

**COMMITTEE OF ADJUSTMENT
 NORTH YORK PANEL**

Hearing Date: Thursday August 17, 2017
Time: 9:30 am and 2:00 pm.
Location: North York Civic Centre Council Chambers – 5100 Yonge Street

1. OPENING REMARKS:

- **Declarations of Interest**
- **Confirmation of Minutes from Previous Hearing**
- **Closed & Request to Defer Files**

2. DEPUTATIONS ITEMS

FILES TO BE HEARD AT 9:30 am, OR SHORTLY THEREAFTER:

Item	File Number	Owner	Property	Community (Ward)
1	B0018/17NY	RED ROCK BUILDERS LIMITED	12,14 CARHARTT & 28 MARQUETTE	Eglinton-Lawrence (15)
1 a.	A0229/17NY	RED ROCK BUILDERS LIMITED	12,14 CARHARTT & 28 MARQUETTE	Eglinton-Lawrence (15)
1 b.	A0230/17NY	RED ROCK BUILDERS LIMITED	12,14 CARHARTT & 28 MARQUETTE	Eglinton-Lawrence (15)
1 c.	A0231/17NY	RED ROCK BUILDERS LIMITED	12,14 CARHARTT & 28 MARQUETTE	Eglinton-Lawrence (15)
1 d.	A0232/17NY	RED ROCK BUILDERS LIMITED	12,14 CARHARTT & 28 MARQUETTE	Eglinton-Lawrence (15)
1 e.	A0233/17NY	RED ROCK BUILDERS LIMITED	12,14 CARHARTT & 28 MARQUETTE	Eglinton-Lawrence (15)

1 f.	A0234/17NY	RED ROCK BUILDERS LIMITED	12,14 CARHARTT & 28 MARQUETTE	Eglinton-Lawrence (15)
1 g.	A0235/17NY	RED ROCK BUILDERS LIMITED	12,14 CARHARTT & 28 MARQUETTE	Eglinton-Lawrence (15)
2	B0025/17NY	YUANMING DONG PIERRE HONGKUN PONG	105 CRAIGHURST AVE	Eglinton-Lawrence (16)
2 a.	A0327/17NY	YUANMING DONG PIERRE HONGKUN PONG	105B CRAIGHURST AVE	Eglinton-Lawrence (16)
2 b.	A0331/17NY	YUANMING DONG PIERRE HONGKUN PONG	105A CRAIGHURST AVE	Eglinton-Lawrence (16)
3	B0020/17NY	ANTONIO DIDIANO TONY DIDIANO	24 MONTANA AVE	York Centre (09)
3 a.	A0271/17NY	ANTONIO DIDIANO TONY DIDIANO	24 MONTANA AVE (PART 2)	York Centre (09)
3 b.	A0272/17NY	ANTONIO DIDIANO TONY DIDIANO	24 MONTANA AVE (PART 1)	York Centre (09)
4.	A0546/17NY	VERNA BETTY SHAND	5 BUNTY LANE	Willowdale (24)
5.	A0547/17NY	AMIR NADILOEY	1 SILVERGROVE ROAD	Don Valley West (25)
6.	A0548/17NY	153 BRIDGELAND REALTY INC.	153 BRIDGELAND AVENUE	Eglinton-Lawrence (15)
7.	A0550/17NY	GUOJUN GUAN JIA WANG	93 MONA DRIVE	Eglinton-Lawrence (16)
8.	A0551/17NY	AARON SILVER AARON YAIR SILVER	61 CHARLESWOOD DRIVE	York Centre (10)

9.	A0552/17NY	PAYMAN GHORBANKHANI	157 PARKVIEW AVENUE	Willowdale (23)
10.	A0553/17NY	PEI PEN KAO	165 GLENVALE BLVD	Don Valley West (26)
11.	A0554/17NY	LJUBE DODEVSKI	1010 SPADINA ROAD	Eglinton-Lawrence (16)
12.	A0555/17NY	ATTICA-TUL-NOOR BHALLI USMAN AHMED BHALLI	4 ARTREEVA DRIVE	York Centre (10)
13.	A0556/17NY	RAYMOND CARRAGHER MARY ELLEN BARDOUNIOTIS	10 YEWFIELD CRES	Don Valley East (34)
14.	A0558/17NY	RONIT SHARMA NAMITA SHARMA	6 STUART AVENUE	Willowdale (23)
15.	A0559/17NY	NANCY RUTH TOBIN	8 FRIVICK CRT	Willowdale (24)
16.	A0560/17NY	MEI-KUEN VIRGINIA LAU TIN-YAU HOWARD YAN	42 BEARDMORE CRES	Willowdale (24)
17.	A0562/17NY	MATINA LALOUDAKIS	125 DELL PARK AVENUE	Eglinton-Lawrence (15)
18.	A0563/17NY	BRENDA PUN DAN QUACH	130 ROSLIN AVENUE	Don Valley West (25)
19.	A0564/17NY	SHABNAM HASHEMI NASAB	50 HI MOUNT DRIVE	Willowdale (24)
20.	A0565/17NY	GIUSEPPE CACCAVO MARRISA ROTHER	79 ALAMEDA AVENUE	Eglinton-Lawrence (15)

FILES TO BE HEARD AT 2:00 pm, OR SHORTLY THEREAFTER:

21.	A0566/17NY	TAMAR TSIKLARI	143 BETTY ANN DRIVE	Willowdale (23)
22.	A0567/17NY	REGAN TESSIS	621 BRIAR HILL AVENUE	Eglinton-Lawrence (16)
23.	A0569/17NY	DEMETRA KOUTSOUKIS	48 GLENVIEW AVENUE	Eglinton-Lawrence (16)
24.	A0571/17NY	DANA PAUL GILMAN JEEHEE JIA GILMAN	11 PEEBLES AVENUE	Don Valley West (25)
25.	A0576/17NY	PETER VOONG	87 NORTHDALE ROAD	Don Valley West (25)
26.	A0577/17NY	SICHENG SUN	21 ALDERBROOK DRIVE	Don Valley West (25)
27.	A0578/17NY	2457205 ONTARIO INC 2457205 ONTARIO INC	5312 YONGE STREET	Willowdale (23)
28.	A0579/17NY	ALON KRONENBERG	46 PALM DRIVE	York Centre (10)
29.	A0580/17NY	SHERIF FADALI	20 ARROWSTOCK ROAD	Willowdale (24)
30.	A0581/17NY	SHARI PINKUS PETER DALY	136 HELENDALE AVENUE	Eglinton-Lawrence (16)
31.	A0582/17NY	EWAN GEDDES EWAN GEDDES	35 SKELMORE CRES	Don Valley East (34)
32.	A0583/17NY	2028643 ONTARIO LIMITED 20286430 ONTARIO LIMITED	2793 BATHURST STREET	Eglinton-Lawrence (16)

33.	A0584/17NY	ARASH GORJI-POUR	165 CHURCH AVENUE	Willowdale (23)
34.	A0586/17NY	LAWRENCE SAGER PERI AGGARWAL	236 BOWOOD AVENUE	Don Valley West (25)
35.	A0587/17NY	AZADEH MOGHAREI ALI MALEKANIAN	23 BURBANK DRIVE	Willowdale (24)
36.	A0588/17NY	SERVAT NIASARI NASHLJI MOHAMMAD HOSSEIN MIRZAEI SEFIDABI FAR	43 DROMORE CRES	Willowdale (23)
37.	A0589/17NY	MERLE ANN SALEEM	5 NORDEN CRES	Don Valley West (25)
38.	A0590/17NY	JOSEPHINE DE LUCA- ROSA	6 SINTON CRT	York Centre (09)
39.	A0620/17NY	MARIA FIORE	611 NORTHCLIFFE BLVD	Eglinton-Lawrence (15)
40.	A0688/17NY	SANOFI PASTEUR LIMITED	1755 STEELES AVE W	York Centre (10)
41.	A0146/17NY	DEREK KENTON SZETO	120 GLENDORA AVENUE	Willowdale (23)
42.	A0363/17NY	IRENA LEVITIN OLEG LEVITIN	15 BARWICK DR.	York Centre (10)
43.	A0964/16NY	LAURA RUBEN MICHAEL DAVIDOVITS	177 FAYWOOD BLVD (related delegated consent B0085/16NY - 159 Almore)	York Centre (10)

3. OTHER BUSINESS

1. 12,14 CARHARTT & 28 MARQUETTE

File Number:	B0018/17NY	Zoning	RM5/ RM (d1.0) (x474)(waiver)
Owner(s):	RED ROCK BUILDERS LIMITED	Ward:	Eglinton-Lawrence (15)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	12, 14 CARHARTT ST. & 28 MARQUETTE AVE	Community:	North York
Legal Description:	PLAN 2053 LOT 194		

THE CONSENT REQUESTED:

To obtain consent to sever the properties to create seven new lots. It is proposed to construct three sets of semi-detached dwellings and one single detached residential dwelling.

Conveyed - Part 1 (Lot F)

The lot frontage is 6.30m and the lot area is 231.00m². The existing dwelling would be demolished. One half of a new semi-detached dwelling is proposed and variances are required as outlined in application A0234/17NY.

Conveyed - Part 2 (Lot E)

The lot frontage is 6.30m and the lot area is 230.60m². The existing dwelling would be demolished. One half of a new semi-detached dwelling is proposed and variances are required as outlined in application A0233/17NY.

Conveyed - Parts 3 & 4 (Lot D)

The lot frontage is 6.30m and the lot area is 230.70m². The existing dwelling would be demolished. One half of a new semi-detached dwelling is proposed and variances are required as outlined in application A0232/17NY.

Conveyed - Parts 5 & 6 (Lot C)

The lot frontage is 6.30m and the lot area is 230.60m². The existing dwelling would be demolished. One half of a new semi-detached dwelling is proposed and variances are required as outlined in application A0231/17NY.

Conveyed - Parts 7 & 8 (Lot B)

The lot frontage is 6.30m and the lot area is 230.40m². The existing dwelling would be demolished. One half of a new semi-detached dwelling is proposed and variances are required as outlined in application A0230/17NY.

Conveyed - Part 9 (Lot A)

The lot frontage is 6.30m and the lot area is 206.20m². The existing dwelling would be demolished. One half of a new semi-detached dwelling is proposed and variances are required as outlined in application A0229/17NY.

Conveyed - Part 10

The proposed lot frontage is 12.75m and the lot area is 246.20m². The existing dwelling would be demolished. A single detached dwelling is proposed and variances are required as outlined in application A0235/17NY.

File Numbers B0018/17NY, A0229/17NY, A0230/17NY, A0231/17NY, A0232/17NY, A0233/17NY, A0234/17NY, and A0235/17NY will be considered jointly.

1a. 12,14 CARHARTT & 28 MARQUETTE

File Number:	A0229/17NY	Zoning	RM5/ RM (d1.0) (x474)
Owner(s):	RED ROCK BUILDERS LIMITED RED ROCK BUILDERS LTD	Ward:	Eglinton-Lawrence (15)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	12 CARHARTT ST – PART 9	Community:	North York
Legal Description:	PLAN 2053 LOT 194		

PURPOSE OF THE APPLICATION:

To construct one-half of a new semi-detached dwelling. The existing dwelling would be demolished.

File Numbers B0018/17NY, A0229/17NY, A0230/17NY, A0231/17NY, A0232/17NY, A0233/17NY, A0234/17NY, and A0235/17NY will be considered jointly.

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.00m² of the First Floor area must be within 4.00m of the front wall.
There is 2.91m² proposed within 4.00m of the front wall.
- 2. Chapter 10.5.40.60.(1)(C), 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 if it is no closer to a side lot line than 2.10m.
The proposed platform encroaches 2.10m into the required rear yard setback and is 1.45m from the south side lot line.
- 3. Chapter 10.5.40.60.(1)(B), By-law No. 569-2013**
A minimum of 50.00% of the front yard must be landscaping.
The proposed front yard landscaping area is 43.40%.
- 4. Chapter 10.5.40.60.(1)(D), By-law No. 569-2013**
A minimum of 75.00% of the front yard landscaping must be soft landscaping.
The proposed front yard soft landscaping area is 72.00%
- 5. Chapter 10.80.30.10.(I)(C), By-law No. 569-2013**
The minimum required lot area is 225.00m².
The proposed lot area is 206.20m².
- 6. Chapter 10.80.30.20.(I)(C), By-law No. 569-2013**
The minimum required lot frontage for a dwelling that is located on two lots is 7.50m.
The proposed lot frontage is 6.30m.
- 7. Chapter 10.80.30.40.(1)A), By-law No. 569-2013**

The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 41.70% of the lot area.

