
The proposed building height is 10m.
- Chapter 10.20.40.10 (4)c, By-law No. 569-2013**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
- Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 17.93m.
- Chapter 10.5.40.60.(1), By-law No. 569-2013**
A platform without main walls, attached to or less than 0.3m from a building, with a floor higher than the first floor of the building above established grade may encroach 1.5m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback.
The proposed platform encroaches 1.8m into the front yard setback and is 0.9m closer to the west side lot line.
- 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 4.0m².
The proposed area for the porch is 7.84m².
- 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 4.0m².
The proposed area for the deck is 5.2m².
- Section 14-B(5)(b), By-law No. 7625**
The minimum required side yard setback is 1.2m.
The proposed east side yard setback is 0.9m.

- 9. Section 14-B(6), By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.8% of the lot area.
- 10. Section 14-B(9), By-law No. 7625**
The maximum permitted building length is 15.3m.
The proposed building length is 17.93m.

10. 37 HIGHVIEW AVE

File Number:	A0203/17NY	Zoning	RD (f15.0; a550)(x5) [ZZC]
Owner(s):		Ward:	York Centre (09)
Agent:		Heritage:	Not Applicable
Property Address:	37 HIGHVIEW AVE	Community:	North York
Legal Description:	PLAN 3649 LOT 122		

PURPOSE OF THE APPLICATION:

Create new parking pad off of Highview Ave.

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

- 1. Chapter 10.5.80.10, By-law no. 569-2013**
On a corner lot, a parking space must be in a building/structure or in a rear or side yard that does not abut a street.
The proposed parking space is located on the front yard and also abuts a street.
- 2. 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 that is not a major street.
The proposed access to the lot for the parking pad is located on the front lot street.

11. 2 ALEXANDRA WOOD

File Number:	A0204/17NY	Zoning	RD / R3 (ZR)
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	2 ALEXANDRA WOOD	Community:	North York
Legal Description:	PLAN M346 LOT 165		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with attached garage. The existing dwelling is to be demolished.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 35% of the lot area.
The proposed lot coverage is 37.6% of the lot area.
- 2. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 7.5 m.
The proposed front yard setback is 7.21 m.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
The proposed west side yard setback is 1.52 m.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0 m.
The proposed building length is 20.43 m.
- 5. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 3.0 m.
The proposed east side yard setback is 2.74 m.
- 6. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The permitted maximum building depth for a detached dwelling is 19.0 m.
The proposed building depth is 20.43 m.
- 7. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building or structure is 10.0 m.
The proposed height of the dwelling is 10.87 m.
- 8. Chapter 10.5.40.60.(3)(A)(ii), By-law No. 569-2013**
The exterior stairs may encroach into a required building setback no wider than 2.0 m.
The proposed stairs are 5.01 m wide.
- 9. 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 that is not a major street.
The proposed vehicle access to a parking space is from the front.

- 10. Section 12.6, By-law No. 7625**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 37.6% of the lot area.
- 11. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed west side yard setback is 1.52 m.
- 12. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 3.0 m.
The proposed east side yard setback is 2.74 m.
- 13. Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 20.43 m.
- 14. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.56 m.
- 15. Section 6(24), By-law No. 7625**
The permitted deck projection is 2.1 m.
The proposed deck projection is 3.81 m.

12. 89 HILLCREST AVE

File Number:	A0205/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	89 HILLCREST AVE	Community:	North York
Legal Description:	PLAN 1609 LOT 442		

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 6.78m² and is within 6.70m of the main front wall.
- 2. 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 stairs are 3.50m wide.
- 3. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 38.60% of the lot area (including the deck/terrace).
- 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 19.89m (including the deck/terrace).
- 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 19.89m (including the deck/terrace).
- 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 10.125m.
- 7. 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 proposed secondary suite located in the basement.
- 8. 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.

- 9. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.50m.
- 10. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.20m.
- 11. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.50m.
- 12. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.90% of the lot area.
- 13. Section 6(24)(a), By-law No. 7625**
All unexcavated porches or decks, attached to or detached from the main building, and located in the side and rear yard, shall not occupy more than 5.00% of the lot area or 56.00m², whichever is the lesser.
The proposed deck occupies 6.70% of the lot area.
- 14. By-law No. 7625**
A secondary suite is permitted in dwellings that are more than five (5) years old.

13. 195 GLENVALE BLVD

File Number:	A0206/17NY	Zoning	RD (f9.0; a275; d0.45)/R1A[ZONING]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	195 GLENVALE BLVD	Community:	East York
Legal Description:	PLAN 3111 LOT 958		

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.
There is 7m² proposed within 4m of the front wall.
- 2. 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 35.6% of the lot area.
- 3. Chapter 10.20.40.10.(4), By-law No. 569-2013**
The maximum permitted building height for a flat roof is 7.2m.
The proposed building height is 8.71m.
- 4. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.45 times the area of the lot.
The proposed Floor Space Index is 0.7 times the area of the lot.
- 5. Chapter 10.5.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 7.32m
The proposed front yard setback is 6.0m.
- 6. Section 6.2.3, By-law No.1916**
The maximum permitted building height is 8.5m.
The proposed building height is 9.02m.
- 7. Section 6.2.3, By-law No. 1916**
The maximum permitted building length is 16.75m.
The proposed building length is 16.99m.
- 8. Section 6.2.3, By-law No. 1916**
The maximum permitted Floor Space Index is 0.45 times the lot area.
The proposed Floor Space Index is 0.913 times the lot area.

9. Section 6.2.3, By-law No. 1916

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

The proposed lot coverage is 36.2% of the lot area.

14. 87 NORTHDAL RD

File Number:	A0207/17NY	Zoning	RD (f21.0; a975) (x70)/ R2 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	87 NORTHDAL RD	Community:	North York
Legal Description:	PLAN 3368 PT LOT 15		

PURPOSE OF THE APPLICATION:

To construct a new two-storey single family detached 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 front wall.
The proposed first floor is located 10.80m from the front wall.
- 2. Chapter 10.20.40.10.(1) A), By-law No. 569-2013**
The maximum permitted height of a building is 11.50m.
The proposed height of the building is 12.00m.
- 3. 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 7.90m.
- 4. Chapter 10.20.40.50.(1) B), By-law No. 569-2013**
The maximum permitted area of a platform or deck at or above the second storey of a detached house is 4.00m².
The proposed area of each platform or deck at or above the second storey is 16.62m².
- 5. Chapter 900.3.10(70)(B), By-law No. 569-2013**
The minimum required side yard setback is 2.40m.
The proposed east side yard setback is 0.90m.
- 6. Chapter 900.3.10(70)(B), By-law No. 569-2013**
The minimum required side yard setback is 2.40m.
The proposed west side yard setback is 1.89m.
- 7. Section 11.2.1, By-law No. 7625**
The minimum required lot frontage is 21.00m.
The proposed lot frontage is 18.29m.
- 8. 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.