- 8. Chapter 10.80.40.10.(1)B(i), By-law No. 569-2013**
The maximum permitted height of the dwelling is 10.00m.
The proposed height of the dwelling is 10.10m.
- 9. Chapter 10.80.40.10.(2)B(i), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the side exterior main walls facing a side lot line is 8.01m.
- 10. Chapter 10.80.40.10.(3)B, By-law No. 569-2013**
The minimum required side yard setback is 1.50m.
The proposed south side yard setback is 1.20m.
- 11. Section 15.8/ 17(4)(f), By-law No. 7625**
The minimum required landscaping is 50.00%.
The proposed landscaping area is 43.40%.
- 12. Section 15.8/ 17(4)(f), By-law No. 7625**
The minimum required soft landscaping is 75.00%.
The proposed soft landscaping is 72.00%.
- 13. Section 17(43(a)/ 17(4)(a), By-law No. 7625**
The minimum required lot area is 300.00m² for each semi-detached dwelling unit and 665.00m² for each semi-detached dwelling.
The proposed lot area is 206.20m² for the semi-detached dwelling unit 436.60m² for the semi-detached dwelling.
- 14. Section 17(3)(c)(i)/ 17(4)(c)(i), By-law No. 7625**
The minimum required front yard setback is 7.50m.
The proposed front yard setback is 6.27m.
- 15. Section 17(3)(c)(ii)/ 17(4)(c)(ii), By-law No. 7625**
The minimum required side yard setback is 1.50m.
The proposed south side yard setback is 1.20m.
- 16. Section 17(3)(d)/ 17(4)(d), By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 41.70% of the lot area.
- 17. Section 17(3)(e)/ 17(4)(e), By-law No. 7625**
The maximum permitted building height is 9.20m.
The proposed building height is 9.59m.

- 18. 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.
- 19. Section 6(24)(d)(A), By-law No, 7625**
In the rear yard, unexcavated porches and deck attached to or detached from the main building shall be located no closer to the side lot lines than the minimum side yard setback; 1.80m
The proposed deck is located 1.45m from the south side lot line.
- 20. Section 17(3)(b)/ 17(4)(b), By-law No. 7625**
The minimum required lot frontage is 8.50m for each semi-detached dwelling unit and 18.00m for each semi-detached dwelling.
The proposed lot frontage is 6.30m and for each semi detached dwelling unit and 12.60m for each semi-detached dwelling.
- 21. Section 6(9)(b), By-law No. 7625**
The maximum projection of a stair in the rear yard setback is 2.10m.
The proposed stair projects 2.94m.

1b. 12,14 CARHARTT & 28 MARQUETTE

File Number:	A0230/17NY	Zoning	RM5/ RM (d1.0) (x474)
Owner(s):	RED ROCK BUILDERS LIMITED RED ROCK BUILDERS LTD	Ward:	Eglinton-Lawrence (15)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	12 CARHARTT ST – PARTS 7,8	Community:	North York
Legal Description:	PLAN 2053 LOT 194		

PURPOSE OF THE APPLICATION:

To construct one-half of a new semi-detached dwelling. The existing dwelling would be demolished.

File Numbers B0018/17NY, A0229/17NY, A0230/17NY, A0231/17NY, A0232/17NY, A0233/17NY, A0234/17NY, and A0235/17NY will be considered jointly.

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.00m² of the First Floor area must be within 4.00m of the front wall.
There is 2.97m² proposed within 4.00m of the front wall.
- 2. Chapter 10.5.40.60.(1)(C), 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 if it is no closer to a side lot line than 2.10m.
The proposed platform encroaches 2.10m into the required rear yard setback and is 1.45m from the north side lot line.
- 3. Chapter 10.5.40.60.(1)(B), By-law No. 569-2013**
A minimum of 50.00% of the front yard must be landscaping.
The proposed front yard landscaping area is 44.30%.
- 4. Chapter 10.5.40.60.(1)(D), By-law No. 569-2013**
A minimum of 75.00% of the front yard landscaping must be soft landscaping.
The proposed front yard soft landscaping area is 70.00%
- 5. Chapter 10.80.30.20.(1)C), By-law No. 569-2013**
The minimum required lot frontage is 7.50m.
The proposed lot frontage is 6.30m.
- 6. Chapter 10.80.30.40.(1)A), By-law No. 569-2013**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 37.30% of the lot area.
- 7. Chapter 10.80.40.10.(1)B(i), By-law No. 569-2013**

The maximum permitted height of the house is 10.00m.
The proposed height of the house is 10.11m.

- 8. Chapter 10.80.40.10.(2)B(i), By-law No. 569-2013**
The maximum permitted height of the 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 8.01m.
- 9. Chapter 10.80.40.70.(3)B, By-law No. 569-2013**
The minimum required side yard setback is 1.50m.
The proposed north side yard setback is 1.20m.
- 10. Section 15.8/ 17(4)(f), By-law No. 7625**
The minimum required landscaping is 50.00%.
The proposed landscaping area is 43.40%.
- 11. Section 15.8/ 17(4)(f), By-law No. 7625**
The minimum required soft landscaping is 75.00%.
The proposed soft landscaping is 70.00%.
- 12. Section 17(43(a)/ 17(4)(a), By-law No. 7625**
The minimum required lot area is 300.00m² for each semi-detached dwelling unit and 665.00m² for each semi-detached dwelling.
The proposed lot area is 230.40m² for the semi-detached dwelling unit 436.60m² for the semi-detached dwelling.
- 13. Section 17(3)(c)(i)/ 17(4)(c)(i), By-law No. 7625**
The minimum required front yard setback is 7.50m.
The proposed front yard setback is 5.60m.
- 14. Section 17(3)(c)(ii)/ 17(4)(c)(ii), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.20m.
- 15. Section 17(3)(d)/ 17(4)(d), By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 37.30% of the lot area.
- 16. Section 17(3)(e)/ 17(4)(e), By-law No. 7625**
The maximum permitted building height is 9.20m.
The proposed building height is 9.59m.
- 17. Section 6(24)(d)(A), By-law No, 7625**
In the rear yard, unexcavated porches and decks attached to or detached from the main building shall be located no closer to the side lot lines than the minimum side yard setback; 1.80m

The proposed deck is located 1.45m from the north side lot line.

18. Section 17(3)(b)/ 17(4)(b), By-law No. 7625

The minimum required lot frontage is 8.50m for each semi-detached dwelling unit and 18.00m for each semi-detached dwelling.

The proposed lot frontage is 6.30m and for each semi detached dwelling unit and 12.60m for each semi-detached dwelling.

19. 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.

1c. 12,14 CARHARTT & 28 MARQUETTE

File Number:	A0231/17NY	Zoning	RM5/ RM (d1.0) (x474)
Owner(s):	RED ROCK BUILDERS LIMITED RED ROCK BUILDERS LTD	Ward:	Eglinton-Lawrence (15)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	12 CARHARTT ST – PARTS 5,6	Community:	North York
Legal Description:	PLAN 2053 LOT 194		

PURPOSE OF THE APPLICATION:

To construct one-half of a new semi-detached dwelling. The existing dwelling would be demolished.

File Numbers B0018/17NY, A0229/17NY, A0230/17NY, A0231/17NY, A0232/17NY, A0233/17NY, A0234/17NY, and A0235/17NY will be considered jointly.

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.00m² of the First Floor area must be within 4.00m of the front wall.
There is 2.97m² proposed within 4.00m of the front wall.
- 2. Chapter 10.5.40.60.(1)(C), 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 if it is no closer to a side lot line than 2.10m.
The proposed platform encroaches 2.10m into the required rear yard setback and is 1.45m from the north side lot line.
- 3. Chapter 10.5.50.10.(1)(C), By-law No. 569-2013**
A minimum of 60.00% of the front yard must be landscaping.
The proposed front yard landscaping area is 44.00%.
- 4. Chapter 10.5.50.10.(1)(D), By-law No. 569-2013**
A minimum of 75.00% of the front yard landscaping must be soft landscaping.
The proposed front yard soft landscaping area is 71.00%
- 5. Chapter 10.80.30.20.(1)C), By-law No. 569-2013**
The minimum required lot frontage is 7.50m.
The proposed lot frontage is 6.30m.
- 6. Chapter 10.80.30.40.(1)A), By-law No. 569-2013**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 37.30% of the lot area.
- 7. Chapter 10.80.40.10.(1)B)(i), By-law No. 569-2013**

The maximum permitted height of the house is 10.00m.
The proposed height of the house is 10.20m.

- 8. Chapter 10.80.40.10.(2)B(i), By-law No. 569-2013**
The maximum permitted height of the 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 8.10m.
- 9. Chapter 10.80.40.70.(3)B, By-law No. 569-2013**
The minimum required side yard setback is 1.50m.
The proposed south side yard setback is 1.20m.
- 10. Section 15.8/ 17(4)(f), By-law No. 7625**
The minimum required landscaping is 50.00%.
The proposed landscaping area is 44.00%.
- 11. Section 15.8/ 17(4)(f), By-law No. 7625**
The minimum required soft landscaping is 75.00%.
The proposed soft landscaping is 71.00%.
- 12. Section 17(43(a)/ 17(4)(a), By-law No. 7625**
The minimum required lot area is 300.00m² for each semi-detached dwelling unit and 665.00m² for each semi-detached dwelling.
The proposed lot area is 230.60m² for the semi-detached dwelling unit 461.20m² for the semi-detached dwelling.
- 13. Section 17(3)(b)/ 17(4)(b), By-law No. 7625**
The minimum required lot frontage is 8.50m for each semi-detached dwelling unit and 18.00m for each semi-detached dwelling.
The proposed lot frontage is 6.30m and for each semi detached dwelling unit and 12.60m for each semi-detached dwelling.
- 14. Section 17(3)(c)(i)/ 17(4)(c)(i), By-law No. 7625**
The minimum required front yard setback is 7.50m.
The proposed front yard setback is 5.60m.
- 15. Section 17(3)(c)(ii)/ 17(4)(c)(ii), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.20m.
- 16. Section 17(3)(d)/ 17(4)(d), By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 37.30% of the lot area.
- 17. Section 17(3)(e)/ 17(4)(e), By-law No. 7625**
The maximum permitted building height is 9.20m.

The proposed building height is 9.59m.

18. 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.

1d. 12,14 CARHARTT & 28 MARQUETTE

File Number:	A0232/17NY	Zoning	RM5/ RM (d1.0) (x474)
Owner(s):	RED ROCK BUILDERS LIMITED RED ROCK BUILDERS LTD	Ward:	Eglinton-Lawrence (15)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	12 CARHARTT ST – PARTS 3, 4	Community:	North York
Legal Description:	PLAN 2053 LOT 194		

PURPOSE OF THE APPLICATION:

To construct one-half of a new semi-detached dwelling. The existing dwelling would be demolished.

File Numbers B0018/17NY, A0229/17NY, A0230/17NY, A0231/17NY, A0232/17NY, A0233/17NY, A0234/17NY, and A0235/17NY will be considered jointly.

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.00m² of the First Floor area must be within 4.00m of the front wall.
There is 2.97m² proposed within 4.00m of the front wall.
- 2. Chapter 10.5.50.10.(1)(C), By-law No. 569-2013**
A minimum of 60.00% of the front yard must be landscaping.
The proposed front yard landscaping area is 44.00%.
- 3. Chapter 10.5.50.10.(1)(D), By-law No. 569-2013**
A minimum of 75.00% of the front yard landscaping must be soft landscaping.
The proposed front yard soft landscaping area is 71.00%
- 4. Chapter 10.80.30.20.(1)C), By-law No. 569-2013**
The minimum required lot frontage is 7.50m.
The proposed lot frontage is 6.30m.
- 5. Chapter 10.80.30.40.(1)A), By-law No. 569-2013**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 37.30% of the lot area.
- 6. Chapter 10.80.40.10.(1)B)(i), By-law No. 569-2013**
The maximum permitted height of the house is 10.00m.
The proposed height of the house is 10.20m.
- 7. Chapter 10.80.40.10.(2)B)(i), By-law No. 569-2013**
The maximum permitted height of the 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 8.10m.