- 9. Section 11.2.4(b), By-law No. 7625**
The minimum required side yard setback is 2.40m.
The proposed east side yard setback is 0.90m.
- 10. Section 11.2.4(b), By-law No. 7625**
The minimum required side yard setback is 2.40m.
The proposed west side yard setback is 1.89m.
- 11. Section 11.2.6, By-law No. 7625**
The maximum permitted building height is 9.50m.
The proposed building height is 10.59m.
- 12. Section 11.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.80m².
The proposed balcony area is 16.62m².
- 13. Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.50m.
The proposed finished first floor height is 1.53m.
- 14. Section 6(9), By-law No. 7625**
The maximum permitted projection for eaves into a required yard setback is 0.50m.
The proposed eaves project 0.60m.

15. 4 ELWAY CRT

File Number:	A0208/17NY	Zoning	RM / RM5 (ZR)
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	4 ELWAY CRT	Community:	North York
Legal Description:	PLAN M790 LOT 26		

PURPOSE OF THE APPLICATION:

To construct a one story addition to the existing detached garage.

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

- 1. Chapter 10.80.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 35% of the lot area.
The proposed lot coverage is 44.37% of the lot area.
- 2. Chapter 10.5.60.50.(2), By-law No. 569-2013**
The maximum total floor area of all ancillary building or structures on a lot is 40.0 m².
The proposed total floor area of all ancillary buildings is 54.19 m².
- 3. Chapter 10.5.60.70.(1), By-law No. 569-2013**
The total area on a lot covered by ancillary buildings or structures may not exceed 10% of the lot area.
The proposed ancillary buildings or structures cover 16.68% of the lot area.
- 4. Chapter 10.5.50.10.(3), By-law No. 569-2013**
A lot with a residential building other than an apartment building, must have a minimum of 50% of the rear yard for soft landscaping, if the frontage is greater than 6.0 m.
The proposed rear yard landscaping area is 0%.
- 5. Section 20.2.2, By-law No. 7625**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 44.37% of the lot area.
- 6. Section 6(23)(ii), By-law No. 7625**
Accessory buildings in RM zones shall not occupy more than 10% of the lot area.
The proposed accessory building occupies 16.68% of the lot area.

16. 31 HEDGEWOOD RD

File Number:	A0209/17NY	Zoning	RD/R3 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	31 HEDGEWOOD RD	Community:	North York
Legal Description:	PLAN 1750 LOT 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 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.00m.
The proposed building depth is 25.62m.
- 2. Chapter 10.5.80.10.(3), By-law No. 569-2013**
A parking space may not be located in a front yard or a side yard abutting a street.
The proposed parking spot is located in a side yard.
- 3. Chapter 10.5.50.10.(2)(A), By-law No. 569-2013**
A corner lot with a detached house must have a minimum of 60.00% of the side yard abutting a street for landscaping.
The proposed side yard landscape area is 44.57%.
- 4. Chapter 10.5.50.10.(2)(B), By-law No. 569-2013**
A corner lot with a detached house must have a minimum of 75.00% of the required side yard landscaping must be soft landscaping.
The proposed side yard soft landscaping area is 44.57%.
- 5. Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 23.24m.
- 6. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.53m.
- 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 2.15m.
- 8. Section 6A(5)a, By-law No. 7625**
The maximum driveway width access required for parking areas is 6.00m.
The proposed access to parking is 11.71m.

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

The maximum area for a deck and stairs in the side yard is 2.30m².

The proposed is area of the deck and stairs is 7.09m².

17. 814 GLENCAIRN AVE

File Number:	A0212/17NY	Zoning	C1[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	814 GLENCAIRN AVE	Community:	North York
Legal Description:	PLAN 1911 PT LOT 176		

PURPOSE OF THE APPLICATION:

To construct a triplex dwelling. The existing dwelling would be demolished.

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

- 1. Section 23.1, By-law No. 7625**
A triplex dwelling is not a permitted use.
- 2. Section 6A(5), By-law No. 7625**
The minimum required access to a parking space is 6m.
The proposed access to parking space is 2.74m.

18. 47 MCKEE AVE

File Number:	A0213/17NY	Zoning	RD/ R4 [PPR]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	47 MCKEE AVE	Community:	North York
Legal Description:	PLAN 2400 LOT 269		

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey single family dwelling. The existing building 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 32.40% of the lot area.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height for portions of the side exterior main walls facing a side lot line is 8.00m.
- 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 18.30m.
- 4. 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 0.90m.
- 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 0.90m.
- 6. Chapter 10.5.40.10.(5), By-law No. 569-2013**
An area of 10.00m² of the first floor must be within 4.00m of the front main wall.
An area of 8.00m² is within 4.00m of the front main wall.
- 7. Chapter 200.5.1.10.(2), By-law No. 569-2013**
Parking spaces must have minimum dimensions of 3.20m by 5.60m length.
The proposed parking space is 2.90m by 5.60m.
- 8. Section 13.2.1, By-law No. 7625**
The minimum required lot frontage and width is 15.00m.
The proposed lot frontage and width is 7.62m.
- 9. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550.00m².
The proposed lot area is 321.64m².

- 10. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.50m.
The proposed west side yard setback is 0.90m.
- 11. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.50m.
The proposed east side yard setback is 0.90m.
- 12. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.40% of the lot area.
- 13. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 18.30m.
- 14. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.10m.
- 15. Section 6A(3), By-law No. 7625**
The minimum required parking space size is 3.20m by 5.60m for the space within the garage.
The proposed parking space size is 2.90, by 5.60m.

19. 8 RIDGEVALE DR

File Number:	A0214/17NY	Zoning	RD / R5 (ZR)
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	8 RIDGEVALE DR	Community:	North York
Legal Description:	PLAN 3864 LOT 437		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with attached garage. The existing dwelling will be demolished.

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

- 1. Chapter 10.5.100.1, By-law No. 569-2013**
The maximum driveway width is 6.0 m.
The proposed driveway width is 6.35 m.
- 2. Chapter 10.5.40.10.(5), By-law No. 569-2013**
The minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
The proposed mudroom is less than 10.0 m².
- 3. Section 14.2.1, By-law No. 7625**
The minimum required lot frontage is 15 m.
The proposed lot frontage is 14.30 m.
- 4. Section 6A(5)(ii), By-law No. 7625**
The maximum driveway width is 6.0 m.
The proposed driveway width is 6.35 m.
- 5. Section 6A(5)a, By-law No. 7625**
The required driveway access shall not exceed the required parking space width.
The proposed driveway access is greater than the parking space width.
- 6. Section 6(24)(c), By-law No. 7625**
The maximum permitted deck height is 1.0 m.
The proposed deck height is 1.60 m.
- 7. Section 6(24)(c), By-law No. 7625**
The maximum permitted deck encroachment is 2.1 m.
The proposed deck encroachment is 2.5 m.

20. 14 KAINONA AVE

File Number:	A0216/17NY	Zoning	RD/R4[ZONING]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	14 KAINONA AVE	Community:	North York
Legal Description:	PLAN 4765 LOT 3		

PURPOSE OF THE APPLICATION:

To construct a covered deck to the new dwelling under construction.

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

- 1. Chapter 10.5.30.40, By-law No. 569-2013**
The maximum permitted lot coverage for the deck is 5% of the lot area.
The proposed lot coverage is 5.158% of the lot area.
- 2. Section 6(24)(c), By-law No. 7625**
The maximum permitted deck encroachment is 2.1m into the rear yard.
The proposed deck encroaches 5.64m into the rear yard.
- 3. Section 6(9)(i), By-law No. 7625**
The maximum permitted canopy encroachment is 1.8m into the rear yard
The proposed canopy is 5.64m.
- 4. Section 6(24)(b), By-law No. 7625**
The maximum permitted deck lot coverage is 5% of the lot area.
The proposed deck lot coverage is 5.158% of the lot area.

21. 132 BURBANK DR

File Number:	A0217/17NY	Zoning	RD (f2 1.0; a975)(x70)\ R3 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	132 BURBANK DR	Community:	North York
Legal Description:	PLAN M677 L 137		

PURPOSE OF THE APPLICATION:

To construct a new, two-storey single family dwelling. The existing building would be demolished. Please be advised the subject property went before the Committee of Adjustment on November 9, 2016, to legalize and to maintain the existing rear deck and bay window (file # A0848/16NY), and in June 25, 2015 which sought variances related to lot coverage, building height and finished first floor height.

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

- 1. Chapter 10.5.100, By-law No. 569-2013**
The maximum width for a driveway is 6.00m.
The proposed width for the driveway is 7.67m.
- 2. Chapter 10.20.30.10.(1), By-law No. 569-2013**
The minimum required lot area is 690.00m².
The proposed lot area is 689.76m².
- 3. Chapter 10.20.40.70.(1), By-law No 569-2013**
The minimum required front yard setback is 7.58m.
The proposed front yard setback is 6.31m.
- 4. 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 that is not a major street.
The proposed vehicle access to a parking space is from the 'front' street.
- 5. 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 32.93% of the lot area.
- 6. 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.
- 7. Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building may encroach into a required building setback if the stairs are no wider than 2.00m.
The proposed stairs are 6.00m wide.

- 8. 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 for 100.00% of the main wall width.
The proposed height of the right side exterior main walls is 7.93m for 47.00% of the main wall width.
- 9. 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 for 100.00% of the main wall width.
The proposed height of the left side exterior main walls is 7.68m for 31.50% of the main wall width.
- 10. Section 12.6, By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.93% of the lot area.
- 11. Section 12.4(a), By-law No. 7625**
The minimum required front yard setback is 7.50 +/- 1.00m.
The proposed front yard setback is 6.31m.
- 12. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.20m.
- 13. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.19m.
- 14. Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.50m.
The proposed finished first floor height is 1.77m.
- 15. Section 6A(7)c, By-law No. 7625**
The maximum permitted driveway width is 6.00%.
The proposed driveway width is 7.67%.
- 16. Section 6(24), By-law No. 7625**
The maximum permitted projection is 2.10m.
The proposed projection is 5.49m.

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

22. 24 X PARK LANE CRCL

File Number:	A0218/17NY	Zoning	RD / RA (ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	24 X PARK LANE CRCL	Community:	North York
Legal Description:	PLAN 2578 PT BLK A RP 66R27476 PARTS 2 TO 5		

PURPOSE OF THE APPLICATION:

To construct a new dwelling with attached garage.

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

- 1. Chapter 10.5.100.(1), By-law No. 569-2013**
For a driveway passing through the front yard, the maximum permitted width is 9.0 m.
The proposed driveway is 39.62 m wide.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building or structure is 13 m.
The proposed height of the structure is 15.19 m.
- 3. Chapter 10.20.40.10.(6), By-law No. 569-2013**
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 1.26 m.
- 4. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 m²
The proposed area of each platform at or above the second storey is 62.32 m².
- 5. Chapter 10.5.50.10.(1), By-law No. 569-2013**
A minimum of 60% of the front yard must be landscaping.
The proposed front yard landscaping is 48.2%.
- 6. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 m².
The proposed area of each platform at or above the second storey is 182.15 m².
- 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: 60 m.
The proposed lot width is 53.77 m.

- 8. Section 6(A)(5), By-law No. 7625**
A driveway which is located in or which passes through the front yard for lots with a lot frontage greater than 23 m, is to have a maximum width for its entire length of 9 m.
The proposed driveway width is 39.62 m.
- 9. Section 9(4), By-law No. 7625**
The minimum required lot frontage is 60 m.
The proposed lot frontage is 59.6 m.
- 10. Section 9(7), By-law No. 7625**
The maximum permitted building height is 11 m.
The proposed building height is 15.08 m.
- 11. Section 7.4A, By-law No. 7625**
The minimum required landscaping for lots with a frontage of 15 m and greater is a minimum of 60% of the front yard must be landscaped.
The proposed front yard landscaping area is 48.2%

23. 60 RUSCICA DR

File Number:	A0219/17NY	Zoning	RD/R5 [ZZC]
Owner(s):		Ward:	Don Valley East (34)
Agent:		Heritage:	Not Applicable
Property Address:	60 RUSCICA DR	Community:	North York
Legal Description:	PLAN M762 LOT 590		

PURPOSE OF THE APPLICATION:

To construct a new three-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 10.28m.
- 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 17.50m.
- 3. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.22m.
- 4. 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.
- 5. Chapter 10.20.40.10.(6), By-law No. 569-2013**
The maximum permitted finished first floor height is 1.20m.
The proposed finished first floor height is 1.50m.
- 6. Chapter 10.20.40.10.(3), By-law No. 569-2013**
The maximum number of storeys permitted is two (2).
The proposed number of storeys is three (3).
- 7. 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 36.53% of the lot area.
- 8. 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 7.92m².
- 9. Section 14.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.38m.