- 8. Chapter 10.80.40.70.(3)B), By-law No. 569-2013**
The minimum required side yard setback is 1.50m.
The proposed north side yard setback is 1.20m.
- 9. Chapter 10.5.40.60.(1)(C), 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 if it is no closer to a side lot line than 2.30m.
The proposed platform encroaches 2.10m into the required rear yard setback and is 1.40m from the south side lot line.
- 10. Section 15.8/ 17(4)(f), By-law No. 7625**
The minimum required landscaping is 50.00%.
The proposed landscaping area is 44.00%.
- 11. Section 15.8/ 17(4)(f), By-law No. 7625**
The minimum required soft landscaping is 75.00%.
The proposed soft landscaping is 71.00%.
- 12. Section 17(43(a)/ 17(4)(a), By-law No. 7625**
The minimum required lot area is 300.00m² for each semi-detached dwelling unit and 665.00m² for each semi-detached dwelling.
The proposed lot area is 230.70m² for the semi-detached dwelling unit 461.20m² for the semi-detached dwelling.
- 13. Section 17(3)(b)/ 17(4)(b), By-law No. 7625**
The minimum required lot frontage is 8.50m for each semi-detached dwelling unit and 18.00m for each semi-detached dwelling.
The proposed lot frontage is 6.30m and for each semi detached dwelling unit and 12.60m for each semi-detached dwelling.
- 14. Section 17(3)(c)(i)/ 17(4)(c)(i), By-law No. 7625**
The minimum required front yard setback is 7.50m.
The proposed front yard setback is 5.60m.
- 15. Section 17(3)(c)(ii)/ 17(4)(c)(ii), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.20m.
- 16. Section 17(3)(d)/ 17(4)(d), By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 37.30% of the lot area.
- 17. 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.
- 18. Section 17(3)(e)/ 17(4)(e), By-law No. 7625**

The maximum permitted building height is 9.20m.
The proposed building height is 9.54m.

1e. 12,14 CARHARTT & 28 MARQUETTE

File Number:	A0233/17NY	Zoning	RM5/ RM (d1.0) (x474)
Owner(s):	RED ROCK BUILDERS LIMITED RED ROCK BUILDERS LTD	Ward:	Eglinton-Lawrence (15)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	12 CARHARTT ST – PART 2	Community:	North York
Legal Description:	PLAN 2053 LOT 194		

PURPOSE OF THE APPLICATION:

To construct one-half of a new semi-detached dwelling. The existing dwelling would be demolished.

File Numbers B0018/17NY, A0229/17NY, A0230/17NY, A0231/17NY, A0232/17NY, A0233/17NY, A0234/17NY, and A0235/17NY will be considered jointly.

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

- 1. Chapter 10.80.40.70.(3)B, By-law No. 569-2013**
The minimum required south side yard setback is 1.50m.
The proposed south side yard setback is 1.20m.
- 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 front wall.
There is 2.97m² proposed within 4.00m of the front wall.
- 3. Chapter 10.5.50.10.(1)(B), By-law No. 569-2013**
A minimum of 50.00% of the front yard must be landscaping.
The proposed front yard landscaping area is 44.60%.
- 4. Chapter 10.5.50.10.(1)(D), By-law No. 569-2013**
A minimum of 75.00% of the front yard landscaping must be soft landscaping.
The proposed front yard soft landscaping area is 70.00%.
- 5. Chapter 10.80.30.20.(1)C, By-law No. 569-2013**
The minimum required lot frontage is 7.50m.
The proposed lot frontage is 6.30m.
- 6. Chapter 10.80.30.40.(1)A, By-law No. 569-2013**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 37.50% of the lot area.
- 7. Chapter 10.80.40.10.(2)B(i), By-law No. 569-2013**
The maximum permitted height of the 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 7.92m.

- 8. Section 15.8/ 17(4)(f), By-law No. 7625**
The minimum required landscaping is 50.00%.
The proposed landscaping area is 44.60%.
- 9. Section 15.8/ 17(4)(f), By-law No. 7625**
The minimum required soft landscaping is 75.00%.
The proposed soft landscaping is 70.00%.
- 10. Section 17(43(a)/ 17(4)(a), By-law No. 7625**
The minimum required lot area is 300.00m² for each semi-detached dwelling unit and 665.00m² for each semi-detached dwelling.
The proposed lot area is 230.60m² for the semi-detached dwelling unit 461.60m² for the semi-detached dwelling.
- 11. Section 17(3)(b)/ 17(4)(b), By-law No. 7625**
The minimum required lot frontage is 8.50m for each semi-detached dwelling unit and 18.00m for each semi-detached dwelling.
The proposed lot frontage is 6.30m and for each semi detached dwelling unit and 12.60m for each semi-detached dwelling.
- 12. Section 17(3)(c)(i)/ 17(4)(c)(i), By-law No. 7625**
The minimum required front yard setback is 7.50m.
The proposed front yard setback is 5.75m.
- 13. Section 17(3)(c)(ii)/ 17(4)(c)(ii), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.20m.
- 14. Section 17(3)(d)/ 17(4)(d), By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 37.30% of the lot area.
- 15. Section 17(3)(e)/ 17(4)(e), By-law No. 7625**
The maximum permitted building height is 9.20m.
The proposed building height is 9.49m.
- 16. 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.

1f. 12,14 CARHARTT & 28 MARQUETTE

File Number:	A0234/17NY	Zoning	RM5/ RM (d1.0) (x474)
Owner(s):	RED ROCK BUILDERS LIMITED RED ROCK BUILDERS LTD	Ward:	Eglinton-Lawrence (15)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	12 CARHARTT ST – PART 1	Community:	North York
Legal Description:	PLAN 2053 LOT 194		

PURPOSE OF THE APPLICATION:

To construct one-half of a new semi-detached dwelling. The existing dwelling would be demolished.

File Numbers B0018/17NY, A0229/17NY, A0230/17NY, A0231/17NY, A0232/17NY, A0233/17NY, A0234/17NY, and A0235/17NY will be considered jointly.

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.00m² of the First Floor area must be within 4.00m of the front wall.
There is 2.97m² proposed within 4.00m of the front wall.
- 2. Chapter 10.5.40.60.(1)(C), 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 if it is no closer to a side lot line than 2.30m.
The proposed platform encroaches 2.10m into the required rear yard setback and is 1.45m from the south side lot line.
- 3. Chapter 10.5.50.10.(1)(B), By-law No. 569-2013**
A minimum of 50.00% of the front yard must be landscaping.
The proposed front yard landscaping area is 44.60%.
- 4. Chapter 10.5.50.10.(1)(D), By-law No. 569-2013**
A minimum of 75.00% of the front yard landscaping must be soft landscaping.
The proposed front yard soft landscaping area is 69.00%
- 5. Chapter 10.80.30.20.(1)C), By-law No. 569-2013**
The minimum required lot frontage is 7.50m.
The proposed lot frontage is 6.30m.
- 6. Chapter 10.80.30.40.(1)A), By-law No. 569-2013**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 37.20% of the lot area.
- 7. Chapter 10.80.40.10.(2)B)(i), By-law No. 569-2013**

The maximum permitted height of the 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 7.92m.

8. Chapter 10.80.40.70.(3)B, By-law No. 569-2013

The minimum required side yard setback is 1.50m.

The proposed north side yard setback is 1.20m.

9. Section 15.8/ 17(4)(f), By-law No. 7625

The minimum required landscaping is 50.00%.

The proposed landscaping area is 44.60%.

10. Section 15.8/ 17(4)(f), By-law No. 7625

The minimum required soft landscaping is 75.00%.

The proposed soft landscaping is 69.00%.

11. Section 17(3)(a)/ 17(4)(a), By-law No. 7625

The minimum required lot area is 300.00m² for each semi-detached dwelling unit and 665.00m² for each semi-detached dwelling.

The proposed lot area is 231.00m² for the semi-detached dwelling unit 461.60m² for the semi-detached dwelling.

12. Section 17(3)(b)/ 17(4)(b), By-law No. 7625

The minimum required lot frontage is 8.50m for each semi-detached dwelling unit and 18.00m for each semi-detached dwelling.

The proposed lot frontage is 6.30m and for each semi detached dwelling unit and 12.60m for each semi-detached dwelling.

13. Section 17(3)(c)(i)/ 17(4)(c)(i), By-law No. 7625

The minimum required front yard setback is 7.50m.

The proposed front yard setback is 5.60m.

14. Section 17(3)(c)(ii)/ 17(4)(c)(ii), By-law No. 7625

The minimum required side yard setback is 1.80m.

The proposed north side yard setback is 1.20m.

16. Section 17(3)(d)/ 17(4)(d), By-law No. 7625

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

The proposed lot coverage is 37.20% of the lot area.

17. Section 17(3)(e)/ 17(4)(e), By-law No. 7625

The maximum permitted building height is 9.20m.

The proposed building height is 9.49m.

18. 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.

1g. 12,14 CARHARTT & 28 MARQUETTE

File Number:	A0235/17NY	Zoning	RM5/ RM (d1.0) (x474)
Owner(s):	RED ROCK BUILDERS LIMITED	Ward:	Eglinton-Lawrence (15)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	28 MARQUETTE AVE – PART 10	Community:	North York
Legal Description:	PLAN 2053 LOT 195 TO 196		

PURPOSE OF THE APPLICATION:

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

File Numbers B0018/17NY, A0229/17NY, A0230/17NY, A0231/17NY, A0232/17NY, A0233/17NY, A0234/17NY, and A0235/17NY will be considered jointly.

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.00m² of the First Floor area must be within 4.00m of the front wall.
There is 2.60m² proposed within 4.00m of the front wall.
- 2. Chapter 10.5.40.60.(1)(C), 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 if it is no closer to a side lot line than 2.74m.
The proposed platform encroaches 1.82m into the required rear yard setback and is 1.12m from the north side lot line.
- 3. Chapter 10.80.30.10.(1)A), By-law No. 569-2013**
The minimum required lot area is 360.00m².
The propose lot area is 246.20m².
- 4. Chapter 10.80.40.10.(1)B)(i), By-law No. 569-2013**
The maximum permitted height of the dwelling is 9.93m.
The proposed height of the dwelling is 10.20m.
- 5. Chapter 10.80.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 5.90m.
The proposed front yard setback is 5.60m.
- 6. Chapter 10.80.40.10.(2)B)(i)/ 10.80.40.10.(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 8.13m.

- 7. Section 20.2.1, By-law No. 7625**
The minimum required lot area is 550.00m².
The propose lot area is 246.20m².
- 8. Section 20.2.2, By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.00% of the lot area.
- 9. Section 20.2.3, By-law No. 7625**
The minimum required lot frontage is 15.00m.
The proposed lot frontage is 12.75m.
- 10. Section 20.2.4(a), By-law No. 7625**
The minimum required front yard setback is 7.50m.
The proposed front yard setback is 5.60m.
- 11. Section 20.2.4(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.20m.
- 12. Section 20.2.4(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.20m.
- 13. Section 20.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.50m.
- 14. Section 6(8), By-law No. 7625**
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed.
- 15. Section 6(9)(b), By-law No. 7625**
The maximum projection of a stair in the rear yard is 2.10m.
The proposed stair projects 2.90m.
- 16. Section 6(9)(n), By-law No. 7625**
The maximum cumulative width of bay windows is 50.00% of the width of the wall.
The proposed cumulative width of the front and rear 1st and 2nd storey bay windows is 56.00%
- 17. Section 6(24)(d), By-law No. 7625**
In the rear yard, unexcavated porches and decks attached to or detached from the main building shall be located no closer to the side lot lines than the minimum side yard setback for the main building; 1.80m.
The proposed deck is located 1.12m from the north side lot line.

2. 105 CRAIGHURST AVE

File Number:	B0025/17NY	Zoning	R (f7.5; u2; d0.6) (x949)/R1S Z0.60[ZZC]
Owner(s):	YUANMING DONG PIERRE HONGKUN PONG	Ward:	Eglinton-Lawrence (16)
Agent:	ARPA ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	105 CRAIGHURST AVE	Community:	Toronto
Legal Description:	PLAN M53 LOT 30		

THE CONSENT REQUESTED:

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

CONVEYED - PART 1

Part 1 has a lot frontage of 7.62m and a lot area is 311.20m². The lot will be redeveloped with a new detached residential dwelling.

RETAINED - PART 2

Part 2 has a lot frontage of 7.62m and a lot area is 311.20m². The lot will be redeveloped with a new detached residential dwelling.

2a. 105B CRAIGHURST AVE

File Number:	A0327/17NY	Zoning	R (f7.5; u2; d0.6) (x949)/R1S Z0.60[ZZC]
Owner(s):	YING SUN PIERRE HONGKUN PONG	Ward:	Eglinton-Lawrence (16)
Agent:	ARPA ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	105B CRAIGHURST AVE	Community:	Toronto
Legal Description:	PLAN M53 LOT 30		

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. Exception 949(A), By-law No. 569-2013**
The maximum permitted building length is 14m.
The proposed building length is 17m.
- 2. Chapter 10.10.40.40, By-law No. 569-2013**
The permitted maximum floor space index is 0.60 times the area of the lot.
The proposed floor space index is 0.80 times the area of the lot.
- 3. Chapter 10.10.40.10(2)(b), 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 10.0m.
- 4. 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 not exceeding 17.0m in depth is 0.9m.
The proposed north side lot line setback is 0.46m.
- 5. 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 not exceeding 17.0m in depth is 0.9m.
The proposed south side lot line setback is 0.46m.
- 6. Section 6(3)Part II 3(II), By-law No. 438-86**
The by-law requires that the proposed building be located no closer than 1.2m to the portion of the side wall of an adjacent building that contains openings.
The proposed building is located 0.80m from the adjacent north building.
- 7. Section 12.(2)112, By-law No. 438-86**
The maximum permitted building depth is 14.0m.
The proposed building depth is 17.75m.
- 8. Section 6(3) Part I1, 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 0.80 times the area of the lot.