- 10. Section 14.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 17.50m.
- 11. 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 1.22m
- 12. 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 1.22m
- 13. Section 14.2.3(b), By-law No. 7625**
The maximum number of storeys permitted is two (2).
The proposed number of storeys is three (3).
- 14. Section 14.2.6(a), By-law No. 7625**
The maximum permitted balcony area is 3.80m².
The proposed balcony area is 7.92m².
- 15. Section 14.2.4, By-law No. 7625**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 36.53% of the lot area.
- 16. Section 6(24), By-law No. 7625**
The maximum permitted deck height is 1.00m.
The proposed deck is 2.60m in height.
- 17. Section 6(24), By-law No. 7625**
The maximum permitted rear deck projection is 2.10m from the wall.
The proposed rear deck projects 2.97m from the rear wall.

24. 590 WOBURN AVE - PART 1

File Number:	A0220/17NY	Zoning	RD (x1463)/R6(20)[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	590 WOBURN AVE - PART 1	Community:	North York
Legal Description:	PLAN M108 LOTS 228 AND 229		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.40.10.(1) A), By-law No. 569-2013**
The maximum permitted height of a building is 10.00m.
The proposed height of the building is 10.20m.
- Chapter 10.20.40.70.(3) C), By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed west side yard setback is 0.9m.
- Chapter 10.20.40.70.(3) C), By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 0.45m.
- Chapter 10.20.40.10.(3) A), By-law No. 569-2013**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
- Chapter 10.20.30.10.(1) A), By-law No. 569-2013**
The minimum required lot area is 370.00m².
The proposed lot area is 222.94m².
- Chapter 10.20.30.20.(1) A), By-law No. 569-2013**
The minimum required lot frontage is 12.00m.
The proposed lot frontage is 6.10m.
- Chapter 10.20.30.40.(1), A), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.46% of the lot area.
- Chapter 10.5.40.60.(1), By-law No. 569-2013**
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 if it is no closer to a side lot line than 1.2m.
The proposed platform encroaches into the required front yard setback and is 0.75m from the East side lot line.

- 9. Chapter 10.5.40.60.(7), By-law No. 569-2013**
Roof eaves may project a maximum of 0.9m provided that they are no closer than 0.30m to a lot line.
The proposed eaves project 0.3m and are 0.15m from the East lot line.
- 10. 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.
The proposed height of the side exterior main walls facing a side lot line is 8.6m.
- 11. Section 14-A(3), By-law No. 7625**
The minimum required lot area is 371.00m².
The proposed lot area is 222.94m².
- 12. Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.46% of the lot area.
- 13. Section 14-A(4) and 6(8), By-law No. 7625**
The minimum required lot frontage and width is 12.00m.
The proposed lot frontage and width is 6.10m.
- 14. 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 0.9m.
- 15. Section 14-A(5)c, By-law No. 7625**
The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 0.45m.
- 16. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.90m.
- 17. Section 14-A(8), By-law No. 7625**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
- 18. Section 6(9)(f), By-law No. 7625**
Porches 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 of 1.2m.
Proposed front porch is 0.75m from the East side lot line.

25. 588 WOBURN AVE

File Number:	A0221/17NY	Zoning	RD (x1463)/ R6(20) [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	588 WOBURN AVE	Community:	North York
Legal Description:	PLAN M108 LOTS 228 AND 229		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(1) A, By-law No. 569-2013**
The maximum permitted height of a building is 10.00m.
The proposed height of the building is 10.20m.
- 2. Chapter 10.20.40.70.(3) C, By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed west side yard setback is 0.45m.
- 3. Chapter 10.20.40.70.(3) C, By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 0.90m.
- 4. Chapter 10.20.40.10.(3) A, By-law No. 569-2013**
The maximum permitted number of storeys is two.
The proposed number of storeys is three.
- 5. Chapter 10.20.30.10.(1) A, By-law No. 569-2013**
The minimum required lot area is 370.00m².
The proposed lot area is 222.97m².
- 6. Chapter 10.20.30.20.(1) A, By-law No. 569-2013**
The minimum required lot frontage is 12.00m.
The proposed lot frontage is 6.10m.
- 7. Chapter 10.20.30.40.(1), A, By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area: 66.89m².
The proposed lot coverage is 31.70% of the lot area: 70.66m².
- 8. Chapter 10.20.40.10.(2) B(ii), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the side exterior main walls facing a side lot line is 8.60m.
- 9. Section 14-A(3), By-law No. 7625**
The minimum required lot area is 371.00m².
The proposed lot area is 222.97m².

- 10. Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.70% of the lot area.
- 11. Section 14-A(4), By-law No. 7625**
The minimum required lot frontage is 12.00m.
The proposed lot frontage is 6.10m.
- 12. Section 6(8), By-law No. 7625**
The minimum lot width is not to be less than the lot frontage: 12.00m.
The proposed lot width is 6.10m.
- 13. 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 0.45m.
- 14. Section 14-A(5)c, By-law No. 7625**
The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 0.90m.
- 15. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 10.00m.
- 16. Section 14-A(8), By-law No. 7625**
The maximum permitted number of storeys is two.
The proposed number of storeys is three.

26. 49 CARMICHAEL AVE

File Number:	A0222/17NY	Zoning	RD / R6(20) (ZW)
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	49 CARMICHAEL AVE	Community:	North York
Legal Description:	PLAN 1669 E PT LOT 7		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with attached garage. The existing dwelling is to be demolished.

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

- 1. Chapter 10.20.30.40, By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 34.75% 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 7.5 m for 100.00% of the main wall width.
The proposed height of the side exterior main walls is 9.1 m for 20.00% of the main wall width.
- 3. Chapter 10.20.40.10, By-law No. 569-2013**
The permitted maximum height of the first floor elevation above established grade is 1.2 m.
The proposed first floor height is 1.49 m.
- 4. Section 14-A(6), By-Law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 34.75% of the lot area.
- 5. Section 14-A(8), By-Law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.1 m.
- 6. Section 6(3), By-Law No. 7625**
The maximum permitted height of the first floor above centre of the road is 1.5 m.
The proposed first floor height above the centre of the road is 1.79 m.

27. 8 CADMUS RD

File Number:	A0223/17NY	Zoning	RD/R3 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	8 CADMUS RD	Community:	North York
Legal Description:	PLAN 4147 LOT 6		

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 33.48% of the lot area.
- 2. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 8.05m.
The proposed front yard setback is 6.83m.
- 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 1.22m.
- 4. Chapter 10.20.40.70.(2), By-law No. 569-2013**
The minimum required rear yard setback is 11.775m.
The proposed rear yard setback is 10.75m.
- 5. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 18.35m.
- 6. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.00m.
The proposed building depth is 22.48m.
- 7. Section 12.6, By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 33.48% of the lot area.
- 8. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.22m.
- 9. Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 23.71m.

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

The maximum permitted rear deck projection is 2.10m from the wall, with a maximum height of 1.00m.
The proposed rear deck projects 2.13m from the rear wall.

28. 228 CEDRIC AVE

File Number:	A0224/17NY	Zoning	RM/R2[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	228 CEDRIC AVE	Community:	York
Legal Description:	PLAN 1636 PT LOT 84		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition and a deck to the existing one-storey dwelling.

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

- 1. Chapter 10.80.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 17.68m.
- 2. Chapter 10.80.40.50.(1), By-law No. 569-2013**
The maximum permitted area of each platform at or above the second storey is 4.0m².
The proposed area of each platform at or above the second storey is 4.46m².
- 3. Section 3.(a), By-law No. 1-83**
The minimum required side yard setback is 0.5m.
The proposed south side yard setback is 0.08m.
- 4. Section 3.(a), By-law No. 1-83**
The minimum side yard setback is 1.2m.
The proposed north side yard setback is 0.45m.

29. 26 VERWOOD AVE

File Number:	A0225/17NY	Zoning	RD (x5)/ R4 [ZR]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	26 VERWOOD AVE	Community:	North York
Legal Description:	PLAN 2693 LOT 307 TO 308		

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 34.40% of the lot area.
- 2. Chapter 10.20.40.10(2)(B)(ii), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the side exterior main walls facing a side lot line is 8.23m.
- 3. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.21m.
- 4. Section 6(30)a, By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.64m.
- 5. Section 6(24), By-law No. 7625**
The maximum projection of an unexcavated deck in the rear is 2.10m from the wall if it is greater than 1.00m above the ground.
The proposed deck is 3.05m from the wall.

30. 70 GILGORM RD

File Number:	A0226/17NY	Zoning	
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	70 GILGORM RD	Community:	Toronto
Legal Description:	PLAN 1044 PT LOT 19		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with attach garage. The existing dwelling is to be demolished.

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

- 1. Chapter 10.5.40.60.(1)(X 1419)(C), By-law No. 569-2013**
Despite regulation 10.5.40.60.(1) in a front yard or rear yard, a platform with a floor higher than their first floor of the building above established grade may not encroach into the required front yard or rear yard setback.
The proposed front and rear decks project into required setbacks.
- 2. Chapter 10.20.40.10.(4), By-law No. 569-2013**
The permitted maximum height is 7.2 m.
The proposed height is 9.05 m.
- 3. Chapter 10.20.40.10.(4), By-law No. 569-2013**
The permitted maximum number of storeys is two (2).
The proposed number of storeys is three (3).
- 4. Chapter 10.20.40.10.(6), By-law No. 569-2013**
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 less than 1.2 m, however only 1.08 m² of that area is within 4m of the main front wall and the required is 10 m².
- 5. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.6 times the area of the lot.
The proposed floor space index is 1.01 times the area of the lot.
- 6. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 0.9 m.
The proposed north side yard setback is 0.45 m.
- 7. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 0.9 m.
The proposed south side yard setback is 0.6 m.
- 8. Section 6(3) Part I 1, By-law No.438-86**
The by-law limits the residential gross floor area in an area zoned R1 Z0.6 to 0.6 times the area of the lot: 183.12 m².
The proposed residential gross floor area of the building 307.61 m².

- 9. Section 6(3) Part II 3.B(II), By-law No.438-86**
A detached house in a R1 district must 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 north side lot line setback is 0.45 m.
- 10. Section 6(3) Part II 3.B(II), By-law No.438-86**
A detached house in a R1 district must 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 south side lot line setback is 0.6 m.
- 11. Section 6(3) Part II 3.B(II), By-law No.438-86**
A detached house in a R1 district must have a minimum side lot line setback of 7.5 m for that portion of the building exceeding 17.0 m in depth.
The proposed north side lot line setback is 0.45 m for the 0.54 m exceeding the 17 m depth.
- 12. Section 6(3) Part II 3.B(II), By-law No.438-86**
A detached house in a R1 district must have a minimum side lot line setback of 7.5 m for that portion of the building exceeding 17.0 m in depth.
The proposed south side lot line setback is 0.6 m for the 0.54 m exceeding the 17 m depth.
- 13. Section 6(3) Part II 8 D(I), By-law No.438-86**
The by-law limits the height of a platform which projects into the required setbacks to a maximum of 1.2 m above grade.
There proposed rear deck is 2.99 m above grade.
- 14. Section 6(3) Part II 8 D(I), By-law No.438-86**
The by-law limits the height of a platform which projects into the required setbacks to a maximum of 1.2 m above grade.
There proposed front porch is 1.7 m above grade.
- 15. Section 6(3) Part II 8 D, By-law No.438-86**
The by-law limits the projection of a platform into the required setbacks to a maximum of 2.5 m from the front wall.
The proposed uncovered platform projects 4.55 m from the front wall.
- 16. Section 4(2), By-law No.438-86**
The maximum permitted height is 9 m.
The proposed height is 9.4 m.

31. 241 POYNTZ AVE

File Number:	A0227/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	241 POYNTZ AVE	Community:	North York
Legal Description:	PLAN 1743 LOT 715 PT LOT 714		

PURPOSE OF THE APPLICATION:

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

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

- 1. 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 that is not a major street.
The proposed vehicle access to a parking is from the front yard.
- 2. Chapter 10.5.60.20.(6), By-law No. 569-2013**
The minimum side yard setback for an ancillary building or structure containing a parking space where it is on a corner lot, and vehicle access is from the street abutting the side lot line, is 6.00m.
The proposed side yard setback for the ancillary building is 0.25m.
- 3. 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 7.67m.
- 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 1.22m.
- 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 1.19m.
- 6. Section 13.2.1, By-law No. 7625**
The minimum required lot frontage is 15.00m.
The existing lot frontage is 12.14m.
- 7. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550.00m².
The existing lot area is 409.10m².
- 8. 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.

- 9. 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 0.846m (side bay windows are not a permitted projection into a required side yard setback).
- 10. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.31m.
- 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 1.56m.
- 12. Section 6(8), By-law No. 7625**
The minimum lot width is not be less than the lot frontage for the zone in which the building is to be constructed; 15.00m.
The existing lot width is 12.14m.
- 13. Section 6(23), By-law No. 7625**
The minimum required side yard setback for an accessory building is 5.00m.
The proposed west side yard setback for the accessory building is 0.25m.
- 14. 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 and must not exceed 56.00m² or 5.00% of the lot area.
The proposed rear deck projects 4.8533m from the rear wall, is greater than 1.00m in height and is 0.66 times the width of the dwelling.
- 15. 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 41.12% of the lot area (including the rear detached garage).