2b. 105A CRAIGHURST AVE

File Number:	A0331/17NY	Zoning	R (f7.5; u2; d0.6) (x949)/R1S Z0.60[ZZC]
Owner(s):	YING SUN PIERRE HONGKUN PONG	Ward:	Eglinton-Lawrence (16)
Agent:	ARPA ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	105A CRAIGHURST AVE	Community:	Toronto
Legal Description:	PLAN M53 LOT 30		

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. Exception 949(A), By-law No. 569-2013**
The maximum permitted building length is 14m.
The proposed building length is 17m.
- 2. Chapter 10.10.40.40, By-law No. 569-2013**
The permitted maximum floor space index is 0.60 times the area of the lot.
The proposed floor space index is 0.80 times the area of the lot.
- 3. Chapter 10.10.40.10(2)(b), 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 9.46m.
- 4. Section 6(3) Part II, 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 0.80 times the area of the lot.
- 5. 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 not exceeding 17.0m in depth is 0.9m.
The proposed north side lot line setback is 0.46m.
- 6. 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 not exceeding 17.0m in depth is 0.9m.
The proposed south side lot line setback is 0.46m.
- 7. 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 north side lot line setback is 0.46m.
- 8. 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 south side lot line setback is 0.46m.

9. Section 12.(2)112, By-law No. 438-86

The maximum permitted building depth is 14.0m.

The proposed building depth is 17.75m.

3. 24 MONTANA AVE

File Number:	B0020/17NY	Zoning	RM/RM3 [WAV]
Owner(s):	ANTONIO DIDIANO TONY DIDIANO	Ward:	York Centre (09)
Agent:	TONY DIDIANO	Heritage:	Not Applicable
Property Address:	24 A MONTANA AVE	Community:	North York
Legal Description:	PLAN 3649 PT LOT 44		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two undersized residential lots (convert the existing as-built semi-detached dwelling, [issued under Building Permit #14-248449] linked at the foundation walls only, to two (2) single family detached dwellings). The linked footings at the front, would be removed.

Conveyed - PART 2

Address to be assigned

The proposed lot frontage is 9.905m. The proposed lot area is 332.05m².

The property will maintain the existing dwelling requiring variances to the applicable Zoning By-law(s).

Retained - PART 1

Address to be assigned

The proposed lot frontage is 9.905m. The proposed lot area is 332.08m².

The property will maintain the existing dwelling requiring variances to the applicable Zoning By-law(s).

File Numbers B0020/17NY, A0271/17NY & A0272/17NY will be considered jointly.

3a. 24 MONTANA AVE

File Number:	A0271/17NY	Zoning	RM/RM3 [WAV]
Owner(s):	ANTONIO DIDIANO TONY DIDIANO	Ward:	York Centre (09)
Agent:	TONY DIDIANO	Heritage:	Not Applicable
Property Address:	24 A MONTANA AVE (PART 2)	Community:	North York
Legal Description:	PLAN 3649 PT LOT 44		

PURPOSE OF THE APPLICATION:

To maintain the existing dwelling as constructed.

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

1. Chapter 10.80.30.10.(1), By-law No. 569-2013

The minimum required lot area is 1,100.00m².
The proposed lot area is 332.05m².

2. Chapter 10.80.30.20.(1), By-law No. 569-2013

The minimum required lot frontage is 24.00m.
The proposed lot frontage is 9.90m.

3. Chapter 10.80.40.70.(3), By-law No. 569-2013

The minimum required side yard setback is 1.20m.
The south side yard setback is 0.60m.

4. Section 13.2.1, By-law No. 7625

The minimum required lot frontage is 15.00m.
The proposed lot frontage is 9.90m.

5. Section 13.2.2, By-law No. 7625

The minimum required lot area is 550.00m².
The proposed lot area is 332.05m².

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

The minimum required side yard setback is 1.80m.
The south side yard setback is 0.60m.

7. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.
The building height is 9.07m.

3b. 24 MONTANA AVE

File Number:	A0272/17NY	Zoning	RM/RM3 [WAV]
Owner(s):	ANTONIO DIDIANO TONY DIDIANO	Ward:	York Centre (09)
Agent:	TONY DIDIANO	Heritage:	Not Applicable
Property Address:	24 B MONTANA AVE (PART 1)	Community:	North York
Legal Description:	PLAN 3649 PT LOT 44		

PURPOSE OF THE APPLICATION:

To maintain the existing dwelling as constructed.

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

1. Chapter 10.80.30.20.(1), By-law No. 569-2013

The minimum required lot frontage is 24.00m.
The proposed lot frontage is 9.90m.

2. Chapter 10.80.30.10.(1), By-law No. 569-2013

The minimum required lot area is 1,100.00m².
The proposed lot area is 332.08m²

3. Chapter 10.80.40.70.(3), By-law No. 569-2013

The minimum required side yard setback is 1.20m.
The north side yard setback is 0.60m.

4. Section 13.2.1, By-law No. 7625

The minimum required lot frontage is 15.00m.
The proposed lot frontage is 9.90m.

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

The minimum required side yard setback is 1.80m.
The north side yard setback is 0.60m.

6. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.
The building height is 9.07m.

7. Section 13.2.2, By-law No. 7625

The minimum required lot area is 550.00m².
The proposed lot area is 332.08m².

4. 5 BUNTY LANE

File Number:	A0546/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	VERNA BETTY SHAND	Ward:	Willowdale (24)
Agent:	HOMELAND	Heritage:	Not Applicable
Property Address:	5 BUNTY LANE	Community:	North York
Legal Description:	PLAN M677 LOT 86		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.100.1.(1), By-law No. 569-2013**
The maximum permitted driveway width is 6.00m.
The proposed driveway width is 7.00m.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.00% of the lot area.
- 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 8.44m.
- 4. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 6.96m.
The proposed front yard setback is 5.45m.
- 5. Chapter 10.5.40.60.(2), By-law No. 569-2013**
A canopy, awning or similar structure not covering a platform may encroach in a front yard or rear yard: 2.50m, if it is no closer to a side lot line than the minimum required side yard setback.
The proposed canopy encroaches 3.05m.
- 6. Chapter 10.5.80.40.(2), By-law No. 569-2013**
The maximum permitted combined width of all vehicle entrances through the front main wall of the residential building is 6.00m.
The proposed combined width of all vehicle entrances through the front main wall is 7.50m.
- 7. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550.00m².
The existing lot area is 542.05m².
- 8. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 17.20m (including 3.05m for the front canopy).
- 9. Section 13.2.6, By-law No. 7625**

The maximum permitted building height is 8.80m.
The proposed building height is 9.20m.

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

The maximum permitted driveway width is 6.00m.
The proposed driveway width is 7.00m.

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 1.69m.

5. 1 SILVERGROVE ROAD

File Number:	A0547/17NY	Zoning	RD (f18.0; a690)/R3[ZONING]
Owner(s):	AMIR NADILOEY	Ward:	Don Valley West (25)
Agent:	AFSHIN SHIRDARREH	Heritage:	Not Applicable
Property Address:	1 SILVERGROVE RD	Community:	North York
Legal Description:	PLAN 5871 LOT 7		

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 10.5.80.40.(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.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30.0% of the lot area.
The proposed lot coverage is 32.0% of the lot area.
- 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 19.36m.
- 4. Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 18.6m.
- 5. Section 12.7, By-law No. 7625**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
- 6. Section 12.6, By-law No. 7625**
The maximum lot coverage is 30.0% of the lot area.
The proposed lot coverage is 32.0% of the lot area.

6. 153 BRIDGELAND AVENUE

File Number:	A0548/17NY	Zoning	MC(H)
Owner(s):	153 BRIDGELAND REALTY INC.	Ward:	Eglinton-Lawrence (15)
Agent:	LAKESHORE GROUP	Heritage:	Not Applicable
Property Address:	153 BRIDGELAND AVE	Community:	Toronto
Legal Description:	PLAN 867 PT LOT 18 REFERENCE PLAN 66R14656		

PURPOSE OF THE APPLICATION:

To legalize and maintain the existing parking and access locating.

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

- 1. Section 6 A(6), By-law No. 7625**
A 1.5 m minimum wide landscape buffer shall be provided along the boundary line.
A 0 m buffer is provided along the boundary line.
- 2. Section 6 A(10), By-law No. 7625**
A maximum of 6 parking spaces are required within 9 m of the front lot line.
The propose number of parking spaces along the front line is 12 new and existing spaces.
- 3. Section 6 A(6)(e), By-law No. 7625**
Parking spaces located within the lot line shall be separated by fixed barriers.
The proposed 13 parking space are outside the lot line and are not marked by fix barriers.
- 4. Section 6 A(16), By-law No. 7625**
Parking spaces are not to be permitted within a loading zone
9 proposed spaces are located within a loading zone.
- 5. Section 6 A(5), By-law No. 7625**
Two driveways shall have a minimum width of 6.0 m.
The proposed driveways are 5.42 m.

7. 93 MONA DRIVE

File Number:	A0550/17NY	Zoning	RD (f15.0; d0.35) (x961)/R1 Z0.35[ZZC]
Owner(s):	GUOJUN GUAN JIA WANG	Ward:	Eglinton-Lawrence (16)
Agent:	CHRIS LI	Heritage:	Not Applicable
Property Address:	93 MONA DR	Community:	Toronto
Legal Description:	PLAN M87 PT LOT 35 PT LOT 36		

PURPOSE OF THE APPLICATION:

To construct a two-storey addition on the north side of the existing two-storey dwelling, including a second floor addition above the one-storey on the south portion of the dwelling.

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

- 1. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.35 times the area of the lot.
The proposed floor space index is 0.554 times the area of the lot.
- 2. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.5m.
The proposed north side yard setback is 0.92m.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.5m.
The proposed south side yard setback is 1.02m.
- 4. Section 6(3), Part I1, By-law No. 438-86**
The permitted maximum floor space index is 0.35 times the area of the lot.
The proposed floor space index is 0.554 times the area of the lot.

8. 61 CHARLESWOOD DRIVE

File Number:	A0551/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	AARON SILVER AARON YAIR SILVER	Ward:	York Centre (10)
Agent:	IDOINE DESIGN BUILD LTD	Heritage:	Not Applicable
Property Address:	61 CHARLESWOOD DR	Community:	North York
Legal Description:	PLAN 3639 LOT 147		

PURPOSE OF THE APPLICATION:

To construct a new two storey detached dwelling with integral garage. The existing dwelling will 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 10.0 m² of the first floor must be within 4.0 m of the front main wall.
There is 0 m² proposed within 4 m of the front wall.
- 2. Chapter 10.5.40.50.(2), By-law No. 569-2013**
A platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.3 m of a building must comply with the required minimum building setback for the zone: 1.8 m side yard setback.
The proposed west side yard setback to the rear deck is 1.58 m.
- 3. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 47.13% of the lot area.
- 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 18.44 m.
- 5. Chapter 10.5.100.1.(1), By-law No. 569-2013**
The maximum driveway width of a single parking space behind the front main wall, but not in the rear yard is 3.83 m.
The proposed driveway width is 4.80 m.
- 6. Chapter 10.5.80.40.(2), By-law No. 569-2013**
For a driveway leading directly in to a dwelling unit, the elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the centreline of the driveway at the point where it intersects a lot line abutting a street: 150.54.
The proposed driveway elevation of the lowest point of a vehicle entrance in a main wall of the building is 150.53.
- 7. Chapter 10.5.40.60.(7), By-law No. 569-2013**
The eaves of a roof may encroach into a required minimum building setback a maximum of 0.9 m, if they are no closer to a lot line than 0.3 m.

The proposed eaves encroach 1.01 m into the required side yard setback and are 0.79 m from the side lot line.