32. 145 RANLEIGH AVE

File Number:	A0228/17NY	Zoning	R2 Z0.6/R (f7.5; d0.6) x933[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	145 RANLEIGH AVE	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 295 << STRUCTURE ADDRESS FOR 153 RANLEIGH AVE		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would 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 must be within 4.00m of the front main wall.
The first floor area within 4.00m of the front main wall is 4.02m².
- 2. Chapter 10.5.50.10.(1), By-law No. 569-2013**
The minimum required front yard soft landscaping area is 75.00%.
The proposed front yard soft landscaping area is 63.10%.
- 3. Chapter 10.10.40.10.(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 9.99m.
- 4. Chapter 10.10.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 17.00m.
The proposed building depth is 20.14m.
- 5. Chapter 10.10.40.40.(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 0.65 times the area of the lot.
- 6. Chapter 10.10.40.70.(4), By-law No. 569-2013**
The minimum required side yard setback is 0.45m.
The proposed east side yard setback is 0.34m.
- 7. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted Gross Floor Area is 0.60 times the area of the lot.
The proposed Gross Floor Area is 0.65 times the area of the lot.
- 8. Section 6(3) Part II 3.B(I), By-law No. 438-86**
The minimum required east side lot line setback not exceeding 17.00m in depth where the side walls contain no openings is 0.45m.
The proposed east side lot line setback is 0.34m.

- 9. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side lot line setback for that portion of the building exceeding 17.00m in depth is 7.50m.
The proposed east side lot line setback is 0.34m.
- 10. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side lot line setback for that portion of the building exceeding 17.00m in depth is 7.50m.
The proposed west side lot line setback is 1.54m.
- 11. Section 4(2), By-law No. 438-86**
The maximum permitted building height is 10.00m.
The proposed building height is 10.15m.
- 12. Section 6(3) Part III 3(d)i(D), By-law No. 438-86**
The minimum required soft landscaped open space in the front yard is 75.00%.
The proposed soft landscaped open space is 63.10%.

33. 57 ADDISON CRES

File Number:	A0236/17NY	Zoning	
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	57 ADDISON CRES	Community:	North York
Legal Description:	PLAN 4378 LOT 34		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40, By-law No. 569-2013**
The maximum permitted lot coverage is 25.00% of the lot area.
The proposed lot coverage is 29.82% of the lot area.
- 2. Chapter 10.20.40.70, By-law No. 569-2013**
The minimum required front yard is 9.10m.
The proposed front yard is 8.20m.
- 3. Section 14.2.4, By-law No. 7625**
The maximum permitted lot coverage is 25.00% of the lot area.
The proposed lot coverage is 29.82% of the lot area.
- 4. Section 14.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.1m.
- 5. Section 6(30), By-law No. 7625**
The maximum permitted height of the finished first floor is 1.50m.
The proposed finished first floor height is 1.61m.

34. 177 RANLEIGH AVE

File Number:	A0237/17NY	Zoning	R / R2 Z0.6 (ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	177 RANLEIGH AVE	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 300		

PURPOSE OF THE APPLICATION:

To construct a new dwelling with attached garage. The existing dwelling will be demolished.

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

- 1. Chapter 10.5.40.10, By-law No. 569-2013**
A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
The proposed first floor within 4 m of the front main wall is 1.2 m².
- 2. Chapter 10.10.40.10.(2), By-law No. 569-2013**
There permitted maximum height of all side exterior walls facing a side lot line is 7.50 m.
The proposed height of the side exterior main walls facing a side lot line is 7.70 m.
- 3. Chapter 10.10.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.6 times area of the lot.
The proposed floor space index is 0.81 times the area of the lot.
- 4. Chapter 10.10.80.40.(1), By-law No. 569-2013**
Vehicle entrances though the front main wall of the building are permitted provided the lot has a minimum frontage of 7.6 m
The existing lot frontage is 5.31 m.
- 5. Section 6(3), By-law No. 438-86**
The permitted maximum floor space index is 0.6 times area of the lot.
The proposed floor space index is 0.81 times the area of the lot.
- 6. Section 6(3) Part II 3(II), By-law No. 438-86**
A proposed building may not be closer than 1.2 m to the portion of the side wall of an adjacent building that contains opening or 0.9 m to the portion of the side wall of an adjacent building that doesn't contain openings.
The proposed building is located 0.72 m from the adjacent west building.
- 7. Section 6(3) Part IV 3(I), By-law No. 438-86**
An integral garage is not permitted on a lot having a frontage of less than 7.62 m where access to the garage is located in a wall facing the front lot line.
The proposed integral garage is in a wall that faces the front lot line.
- 8. Section 6(3) Part IV 3(II), By-law No. 438-86**
An integral garage is not permitted in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line.
The proposed integral garage is below grade.

9. Section 6(3) Part II 8 D(I), By-law No. 438-86

An uncovered platform which projects into the required setbacks may not exceed a maximum of 1.2 m above grade.

The proposed rear deck height is 1.30 m above grade.

35. 175 RANLEIGH AVE

File Number:	A0238/17NY	Zoning	R / R2
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	175 RANLEIGH AVE	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 300		

PURPOSE OF THE APPLICATION:

To construct a new semi-detached dwelling with attached garage. The existing dwelling will be demolished.

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

- 1. Chapter 10.5.40.10, By-law No. 569-2013**
A minimum of 10.0 m² of first floor must be within 4.0 m of the front main wall.
The proposed first floor within 4 metres of the front main wall is 1.2 m².
- 2. Chapter 10.10.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.
The proposed height of the side exterior main wall facing a side lot line is 7.7 m.
- 3. 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 proposed floor space index is 0.82 times the area of the lot.
- 4. Chapter 10.10.80.40.(1), By-law No. 569-2013**
Vehicle entrances through the first main wall of the building are permitted provided the lot has a minimum frontage of 7.6 m
The existing lot frontage is 5.49 m.
- 5. Section 6(3) Part I 1, By-law No. 438-86**
The permitted maximum floor space index is 0.6 times the area of the lot.
The proposed floor space index is 0.82 times the area of the lot.
- 6. Section 6(3) Part II 3 (II), By-law No. 438-86**
The proposed building must not be located any closer than 1.2 m to the portion of the side wall of an adjacent building that contains openings or 0.9 m to the portion of the side wall of an adjacent building that doesn't contain opening.
The proposed building is located 0.72 m from the adjacent west building.
- 7. Section 6(3) Part II 8 D(I), By-law No. 438-86**
The maximum permitted height of an uncovered platform which projects into the required setbacks to a maximum of 1.2 m above grade.
The proposed rear deck is 1.30 m above the grade.
- 8. Section 6(3) Part IV 3(I), By-law No. 438-86**
An integral garage in a building on a lot having a frontage of less than 7.62, where access to the garage is located in a wall facing the front lot line is not permitted.
The proposed integral garage is in a wall that faces the front lot line.