- 8. Chapter 10.5.60.70.(1), By-law No. 569-2013**
The total area on a lot covered by ancillary buildings may not exceed 10% of the lot area. The existing ancillary building covers 10.02% of the lot area.
- 9. Chapter 200.5.1.10.(2), By-law No. 569-2013**
The minimum required parking space must have a minimum length of 5.6 m.
The proposed parking space will have a length of 5.18 m.
- 10. Chapter 900.3.10.(5) Exception RD 5, By-law No. 569-2013**
Despite regulation 10.20.40.70.(3), the required minimum side yard setback is 1.8 m.
The proposed east side yard setback is 1.22 m.
- 11. Chapter 900.3.10.(5) Exception RD 5, By-law No. 569-2013**
Despite regulation 10.20.40.70.(3), the required minimum side yard setback is 1.8 m.
The proposed west side yard setback is 1.22 m.
- 12. Section 13.2.1, By-law No. 7625**
The minimum required lot frontage is 15 m.
The existing lot area lot frontage is 12.19 m.
- 13. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550 m².
The existing lot area is 465.58 m².
- 14. Section 13.2.3(b), By-law No. 7625**
For lots having less than 15 m lot frontage, the minimum side yard setback otherwise required by this by-law shall be proportionately reduced at the rate of 0.1 m each side for each 1 m of lot frontage less than 15 m but in no case shall any side yard setback be less than 1.5 m. The minimum required side yard setback is 1.52 m
The proposed east side yard setback is 1.22 m.
- 15. Section 13.2.3(b), By-law No. 7625**
For lots having less than 15 m lot frontage, the minimum side yard setback otherwise required by this by-law shall be proportionately reduced at the rate of 0.1 m each side for each 1 m of lot frontage less than 15 m but in no case shall any side yard setback be less than 1.5 m. The minimum required side yard setback is 1.52 m
The proposed west side yard setback is 1.22 m.
- 16. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m
The proposed building length is 18.44 m.
- 17. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 8.84 m.
- 18. Section 6(8), By-law No. 7625**

The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed: 15 m.

The existing lot width is 12.19 m.

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

The minimum required parking space size is 5.6 m x 3.2 m.

The proposed parking space size in the garage is 5.18 m x 3.83 m.

20. Section 6(23)(a)(ii)(B), By-law No. 7625

Accessory buildings in the R4 zone shall not occupy more than 10% of the lot area. The existing accessory building covers 10% of the lot area.

9. 157 PARKVIEW AVENUE

File Number:	A0552/17NY	Zoning	RD/R6 [ZZC]
Owner(s):	PAYMAN GHORBANKHANI	Ward:	Willowdale (23)
Agent:	BEHZAD SABBAGHI	Heritage:	Not Applicable
Property Address:	157 PARKVIEW AVE	Community:	North York
Legal Description:	PLAN 1790 LOT 612		

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 35.10% of the lot area.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10.00m.
The proposed building height is 10.18m.
- 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 7.96m.
- 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 1.37m.
- 5. 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 5.57m² within 4.00m of the main front wall.
- 6. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 17.11m.
- 7. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 0.90m.
- 8. Section 14-A(3), By-law No. 7625**
The minimum required lot area is 371.00m².
The existing lot area is 339.90m².
- 9. Section 14-A(4) & 6(8), By-law No. 7625**
The minimum required lot frontage and width is 12.00m.
The existing lot frontage and width is 9.14m.

- 10. 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.
- 11. 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 35.66% of the lot area.
- 12. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.55m.
- 13. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 17.72m.
- 14. Section 6(30), By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.68m.
- 15. Section 6(9)(b), By-law No. 7625**
Exterior stairways shall be permitted to project 2.10m.
The front exterior stairs project 3.10m.

10. 165 GLENVALE BLVD

File Number:	A0553/17NY	Zoning	R1B/RD[WAV]
Owner(s):	PEI PEN KAO	Ward:	Don Valley West (26)
Agent:	ZIGGY CEHIC	Heritage:	Not Applicable
Property Address:	165 GLENVALE BLVD	Community:	East York
Legal Description:	PLAN 3111 PT LOT 886 PT LOT 887		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please be advised the subject property went before the Committee of Adjustment on May 4, 2017, the application was refused.

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

- 1. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.6 times the area of the lot.
The proposed Floor Space index is 0.621 times the area of the lot.
- 2. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.2m.
The proposed west side yard setback is 0.9m.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.2m.
The proposed east side yard setback is 0.6m.
- 4. Section 6.3.3, By-law No. 1916**
The maximum permitted Floor Space Index is 0.6 times the area of the lot.
The proposed Floor Space index is 0.621 times the area of the lot.
- 5. Section 6.3.3, By-law No. 1916**
The minimum required side yard setback is 1.2m.
The proposed east side yard setback is 0.6m.

11. 1010 SPADINA ROAD

File Number:	A0554/17NY	Zoning	RD / R1
Owner(s):	LJUBE DODEVSKI	Ward:	Eglinton-Lawrence (16)
Agent:	DRAGI DODEVSKI	Heritage:	Not Applicable
Property Address:	1010 SPADINA RD	Community:	Toronto
Legal Description:	PLAN 3211 LOT 6		

PURPOSE OF THE APPLICATION:

To construct a new two storey dwelling with integral garage. The existing dwelling will be demolished.

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

- 1. Chapter 10.5.50.10.(1), By-law No. 569-2013**
On a lot with a detached house, a minimum of 75% of the required front yard landscaping must be soft landscaping.
The proposed front yard soft landscaping area is 71.3%.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building is 9.0 m.
The proposed height of the building is 10.00 m.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.0 m
The proposed height of the north side exterior wall is 7.50 m for 100%.
- 4. 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 7.0 m
The proposed height of the south side exterior wall is 9.10 m for 34% of the wall. The remaining wall will be 7.50 m.
- 5. Chapter 10.20.40.20.(1), By-law No. 569-2013**
In the RD zone with a minimum required lot frontage of 18.0 m or less, the permitted maximum building length for a detached house is 17.0 m
The proposed building length is 18.98 m.
- 6. 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 0.85 times the area of the lot.
- 7. Chapter 10.20.40.70.(2), By-law No. 569-2013**
The required minimum rear yard setback is 7.5 m.
The proposed rear yard setback is 5.41 m.
- 8. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 0.9 m where the required minimum lot frontage is 6.0 m to less than 12.0 m.
The proposed north side yard setback is 0.61 m.

- 9. Chapter 10.5.40.10(5), 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 area within 4.0 m of the front main wall is 7.80 m².
- 10. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot.
The proposed gross floor area is 0.85 times the area of the lot.
- 11. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The by-law requires a detached house in an R1 district, to have a minimum side lot line setback of 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.
The proposed side lot line setback is 4.19 m on the south side.
- 12. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The by-law requires a detached house in an R1 district, to have a minimum side lot line setback of 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.
The proposed side lot line setback is 0.63 m on the north side.
- 13. Section 6(3) Part II 4, By-law No. 438-86**
The by-law requires a building to have a minimum rear yard setback of 7.5 m.
The proposed rear yard setback is 5.41 m.
- 14. Section 6(3) Part III 3(d)i(D), By-law No. 438-86**
The by-law requires 75% of the front yard area not covered by a permitted driveway to be in the form of soft landscaping.
The proposed area of the yard for soft landscaping is 71.3%.
- 15. Section 6(3) Part II 3.B(II), By-law No. 438-86**
A minimum side lot line setback of 0.9 m is required for the portion of the building not exceeding 17.0 m in depth.
The proposed side lot line setback is 0.61 m.
- 16. Section 4(2), By-law No. 438-86**
The maximum permitted building height is 9.0 m.
The proposed building height is 9.13 m.

12. 4 ARTREEVA DRIVE

File Number:	A0555/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	ATTICA-TUL-NOOR BHALLI USMAN AHMED BHALLI	Ward:	York Centre (10)
Agent:	JS BARMİ ARCHİTECT	Heritage:	Not Applicable
Property Address:	4 ARTREEVA DR	Community:	North York
Legal Description:	PLAN 5011 LOT 95		

PURPOSE OF THE APPLICATION:

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

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

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

The minimum required side yard setback is 1.80m.

The proposed north side yard setback is 1.52m.

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

The minimum required side yard setback is 1.80m.

The proposed south side yard setback is 1.52m.

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 west side exterior main walls facing a side lot line is 8.81m.

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

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

The proposed height of the east side exterior main walls facing a side lot line is 7.83m.

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 17.59m.

6. 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 31.92% of the lot area.

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

The minimum required side yard setback is 1.80m.

The proposed north side yard setback is 1.52m.

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

The minimum required side yard setback is 1.80m.

The proposed south side yard setback is 1.52m.

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

The maximum permitted building length is 16.80m.

The proposed building length is 17.35m.

10. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 9.26m.

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

The maximum permitted rear deck projection is 2.10m from the wall and a maximum height of 1.00m.

The proposed rear deck projects 3.05m from the rear wall.

13. 10 YEWFIELD CRES

File Number:	A0556/17NY	Zoning	RD/R4[ZONING]
Owner(s):	RAYMOND CARRAGHER MARY ELLEN BARDOUNIOTIS	Ward:	Don Valley East (34)
Agent:	MARY ELLEN BARDOUNIOTIS	Heritage:	Not Applicable
Property Address:	10 YEWFIELD CRES	Community:	North York
Legal Description:	PLAN 4760 LOT 850		

PURPOSE OF THE APPLICATION:

To construct an integral garage with habitable space above to the north portion of the existing one-storey dwelling.

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% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 2. Chapter 10.20.40.70.(4), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed north side yard setback is 1.12m.
- 3. Chapter 200.5.1.10.(3), By-law No. 569-2013**
The maximum permitted width of a parking space is 3.2m.
The proposed width of the parking space is 2.97m.
- 4. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 25% of the lot area.
The proposed lot coverage is 30.6% of the lot area.
- 5. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed north side yard setback is 1.12m.
- 6. Section 6A(3), By-law No. 7625**
The minimum required parking space size is 3.2m x 5.6m.
The proposed parking space size is 2.97m x 5.33m.

14. 6 STUART AVENUE

File Number:	A0558/17NY	Zoning	R4 [ZZC]
Owner(s):	RONIT SHARMA NAMITA SHARMA	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	6B STUART AVE	Community:	North York
Legal Description:	PLAN M412 LOT 298 TO 299		

PURPOSE OF THE APPLICATION:

To permit the front and rear bay windows.

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

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

The maximum permitted building length is 16.80m.

The proposed building length is 19.18m.

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

The minimum required front yard setback is 6.50m.

The proposed front yard setback is 5.57m.

3. 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 33.00% of the lot area.

15. 8 FRIVICK CRT

File Number:	A0559/17NY	Zoning	RD/R3[ZONING]
Owner(s):	NANCY RUTH TOBIN	Ward:	Willowdale (24)
Agent:	HOMELAND	Heritage:	Not Applicable
Property Address:	8 FRIVICK CRT	Community:	North York
Legal Description:	PLAN M911 LOT 78		

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 permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 2. 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 7.97m.
- 3. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 7.99m.
The proposed front yard setback is 6.5m.
- 4. Chapter 10.5.80.40.(1), By-law No. 569-2013**
The maximum combined width of all vehicle entrances through the front main wall of the residential building is 6.0m.
The proposed combined width of all vehicle entrances through the front main wall is 7.8m.
- 5. Section 6(9), By-law No. 7625**
The maximum permitted size of deck located in the side yard is 2.3m².
The proposed size of deck is 14.5m².
- 6. Section 12.2, By-law No. 7625**
The minimum required lot frontage is 15m.
The proposed lot frontage is 12.19m.
- 7. Section 12.6, 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.
- 8. Section 12.4c, By-law No. 7625**
The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 7.89m.
- 9. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.8m.

The proposed building height is 11.04m.

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

The maximum permitted finished floor height is 1.5m.

The proposed finished floor height is 1.99m.

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

The maximum permitted access width for the parking area is 6m.

The proposed width to the parking is 7.8m.

16. 42 BEARDMORE CRES

File Number:	A0560/17NY	Zoning	RD / R4 (WAV)
Owner(s):	MEI-KUEN VIRGINIA LAU TIN-YAU HOWARD YAN	Ward:	Willowdale (24)
Agent:	SCOTT SHEILDS ARCHITECTS INC	Heritage:	Listed
Property Address:	42 BEARDMORE CRES	Community:	North York
Legal Description:	PLAN M1280 LOT 23		

PURPOSE OF THE APPLICATION:

To construct a new detached garage.

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

- Chapter 10.5.80.10.(3), By-law No. 569-2013**
A parking space is not permitted in a front yard or side yard abutting a street.
The parking will be in the front yard.
- Chapter 10.5.60.50.(2), By-law No. 569-2013**
The maximum total floor area of all ancillary buildings or structures on a lot is 60.0 m² for a lot with a lot frontage of 12.0 m or more.
The proposed total floor area of all ancillary buildings is 65.44 m².
- Chapter 10.5.60.30.(1), By-law No. 569-2013**
An Ancillary building with a height greater than 2.5 m, or a gross floor area greater than 10 m², must be at least 1.8 m from a residential building on the same lot.
The proposed ancillary building is 1.3 m from a residential building on the same lot.
- 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 area is 39.4%.
- Chapter 10.5.60.10.(1), By-law No. 569-2013**
An ancillary building or structure may not be located in a front yard.
The proposed ancillary building is located in the front yard.
- Section 13.2.3.(b), By-law No. 7625**
The minimum required north side yard setback is 1.8 m.
The proposed north side yard setback is 1.5 m.
- Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 18.9 m
The proposed building length is 36.37 m.
- Section 6(23)(b), By-law No. 7625**
When an accessory building that is larger than 10 square m is closer than 3.0 m 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 garage is located 1.3 m from the dwelling and is 57.4 m².

9. Section 7.4A, By-law No. 7625

The minimum required landscaping is 60%..

The proposed landscaping is 39.4%.

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

The minimum/maximum access required for a parking area is 6 m.

The proposed access to the parking is 8.19 m.

11. Section 6(23)(a)(ii)(B), By-law No. 7625

Accessory buildings shall not occupy more than 10% of the lot area or 56 m², whichever is the lesser.

The proposed accessory building area is 65.44 m².

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

In the front yard, accessory building shall not be located between the front wall of the main building and the street line.

13. Section 10.5.60.40.(A), By-law No. 7625

The permitted maximum height of an ancillary building is 2.5 m if the ancillary building is located less than 1.8 m from the residential building on the lot.

The proposed height is 4.38 m.

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

The maximum height of an accessory structure is 3.7 m.

The proposed height of the accessory structure is 5.025 m.

17. 125 DELL PARK AVENUE

File Number:	A0562/17NY	Zoning	RD/R4[ZONING]
Owner(s):	MATINA LALOUDAKIS	Ward:	Eglinton-Lawrence (15)
Agent:	FRANCO ROMANO	Heritage:	Not Applicable
Property Address:	125 DELL PARK AVE	Community:	North York
Legal Description:	PLAN 2049 LOT 279		

PURPOSE OF THE APPLICATION:

To construct a second floor addition above the existing one-storey dwelling, including a one-storey rear addition. The applicant is also proposing a covered porch and a secondary suite.

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

- 1. Chapter 150.10.40.1(1), By-law No. 569-2013**
A secondary suite is a permitted use provided that the entire building was constructed more than 5 years prior to the introduction of a secondary suite.
The entire building was not constructed more than 5 years prior to the proposed introduction of the secondary suite.
- 2. Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 6.5m.
The proposed front yard setback is 6.05m.
- 3. Section 13.2.3(b), By-law No. 7625**
The minimum required west side yard setback is 1.8m.
The proposed west side yard setback is 1.24m to the existing and 1.26m to the proposed.
- 4. Section 13.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.8m².
The proposed balcony area is 16.04m².
- 5. Section 6(2)(1), By-law No. 7625**
A second suite is a permitted use provided the whole of which dwelling is over 5 years old.
The proposed dwelling is not more than 5 years old.
- 6. Section 6(9)(c), By-law No. 7625**
The maximum permitted deck area in a side yard is 2.3m².
The proposed deck area is 9.67m².

18. 130 ROSLIN AVENUE

File Number:	A0563/17NY	Zoning	R / R2 (ZZC)
Owner(s):	BRENDA PUN DAN QUACH	Ward:	Don Valley West (25)
Agent:	DAN QUACH	Heritage:	Not Applicable
Property Address:	130 ROSLIN AVE	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 134		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.40.10(5), By-law No. 569-2013**
A minimum of 10 m² of the first floor must be within 4 m of the front main wall.
The proposed has 8.12 m².
- Chapter 10.10.40.70.(4), By-law No. 569-2013**
The required minimum side yard setback for a detached house is 0.45 m.
The proposed east side yard setback is 0.15 m.
- Chapter 10.5.40.60.(7), By-law No. 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The proposed eaves project 0.38 m and are 0.07 m from the east lot line.
- Chapter 10.10.4.10.(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 walls facing a side lot line is 8.33 m.
- 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 0.73 times the area of the lot.
- Chapter 10.5.50.10.(1), By-law No. 569-2013**
A minimum of 50% of front yard must be landscaping.
The proposed front yard landscaping is 36%.
- Chapter 10.5.50.10.(1), By-law No. 569-2013**
A minimum of 75% of the required front yard landscaping must be soft landscaping.
The proposed front yard soft landscaping area is 69%.
- Section 6(3) Part II 3. B(I), By-law No. 438-86**
A minimum side lot line setback of 0.45 m for a depth not exceeding 17.0 where the side wall contains no opening is required.
The proposed side lot line setback is 0.15 m.

- 9. Section 6(3) Part I 1, By-law No. 438-86**
The maximum gross floor area is 0.6 times the area of the lot.
The proposed gross floor area is 0.74 times the area of the lot.
- 10. Section 6(3) Part II 8 D(I), By-law No. 438-86**
An uncovered platform which projects into the required set backs to a maximum of 1.2 m above grade is permitted.
The proposed height is 2.4 m above grade.
- 11. Section 6(3) Part II 3(I), By-law No. 438-86**
No building can be located closer than 0.90 m to the side wall of an adjacent building that contains no opening.
The proposed building is located 0.51 m from the adjacent building.

19. 50 HI MOUNT DRIVE

File Number:	A0564/17NY	Zoning	RD/R2 [ZZC]
Owner(s):	SHABNAM HASHEMI NASAB	Ward:	Willowdale (24)
Agent:	EZDA	Heritage:	Not Applicable
Property Address:	50 HI MOUNT DR	Community:	North York
Legal Description:	PLAN M677 L 233		

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 10.20.40.50.(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 8.07m².

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

The maximum combined width of all vehicle entrances through the front main wall of the residential building is 6.00m.
The proposed combined width of all vehicle entrances through the front main wall is 7.61m.

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 8.26m.

4. Chapter 5.10.40.70.(6), 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 2.08m from the shoreline hazard limit or stable top-of-bank.

5. Chapter 5.10.40.80.(1), By-law No. 569-2013

On lands under the jurisdiction of the Toronto and Region Conservation Authority, a building or structure on a lot must be no closer than 10.00m from a shoreline hazard limit or a stable top-of-bank not on that lot.
The proposed building or structure is less than 10.00m metres from a shoreline hazard limit or a stable top-of-bank not on that lot.

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

The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.63m.

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

The maximum permitted driveway width is 6.00m.
The proposed driveway width is 7.61m.

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

The maximum permitted balcony area is 3.80m².
The proposed balcony area is 8.07m².

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

The maximum permitted building height is 8.80m.
The proposed building height is 9.24m.

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

The maximum permitted rear deck projection is 2.10m from the wall, and a maximum height of 1.00m.
The proposed rear deck projects 4.47m.

20. 79 ALAMEDA AVENUE

File Number:	A0565/17NY	Zoning	R2/RM[ZCC]
Owner(s):	GIUSEPPE CACCAVO MARRISA ROTHER	Ward:	Eglinton-Lawrence (15)
Agent:	URBANSCAPE ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	79 ALAMEDA AVE	Community:	East York
Legal Description:	PLAN 1672 PT LOTS 59 & 60		

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 10.80.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 8.5m.
The proposed height of the side exterior main walls facing a side lot line is 9.44m.
- 2. Chapter 10.80.40.20.(1), By-law No. 569-2013**
The permitted maximum building length is 17.0m.
The proposed building length is 19.0m.
- 3. Chapter 10.80.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.2m.
The proposed South side yard setback is 0.91m.
- 4. Chapter 10.5.40.10.5, By-law No. 569-2013**
A minimum of 10.0m² of the first floor must be within 4.0m of the front main wall.
The proposed area of the first floor within the 4.0m of the front wall is 9.27m².
- 5. Section 3.(a), By-law No. 1-83**
The maximum permitted floor space index is 0.8.
The proposed floor space index is 0.88.

FILES TO BE HEARD AT 2:00 pm, OR SHORTLY THEREAFTER:

21. 143 BETTY ANN DRIVE

File Number:	A0566/17NY	Zoning	RD / R4 (WAV)
Owner(s):	TAMAR TSIKLARI	Ward:	Willowdale (23)
Agent:	MANOUSH HAKIMI	Heritage:	Not Applicable
Property Address:	143 BETTY ANN DR	Community:	North York
Legal Description:	PLAN 4778 LOT 46		

PURPOSE OF THE APPLICATION:

To construct a new two storey dwelling with integral garage. The existing dwelling will 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% of the lot area.
The proposed coverage is 32% of the lot area.
- 2. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.80 m.
The proposed west side yard setback is 1.53 m.
- 3. Chapter 10.20.40.20.(2), By-law No. 569-2013**
The permitted maximum height for the one storey rear extension is 5.0 m.
The proposed one storey rear extension is 5.87 m.
- 4. 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 7.5 m.
The proposed height of the side exterior main walls facing a side lot line is 8.26 m.
- 5. Section 6(9)(n), By-law No. 7625**
Windows may project up to 0.30 m from the front or rear wall if glazed on only one side.
The proposed bay windows in the front wall project 0.61 m and do not have glazing on the side.
- 6. Section 13.2.4(a), 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.
- 7. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80 m to the midpoint of the roof.
The proposed building height is 9.01 m to the midpoint of the roof.
- 8. Section 13.2.2(b), By-law No. 7625**
The minimum required side yard setback is 1.80 m.
The proposed west side yard setback is 1.53 m.
- 9. Section 12.5A, By-law No. 7625**

The maximum permitted building length is 16.80 m.
The proposed building length is 18.90 m.

10. Section 13.2.5.A(3)(c), By-law No. 7625

The maximum permitted height of a one storey rear extension is 5.0 m
The proposed height of the rear one storey extension is 6.05 m.

22. 621 BRIAR HILL AVENUE

File Number:	A0567/17NY	Zoning	RD/R1 Z0.6 [ZZC]
Owner(s):	REGAN TESSIS	Ward:	Eglinton-Lawrence (16)
Agent:	SARAH IFRAH ARCHITECT INC	Heritage:	Not Applicable
Property Address:	621 BRIAR HILL AVE	Community:	Toronto
Legal Description:	PLAN 3018 LOT 46		

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

The maximum permitted driveway width is the cumulative width of side-by-side parking space(s) behind the front main wall; 4.52m.

The proposed driveway width is 6.00m.

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 not within 4.00m of the main front wall.

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

The minimum required rear yard setback is 9.68m.

The proposed rear yard setback is 7.41m.

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

The maximum permitted building depth is 19.00m.

The proposed building depth is 22.17m.

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

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

The proposed floor space index is 0.826 times the lot area.

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

The maximum permitted building length is 17.00m.

The proposed building length is 22.17m.

7. Section 6(3) Part II 4, By-law No. 438-86

The minimum required rear yard setback is 7.50m.

The proposed rear yard setback is 7.41m.

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

The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.

The proposed east side yard setback is 1.52m for the portion of the dwelling exceeding 17.00m in depth.

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

The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.

The proposed west side yard setback is 1.52m for the portion of the dwelling exceeding 17.00m in depth.

10. Section 6(3) Part I 1, By-law No. 438-86

The maximum permitted gross floor area is 0.60 times the lot area.

The proposed gross floor area is 0.826 times the lot area.

11. Section 6(3) Part IV (4)(a)(ii), By-law No. 438-86

The maximum permitted driveway width is 4.52m.

The proposed driveway width is 6.00m.

23. 48 GLENVIEW AVENUE

File Number:	A0569/17NY	Zoning	RD / R1
Owner(s):	DEMETRA KOUTSOUKIS	Ward:	Eglinton-Lawrence (16)
Agent:	LINDY CONSULTING LIMITED	Heritage:	Not Applicable
Property Address:	48 GLENVIEW AVE	Community:	Toronto
Legal Description:	PLAN M87 PT LOT 290		

PURPOSE OF THE APPLICATION:

To construct a new third storey addition, a new ground floor and second storey addition and a proposed rear deck and enclosed front porch.