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

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.

36. 3 VEERY PL

File Number:	A0239/17NY	Zoning	RS(f18.0)(x222)/RM2(11)[Z ONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	3 VEERY PL	Community:	North York
Legal Description:	PLAN 4545 E PT LOT 193 W PT LOT 194		

PURPOSE OF THE APPLICATION:

To construct a three-storey side addition on the west portion of the existing two-storey dwelling, including an integral garage. The existing carport would be demolished.

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

- 1. Chapter 10.40.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.1% of the lot area.
- 2. Chapter 10.40.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.5m
The proposed west side yard setback is 0.92m.
- 3. Chapter 10.40.40.10.(3), By-law No. 569-2013**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
- 4. Section 17(4)(d), By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.1% of the lot area.
- 5. Section 17(3)(c)(ii), By-law No. 7625**
The minimum required side yard setback is 1.5m
The proposed west side yard setback is 0.92m.
- 6. Section 17(4)(e), By-law No. 7625**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.

37. 447 BLYTHWOOD RD

File Number:	A0241/17NY	Zoning	RD (f15.0; a550) (x5)/ R3 [PPR]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	447 BLYTHWOOD RD	Community:	North York
Legal Description:	CON 1 EYS PT LOT 3 AND PLAN 205 PT LOT 15		

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.(4) A), By-law No. 569-2013**
The maximum permitted height of a building is 7.20m.
The proposed height of the building is 9.57m.
- 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 17.44m.
- 3. Chapter 10.20.40.50.(1) A), By-law No. 569-2013**
The maximum permitted number of platforms at or above the second storey located on a front or rear wall is one.
The proposed number of platforms located on the rear wall is two.
- 4. Chapter 10.20.40.50.(1) B), 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 area of balcony 1 is 9.62m².
- 5. Chapter 10.20.40.50.(1) B), 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 area of balcony 2 is 6.69m².
- 6. Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 17.44m.
- 7. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.00m.
The proposed building height is 9.57m.
- 8. Section 12.7A, By-law No. 7625**
The maximum permitted balcony area is 3.80m².
The proposed area of balcony 1 is 9.62m².

- 9. Section 12.7A, By-law No. 7625**
The maximum permitted balcony area is 3.80m².
The proposed area of balcony 2 is 6.69m².
- 10. Section 14.2.6A(b), By-law No. 7625**
The maximum number of balconies for each side of the building is one.
The proposed number of balconies on the rear wall is two.
- 11. Section 6(24), By-law No. 7625**
The maximum width of an unexcavated deck in the rear that projects less than 2.10m from the wall and is greater than 1.00m above adjacent ground is 50.00% of the width of the dwelling.
The proposed deck is 75.00% of the width of the dwelling.
- 12. Section 6(9)(j), By-law No. 7625**
The maximum permitted area of a canopy in a side yard is 2.30m².
The proposed canopy is 10.22m².

38. 33 VEERY PL

File Number:	A0242/17NY	Zoning	RS / RM2 (ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	33 VEERY PL	Community:	North York
Legal Description:	PLAN 4545 E PT LOT 186 PLAN 4638 W PT LOT 477		

PURPOSE OF THE APPLICATION:

To construct a new front yard addition and rear yard addition to the existing house and new accessory structure in the rear.

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

- 1. Chapter 10.40.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 10.87 m.
The proposed front yard setback is 8.7 m.

39. 292 HILLHURST BLVD

File Number:	A0243/17NY	Zoning	RD/ R4 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	292 HILLHURST BLVD	Community:	North York
Legal Description:	PLAN 1462 L 47		

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition and a second-storey rear addition with interior alterations and a new deck.

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 including part of the deck is 42.712% of the lot area.
- 2. Chapter 900 Exception (5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 0.94m.
- 3. Chapter 900 Exception (5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 0.94m.
- 4. Chapter 10.20.40.20(1), By-law No. 569-2013**
The maximum permitted building length for a building is 17.00m.
The proposed building length including the deck is 21.03m.
- 5. Chapter 10.5.40.60.(1), By-law No. 569-2013**
The maximum required encroachment for a deck is 2.50m.
The proposed deck encroaches 0.90m extra to the required.
- 6. 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 0.93m.
- 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 42.712% 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 19.28m.

- 9. Section 6(24)(ii), By-law No. 7625**
The required deck encroachment is 2.10m.
The proposed deck is 3.30m.
- 10. Section 6(24)(i), By-law No. 7625**
The maximum height for a deck is 1.00m.
The proposed deck height is 1.625m.
- 11. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 0.93m.

40. 7 MARCHWOOD DR

File Number:	A0244/17NY	Zoning	RD / R6 (ZR)
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	7 MARCHWOOD DR	Community:	North York
Legal Description:	PLAN 1841 LOT 324		

PURPOSE OF THE APPLICATION:

To construct a new dwelling with attached garage. The existing dwelling will be demolished.

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

- 1. Chapter 900 (5), By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
The proposed north side yard setback is 1.517 m.
- 2. Chapter 900 (5), By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
The proposed south side yard setback is 1.521 m.
- 3. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 3% of the lot area.
The proposed lot coverage is 30.28% of the lot area.
- 4. Chapter 10.20.40.20.(2), By-law No. 569-2013**
The permitted maximum building length is 17.0 m.
The proposed building length is 20.180 m.
- 5. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building is 10 m.
The proposed height of the building is 10.389 m.
- 6. Chapter 10.20.40.20.(2), By-law No. 569-2013**
The permitted maximum depth of a building is 19.0 m.
There proposed depth of the building is 20.180 m.
- 7. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed north side yard setback is 1.517 m.
- 8. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed south side yard setback is 1.521 m.
- 9. Section 12.6, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area
The proposed lot coverage is 30.2840% of the lot area. (Includes deck and porch.)

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

The maximum permitted building length is 16.8 m.

The proposed building length is 19.348 m.

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

The minimum required side yard setback for a deck is 1.8 m.

The proposed north side yard setback for the deck is 1.521 m.

41. 5015-5021 YONGE ST

File Number:	A0263/17NY	Zoning	C1(143) (ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	5015-5021 YONGE ST	Community:	North York
Legal Description:	PLAN 1801 PT LOT 4 5015, 5017, 5021		

PURPOSE OF THE APPLICATION:

To construct a new two storey restaurant, greater than 30 seats.

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

1. Section 6(29), By-law No. 7625

No banquet hall or restaurant that has a gross floor area larger than 1000 m² may be located closer than 300 m from any R or RM zone.

The gross floor area is 1136.6 m² and the restaurant is immediately adjacent to an RM zone.

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

The required parking rate for a restaurant of 960 m² of gross floor area with a 310 m² outdoor terrace on these lands shall be as follow:

- i) A minimum of zero (0) parking spaces; and
- ii) a maximum of 3 parking spaces per 100 m² of gross floor area.

The proposed gross floor area of the restaurant is 1136.6 m² and zero (0) parking is provided.

42. 127 OVERLAND DR

File Number:	A1022/16NY	Zoning	RD/R4 [BLD]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	127 OVERLAND DR	Community:	North York
Legal Description:	PLAN 5543 LOT 22		

PURPOSE OF THE APPLICATION:

To legalize and maintain the two-storey dwelling, as constructed. Please note this application was previously deferred Thursday, January 26, 2017.

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 25.00% of the lot area.
The lot coverage is 27.80% of the lot area.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 7.20m.
The building height is 8.63m.
- 3. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 7.80m.
The front yard setback is 7.74m.
- 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 2.81m² within 4.00m of the main front wall.
- 5. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 25.00% of the lot area.
The lot coverage is 27.80% of the lot area.
- 6. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.00m.
The building height is 8.82m.

43. 90 BURNDALE AVE

File Number:	A0983/16NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Designated
Property Address:	90 BURNDALE AVE	Community:	North York
Legal Description:	PLAN M407 LOT 374 E PT LOT 375		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.00m.
The proposed building depth is 24.36m.
- 2. Chapter 10.20.40.70.(2)(B), By-law No. 569-2013**
The minimum required rear yard setback is 8.97m.
The proposed rear yard setback is 3.80m.
- 3. Chapter 10.5.60.30.(1), By-law No. 569-2013**
An ancillary building or structure with a height greater than 2.50m, or a gross floor area greater than 10.00m², must be at least 1.80m from a residential building on the same lot.
The proposed rear addition is 1.22m from the existing detached garage.
- 4. Chapter 10.5.40.60.(1), By-law No. 569-2013**
A platform without main walls, attached to or less than 0.30m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.50m.
The proposed platform encroaches 5.13m into the required rear yard setback.
- 5. Chapter 10.5.60.40.(2), By-law No. 569-2013**
The maximum height of an ancillary building or structure if the ancillary building or structure is less than 1.80m from the residential building on the lot, is 2.50m.
The proposed height of the ancillary structure (gazebo) is 4.83m in height, from the peak of roof to the lowest point of adjacent natural grade.
- 6. Section 6(23)(b), By-law No. 7625**
When an accessory building that is larger than 10.00m² is closer than 3.00m from a dwelling, the accessory building shall be deemed to be a part of the dwelling, and all regulations that apply to the dwelling also apply to the accessory building as if they were one building, except that a second suite shall not be located in the accessory building.
The proposed addition is 1.22m from the existing detached garage.

- 7. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The existing east side yard setback is 0.53m to the existing detached garage.
- 8. Section 13.2.3(c), By-law No. 7625**
The minimum required rear yard setback is 9.50m.
The existing rear yard setback is 0.57m to the existing detached garage.
- 9. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The existing building length is 26.80m (including the detached garage).
- 10. Section 6(23)(a)(iv), By-law No. 7625**
The maximum height of an accessory building shall be 3.70m. Notwithstanding Section 2.10, height of an accessory building means the vertical distance between the average elevation of the finished level of the ground adjoining the base of the exterior walls of the accessory building and the mean height level between the eaves and ridge.
The proposed side yard gazebo is 3.89m in height.

44. 15 HI MOUNT DR

File Number:	A1028/16NY	Zoning	RD/R2 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	15 HI MOUNT DR	Community:	North York
Legal Description:	PLAN M677 L 212		

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing one-storey dwelling, in conjunction with other interior and exterior alterations. Please note this application was previously deferred Thursday, February 9, 2017 in order to address a variance with respect to the stable top-of-bank and Toronto and Region Conservation Authority, as outlined below.

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

- 1. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 2.40m.
The existing and proposed east side yard setback is 1.97m.
- 2. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 2.40m.
The existing and proposed west side yard setback is 2.11m.
- 3. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height for a flat or shallow roof is 7.20m.
The proposed building height is 7.44m.
- 4. Chapter 5.10.40.70.(1), By-law No. 569-2013**
If the Toronto and Region Conservation Authority determines that a shoreline hazard limit or a stable top-of-bank crosses a lot, a building or structure on that lot must be set back a minimum of 10.00m from that shoreline hazard limit or stable top-of-bank.
The proposed building is set back 3.82m for the second floor from the shoreline hazard limit or stable top-of-bank.
- 5. Section 11.2.4(b), By-law No. 7625**
The minimum required side yard setback is 2.40m.
The existing and proposed east side yard setback is 1.97m.
- 6. Section 11.2.4(b), By-law No. 7625**
The minimum required side yard setback is 2.40m.
The existing and proposed west side yard setback is 2.11m.
- 7. Section 11.2.6, By-law No. 7625**
The maximum permitted building height for a flat roof is 8.00m.
The proposed building height is 8.21m.

45. 67 BURBANK DR

File Number:	A1061/16NY	Zoning	RD/R3 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	67 BURBANK DR	Community:	North York
Legal Description:	PLAN 4847 LOT 79 PT BLK C		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please note this application was previously deferred Thursday, February 9, 2017 in order to address a variance with respect to the stable top-of-bank and Toronto and Region Conservation Authority, as outlined below.

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 10.54m.
- 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 north side exterior main wall facing a side lot line is 8.35m.
- 3. 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 south side exterior main wall facing a side lot line is 7.83m.
- 4. Chapter 10.20.40.10.(6), By-law No. 569-2013**
The maximum permitted finished first floor height is 1.20m.
The proposed finished first floor height is 1.49m.
- 5. Chapter 5.10.40.70.(1), By-law No. 569-2013**
If the Toronto and Region Conservation Authority determines that a shoreline hazard limit or a stable top-of-bank crosses a lot, a building or structure on that lot must be set back a minimum of 10.00m from that shoreline hazard limit or stable top-of-bank.
The proposed building is set back 6.00m for the second floor from the shoreline hazard limit or stable top-of-bank.
- 6. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 8.97m.

3. OTHER BUSINESS

46. A0806/16NY - 137 PATRICIA AVE – REFUND REQUEST

47. A0856/15NY - 160 SHEPPARD AVE WEST – REFUND REQUEST