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

- Chapter 10.5.40.71(1)(C), By-law No. 569-2013**
In the Residential Zone category, if the lawful building setback of a lawfully existing building or structure is less than the required minimum building setback from a side lot line, that lawful building setback is the minimum side yard setback for that lawfully existing building or structure, 0.497 m.
The proposed west side lot line set back is 0.472 m.
- Chapter 5.10.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.35 times the lot area.
The proposed floor space index is 0.562 times the area of the top-of-bank portion of the lot.
- Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.35 times the lot area.
The proposed floor space index is 0.38 times the area for the totality of the lot
- Chapter 10.5.40.60.(7), By-law No. 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The proposed eaves project 0.254 m and are 0.218 m from the west lot line.
- Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 8.3 m.
The proposed front yard setback is 6.4 m.
- Chapter 10.20.40.10.(7), By-law No. 569-2013**
The permitted maximum width of dormers is 40% or 15.74 m of the total width of the building's main walls.
The proposed width of dormers is 45.1%.
- Chapter 10.20.40.10.(7), By-law No. 569-2013**
The maximum permitted main wall height is 7.5 m.
The proposed main wall height is 8.69 m.
- Section 6(3) Part II 3.C(II), By-law No. 438-86**

The minimum required side lot line setback is 0.90 m , where the side wall contains openings.
The proposed west side lot line setback is 0.472 m.

9. 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 0.38 times the area for the totality of the lot.

24. 11 PEEBLES AVENUE

File Number:	A0571/17NY	Zoning	RD/R1(1)[ZZC]
Owner(s):	DANA PAUL GILMAN JEEHEE JIA GILMAN	Ward:	Don Valley West (25)
Agent:	PAUL RAFF STUDIO	Heritage:	Not Applicable
Property Address:	11 PEEBLES AVE	Community:	North York
Legal Description:	PLAN M809 LOT 58		

PURPOSE OF THE APPLICATION:

To construct a second floor addition above the existing one-storey accessory building on the east side of the dwelling and to enclose the walkway in order to attach the accessory structure to the dwelling. The applicant is also proposing a one-storey addition to the garage.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 25% of the lot area.
The proposed lot coverage is 33.1% of the lot area.
- 2. Chapter 10.20.40.70.(2), By-law No. 569-2013**
The minimum required rear yard setback is 8.4m.
The proposed rear yard setback is 1.07m.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 3.0m.
The proposed south side yard setback is 1.83m.
- 4. Chapter 10.5.50.10.(1), By-law No. 569-2013**
The minimum required front yard landscaping area is 60%.
The proposed front yard landscaping area is 56%.
- 5. Section 10.2.1(b), By-law No. 7625**
The minimum required side yard setback is 3m.
The proposed south side yard setback is 1.83m.
- 6. Section 10.2.1(c), By-law No. 7625**
The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 1.07m.

25. 87 NORTHDAL ROAD

File Number:	A0576/17NY	Zoning	RD & R1B (WAV)
Owner(s):	PETER VOONG	Ward:	Don Valley West (25)
Agent:	WESTON CONSULTING	Heritage:	Not Applicable
Property Address:	87 NORTHDAL RD	Community:	North York
Legal Description:	PLAN 3368 PT LOT 15		

PURPOSE OF THE APPLICATION:

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

- 1. Chapter 10.50.40.10.(5), By-law No. 569-2013**
A minimum of 10 m² of the first floor area must be within 4 m of the front wall.
The proposed first floor is located 10.8 m from the front wall.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building is 11.5 m.
The proposed height of the building is 11.62 m.
- 3. Chapter 10.20.40.10(2), By-law No. 569-2013**
The permitted maximum height of the exterior portion of the main walls facing a side lot line for a detached house is 7.5 m.
The proposed height of the side exterior main walls facing a side lot line is 7.9 m.
- 4. Chapter 900.3.10(70)(B), By-law No. 569-2013**
The required minimum side yard setbacks are 2.4 m each side.
The proposed east side yard setback is 0.9 m.
- 5. Chapter 900.3.10(70)(B), By-law No. 569-2013**
The required minimum side yard setbacks are 2.4 m each side.
The proposed west side yard setback is 1.89 m.
- 6. Section 11.2.1 & 11.3.2, By-law No. 7625**
The minimum required lot frontage is 21 m.
The existing lot frontage is 18.29 m.
- 7. Section 11.2.4(b), By-law No. 7625**
The minimum required side yard setback is 2.4 m each side
The proposed east side yard setback is 0.9 m.
- 8. Section 11.2.4(b), By-law No. 7625**
The minimum required side yard setback is 2.4 m each side
The proposed west side yard setback is 1.89 m.
- 9. Section 11.2.6, By-law No. 7625**
The maximum permitted building height is 9.5 m.
The proposed building height is 10.37 m.

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

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

The lot width is less than the required lot frontage.

11. Section 6(3)a, By-law No. 7625

The maximum finished first floor height is 1.5 m.

The proposed finished first floor height is 1.53 m.

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

The maximum permitted projection for eaves into a required side yard setback is 0.5 m

The proposed eaves project 0.6 m.

26. 21 ALDERBROOK DRIVE

File Number:	A0577/17NY	Zoning	RD/R1 [ZZC]
Owner(s):	SICHENG SUN	Ward:	Don Valley West (25)
Agent:	ANDREW DEANE	Heritage:	Not Applicable
Property Address:	21 ALDERBROOK DR	Community:	North York
Legal Description:	PLAN 5455 LOT 8		

PURPOSE OF THE APPLICATION:

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

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

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

The minimum required side yard setback is 3.00m.

The proposed north side yard setback is 1.80m.

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

The minimum required side yard setback is 3.00m.

The proposed south side yard setback is 2.30m.

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

The minimum required front yard setback is 12.00m.

The proposed front yard setback is 9.95m.

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

The maximum permitted driveway width is 9.00m.

The proposed driveway width is 10.46m.

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

The minimum required side yard setback is 7.50m where the building depth is greater than 19.00m.

The proposed north side yard setback is 1.80m.

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

The minimum required side yard setback is 7.50m where the building depth is greater than 19.00m.

The proposed south side yard setback is 2.30m.

7. Section 10.2.1(b), By-law No. 7625

The minimum required side yard setback is 3.00m.

The proposed north side yard setback is 1.80m.

8. Section 10.2.1(b), By-law No. 7625

The minimum required side yard setback is 3.00m.

The proposed south side yard setback is 2.30m.

9. Section 10.2.3(a), By-law No. 7625

The minimum required front yard setback is 12.00m.

The proposed front yard setback is 9.95m.

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

The maximum permitted width for access to parking is 9.00m.
The proposed access to parking is 10.46m wide.

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

The maximum permitted deck projection is 2.10m from the wall.
The proposed deck projects 4.33m.

12. 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; in this case 30.00m.

The existing lot width is 25.62m.

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

Exterior stairs shall be permitted to project into the minimum rear yard setback not more than 2.10m.

The proposed rear stairs project 5.45m.

27. 5312 YONGE STREET

File Number:	A0578/17NY	Zoning	C1[ZONING]
Owner(s):	2457205 ONTARIO INC 2457205 ONTARIO INC	Ward:	Willowdale (23)
Agent:	HENRY CHIU ARCHITECT	Heritage:	Not Applicable
Property Address:	5312 YONGE ST	Community:	North York
Legal Description:	CON 1 WY L		

PURPOSE OF THE APPLICATION:

To seek relief from parking requirements for the proposed new restaurant.

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

- 1. Section 6A(2)a, By-law No. 7625**
The minimum required number of parking spaces is 20 spaces.
The proposed number of parking spaces is 0 spaces.

28. 46 PALM DRIVE

File Number:	A0579/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	ALON KRONENBERG	Ward:	York Centre (10)
Agent:	ALON KRONENBERG	Heritage:	Not Applicable
Property Address:	46 PALM DR	Community:	North York
Legal Description:	PLAN 4883 LOT 104		

PURPOSE OF THE APPLICATION:

TO construct a new one storey addition to the east of the existing dwelling and a second storey addition to the existing footprint.

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

- 1. Chapter 10.50.40.60.(1), By-law No. 569-2013**
A platform without main walls, attached to or less than 0.3 m 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 2.5 m if it is no closer to a side lot line than 1.8 m.
The proposed platform is a permitted encroachment into the rear yard setback, but is 1.30 m from the east side lot line.
- 2. Chapter 10.5.40.10(5), 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 mud room is 5.412 m² of the first within 0 m of the front main wall.
- 3. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 39.9% of the lot area.
- 4. Chapter 900 Exception 5, By-law No. 569-2013**
The required minimum side yard setback is 1.80 m.
The proposed east side yard setback is 1.30 m.
- 5. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 39.9% of the lot area.
- 6. Section 13.2.3.(b), By-law No. 7625**
The minimum required side yard setback is 1.80 m.
The proposed east side yard setback is 1.30 m.
- 7. Section 6(24)(d), By-law No. 7625**
Unexcavated porches and decks shall be permitted to encroach in the rear yard setback but no closer to side lot lines than the required 1.80 m.
The proposed deck encroaches 1.30 m to the east side lot line.
- 8. Section 13.2.3c, By-law No. 7625**
The minimum required rear yard setback is 9.50 m.

The proposed rear yard setback is 8.05 m.

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

Unexcavated porches and decks shall be permitted to encroach in the rear yard setback to a maximum of 2.10 m and a height of 1.0 m.

The proposed deck encroaches 3.04 m and is 2.362 m high.

29. 20 ARROWSTOOK ROAD

File Number:	A0580/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	SHERIF FADALI	Ward:	Willowdale (24)
Agent:	HANY KALLINI	Heritage:	Not Applicable
Property Address:	20 ARROWSTOOK RD	Community:	North York
Legal Description:	PLAN 4933 LOT 32		

PURPOSE OF THE APPLICATION:

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

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

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

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.52m.

2. 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 1.53m.

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

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.52m.

4. 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 1.53m.

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

The maximum permitted building length is 16.80m.

The proposed building length is 18.98m.

30. 136 HELENDALE AVENUE

File Number:	A0581/17NY	Zoning	R (d0.6) (x767)/R2 Z0.6[ZZC]
Owner(s):	SHARI PINKUS PETER DALY	Ward:	Eglinton-Lawrence (16)
Agent:	BRUNO LOPES	Heritage:	Not Applicable
Property Address:	136 HELENDALE AVE	Community:	Toronto
Legal Description:	PLAN 702 PT LOT 17		

PURPOSE OF THE APPLICATION:

To construct a second floor addition above the existing one-storey front portion of the dwelling. The applicant is also proposing a two-storey addition at the rear and a deck. The existing deck would be demolished.

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

- 1. Chapter 10.10.40.70.(2), By-law No. 569-2013**
The required minimum rear yard setback is 7.5m.
The proposed rear yard setback is 4.29m.
- 2. Chapter 10.10.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.69 times the area of the lot.
The proposed floor space index is 1.56 times the area of the lot.
- 3. Chapter 10.5.40.60.(1), By-law No. 569-2013**
A platform without main walls above established grade may encroach into the required rear yard setback of 2.5m if it is no closer to a side lot line than 0.3m.
The proposed platform encroaches 4.04m into the required rear yard setback.
- 4. 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 are 0.074m from the east lot line.
- 5. 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 7.0m.
The proposed height of the side exterior main walls facing a side lot line is 8.48m.
- 6. Section 6(3) part II 4, By-law No. 438-86**
The minimum required rear yard setback of 7.5m.
The proposed rear yard setback is 4.29m.
- 7. 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 not exceeding 17.0m in depth, where the side wall contains openings is 0.9m.
The proposed east side lot line setback is 0.1m.

- 8. 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 not exceeding 17.0m in depth, where the side wall contains openings is 0.9m.
The proposed west side lot line setback is 0.46m.
- 9. 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 1.16 times the area of the lot.
- 10. Section 6(3) Part II(3)(ii), By-law 438-86**
The minimum required wall to wall separation where there are no openings between adjacent buildings is 1.2m.
The proposed east side wall to wall separation is 0.57m.

31. 35 SKELMORE CRES

File Number:	A0582/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	EWAN GEDDES EWAN GEDDES	Ward:	Don Valley East (34)
Agent:	REPLACEMENT DESIGN INC	Heritage:	Not Applicable
Property Address:	35 SKELMORE CRES	Community:	North York
Legal Description:	PLAN M812 LOT 233		

PURPOSE OF THE APPLICATION:

To construct a new 1 storey addition and carport to the existing dwelling.

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

- 1. Chapter 10.5.50.10.(2), By-law No. 569-2013**
A corner lot with a dwelling must have a minimum of 60% of the side yard abutting a street for landscaping.
The propose side yard landscaping is 4.7 %.
- 2. Chapter 10.5.50.10.(2), By-law No. 569-2013**
A corner lot with a dwelling must have a minimum of 75% of the required side yard landscaping to be soft landscaping.
The propose side yard soft landscaping is 4.7%.
- 3. 10.5.50.10.(3), By-law No. 569-2013**
A minimum of 50% of the rear yard must be soft landscaping.
The proposed rear yard soft landscaping is 45.53%
- 4. 10.5.60.20.(3), By-law No. 569-2013**
The minimum side yard setback for an ancillary building or structure located in a side yard setback, Is the minimum side yard setback required for the residential building on the lot: 1.8 m.
The proposed side yard setback for the ancillary building is 0.351 m.
- 5. Section 6(23)(a)(i)(B), By-law No. 7625**
In the side yard, accessory buildings shall not be located at a distance from the side lot lines less than the minimum side yard setback for the main building: 1.8 m.
The proposed car port is located 0.35 m from the side lot line.

32. 2793 BATHURST STREET

File Number:	A0583/17NY	Zoning	CR/C1 [ZZC]
Owner(s):	2028643 ONTARIO LIMITED 20286430 ONTARIO LIMITED	Ward:	Eglinton-Lawrence (16)
Agent:	BRITTON CLARKSON PLANNING LIMITED	Heritage:	Not Applicable
Property Address:	2793 BATHURST ST	Community:	North York
Legal Description:	PLAN 1061 S PT LOT 10 RP 64R12669 PART 1		

PURPOSE OF THE APPLICATION:

To construct a two-storey addition over the existing one-storey commercial building.

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

1. Chapter 20.5.10.1 By-law No. 569-2013

The minimum number of parking spaces required is three (3).

The proposed number of parking spaced provided is zero (0).

2. Chapter 40.10.40.40. By-law No. 569-2013

The maximum permitted floor space index is 1.00 times the lot area.

The proposed floor space index is 2.53 times the lot area.

3. Chapter 230.5.10.1 By-law No. 569-2013

The minimum number of Shot Term Bicycle parking spaces required is three (3).

The proposed number of Shot Term Bicycle parking spaces is zero (0).

4. Chapter 40.10.50.10. By-law No. 569-2013

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

A landscape strip has not been provided along the east lot line (0.00m).

5. Section 23.2.1, By-law No. 7625

The maximum permitted lot coverage is 33.30% of the lot area.

The existing lot coverage is 94.00% of the lot area.

6. Section 22.10.0, By-law No. 7625

The maximum permitted gross floor area is 1.00 times the lot area.

The proposed gross floor area is 2.53 times the lot area.

7. Section 6A(16)(a), By-law No. 7625

The minimum required number of loading spaces is one (1).

The proposed number of loading spaces is zero (0).

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

The minimum required number of parking spaces is eight (8).

The proposed number of parking spaces is zero (0).

9. Section 23.2.2, By-law No. 7625

The minimum required rear yard setback is 7.50m.
The existing and proposed rear yard setback is 0.00m.

10. Section 23.2.2, By-law No. 7625

The minimum required side yard setback is 4.50m.
The existing and proposed east side yard setback is 0.00m.

33. 165 CHURCH AVENUE

File Number:	A0584/17NY	Zoning	RD (x5)/R4[ZCC]
Owner(s):	ARASH GORJI-POUR	Ward:	Willowdale (23)
Agent:	EDEN ENGINEERING & DESIGN INC	Heritage:	Not Applicable
Property Address:	165 CHURCH AVE	Community:	North York
Legal Description:	PLAN 2633 LOT 150		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 900.6.10.(5), By-law No. 569-2013**
The minimum side yard setback is 1.8m.
The proposed west side yard setback is 1.52m.
- 2. Chapter 900.6.10.(5), By-law No. 569-2013**
The minimum side yard setback is 1.8m.
The proposed east side yard setback is 1.52m.
- 3. Chapter 10.5.40.10.(5), By-law No. 569-2013**
An area of 10m of the first floor must be within 4m of the front main wall.
The proposed is 2.8m² of the first floor (entry foyer) within 4m of the front main wall.
- 4. Chapter 10.5.40.50.(2), By-law No. 569-2013**
A platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.3m of a building, must comply with the required minimum building setback of 1.8m.
The proposed rear deck is setback from the east side lot line by 1.52m.
- 5. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all exterior main walls is 7.5m.
The proposed height of the side exterior main walls is 7.76m.
- 6. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 31.9% of the lot area.
- 7. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The permitted maximum building depth for a detached house is 19.0m.
The proposed building depth is 19.39m.
- 8. Section 13.2.3(b), By-law No. 7625**
The minimum side yard setback is 1.8m.
The proposed west side yard setback is 1.52m.
- 9. Section 13.2.3(b), By-law No. 7625**
The minimum side yard setback is 1.8m.

The proposed east side yard setback is 1.52m.

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

The maximum permitted building length is 16.8m.

The proposed building length is 19.12m.

11. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.8m.

The proposed building height is 9.4m.

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

The maximum projection of an unexcavated deck in the rear is 2.1m from the wall if it is greater than 1m above all points of the adjacent ground.

The proposed rear unexcavated deck projects 2.96m.

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

The maximum permitted finished first floor height is 1.5m.

The proposed finished first floor height is 1.72m.

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

In the rear yard, unexcavated porches or decks attached to or detached from the main building shall not be located closer to the side lot line than the minimum side yard setback for the building of 1.8m.

The proposed rear deck is setback from the east side lot line by 1.52m.

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

Exterior stairways shall be permitted to project into the minimum rear yard setback not more than 2.1m.

The proposed rear stairs project 2.8m.

34. 236 BOWOOD AVENUE

File Number:	A0586/17NY	Zoning	R/R2 [ZZC]
Owner(s):	LAWRENCE SAGER PERI AGGARWAL	Ward:	Don Valley West (25)
Agent:	LAWRENCE SAGER	Heritage:	Not Applicable
Property Address:	236 BOWOOD AVE	Community:	Toronto
Legal Description:	PLAN M260 PT LOTS 198 & 199		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition to the existing two-storey dwelling, including a front covered porch. Please note a previous application (File # A1053/16NY) with respect to the subject property, was before the Committee of Adjustment on Thursday, February 9, 2017, which was ultimately refused.

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

1. Chapter 10.10.40.10.(2), By-law No. 569-2013

The maximum permitted exterior main wall height is 7.50m for no less than for 100.00% of all side main walls.

The proposed main wall height is 8.95m.

2. Chapter 10.10.40.40.(2), By-law No. 569-2013

The maximum permitted floor space index is 0.69 times the lot area.

The proposed floor space index is 0.83 times the lot area.

3. Chapter 10.5.40.60.(7), By-law No. 569-2013

Roof eaves may project a maximum of 0.90m provided that they are no closer than 0.30m to a lot line.

The proposed eaves project 0.30m and are 0.01m from the west lot line.

4. Chapter 10.10.80.40.(1), By-law No. 569-2013

Vehicle entrances through the front main wall of the building are permitted provided the lot has a minimum frontage of 7.60m.

The vehicle entrance is through the front main wall of the building and the existing lot frontage is 7.19m.

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

The minimum required parking space must have a minimum width of 3.20m.

The proposed parking space(s) will have a width of 3.12m.

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

The by-law does not permit an integral garage in a building on a lot having a frontage of less than 7.62m 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 where the existing lot frontage is 7.19m.

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

A building with openings be located no closer than 1.20m to the portion of the side wall of an adjacent building.

The proposed building is located 0.48m from the adjacent building to the east.

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

The minimum required side yard setback is 0.90m for the portion of the dwelling not exceeding 17.00m in depth.

The proposed east side yard setback is 0.31m.

9. Section 6(3) Part I 1, By-law No. 438-86

The maximum permitted gross floor area is 0.60 times the lot area.

The proposed gross floor area is 0.83 times the lot area.

10. Section 4(17), By-law No. 438-86

The minimum required parking space width is 3.20m.

The proposed parking space width is 3.12m.

35. 23 BURBANK DRIVE

File Number:	A0587/17NY	Zoning	RD (f 15 ; a 550) (x 5)/R4[ZZC]
Owner(s):	AZADEH MOGHAREI ALI MALEKANIAN	Ward:	Willowdale (24)
Agent:	SHAHRAM RASHVAND	Heritage:	Not Applicable
Property Address:	23 BURBANK DR	Community:	North York
Legal Description:	PLAN 4794 LOT 80		

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 10.5.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 9.13m.
The proposed front yard setback is 8.56m.
- 2. Chapter 1.20.3(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed South side yard setback is 1.22m.
- 3. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building or structure is 10m.
The proposed height of the building/structure is 10.51m.
- 4. 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 south side exterior main walls facing a side lot line is 7.94m.
- 5. Chapter 10.20.40.10.(6), By-law No. 569-2013**
The permitted maximum height of the first floor above established grade is 1.2m.
The proposed height of the first floor above established grade is 1.47m.
- 6. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 7. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length for a detached house is 17.0m.
The proposed building length is 17.15m.
- 8. Section 13.2.3(b), By-law No. 7625**
The minimum required south side yard setback is 1.8m.
The proposed south side yard setback is 1.22m.
- 9. Section 13.2.4, By-law No. 7625**

The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.

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

The maximum permitted building length is 16.8m.
The proposed building length is 20.00m.

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

The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.59m.

12. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.8m.
The proposed building height is 8.95m

36. 43 DROMORE CRES

File Number:	A0588/17NY	Zoning	RD (f15.0; a550)/ R4 [ZR]
Owner(s):	SERVAT NIASARI NASHLJI MOHAMMAD HOSSEIN MIRZAEI SEFIDABI FAR	Ward:	Willowdale (23)
Agent:	ELMIRA ZARRABI	Heritage:	Not Applicable
Property Address:	43 DROMORE CRES	Community:	North York
Legal Description:	PLAN 4259 LOT 249		

PURPOSE OF THE APPLICATION:

To construct a new two storey dwelling with integral garage. The exiting dwelling will be demolished.

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

- 1. Chapter 10.5.60.1(4), By-law No. 569-2013**
An ancillary structure is not permitted prior to the construction of walls and the roof of the main building.
The ancillary structure will exist prior to the construction of walls and the roof of the main building.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30.0% of the lot area.
The proposed lot coverage is 31.40% of the lot area.
- 3. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The maximum permitted area of each platform at or above the second storey of a house is 4.00m².
The proposed area of the front, second-storey platform is 5.90m².
- 4. Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.50m.
- 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 17.10m.
- 6. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.50m.
- 7. Section 13.2.4, By-law No. 7625**
The permitted maximum lot coverage is 30.0% of the lot area.
The proposed lot coverage is 31.40% of the lot area.
- 8. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.

The proposed building height is 9.29m

9. Section 13.2.6A, By-law no. 7625

The maximum permitted balcony area is 3.80m².

The proposed front balcony area is 5.90m².

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

The maximum finished first floor height is 1.50m.

The proposed finished first floor height is 1.78m.

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

The maximum permitted building length is 16.80m.

The proposed building length is 17.23m.

12. Section 6(23)(a)(iii)(A), By-law No. 7625

No accessory building shall be erected prior to the erection of the main building.

The accessory building will exist prior to the erection of the main building.

37. 5 NORDEN CRES

File Number:	A0589/17NY	Zoning	RD(X5)/ R5 [WAIVER]
Owner(s):	MERLE ANN SALEEM	Ward:	Don Valley West (25)
Agent:	ADSTRUCT LTD	Heritage:	Not Applicable
Property Address:	5 NORDEN CRES	Community:	North York
Legal Description:	PLAN 4332 LOT 99		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 900.6.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.53m.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 25.00% of the lot area.
The proposed lot coverage is 30.30% of the lot area.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all exterior main walls is 7.50m.
The proposed height is 7.71m.
- 4. Chapter 10.20.40.10.(6), By-law No. 569-2013**
The maximum permitted height of the first floor above established grade is 1.20m.
The proposed height is 1.48m.
- 5. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is the average of the front yard setback of those building on abutting lots; 11.40m.
The proposed front yard setback is 7.99m
- 6. Section 14.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.53m.
- 7. Section 14.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.72m.

38. 6 SINTON CRT

File Number:	A0590/17NY	Zoning	RD/R5[ZONING]
Owner(s):	JOSEPHINE DE LUCA-ROSA	Ward:	York Centre (09)
Agent:	JOSEPHINE DE LUCA-ROSA	Heritage:	Not Applicable
Property Address:	6 SINTON CRT	Community:	North York
Legal Description:	PLAN M799 LOT 290		

PURPOSE OF THE APPLICATION:

To construct a one-storey addition to the west portion of the existing dwelling including an attached garage. The existing garage and partial of the rear deck would be demolished.

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

- 1. Chapter 10.20.40.70.(4), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.22m.
- 2. Chapter 10.20.40.70.(2), By-law No. 569-2013**
The minimum required rear yard setback is 6.77m.
The proposed rear yard setback is 3.3m.
- 3. Section 14.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.22m.
- 4. Section 14.2.3c, By-law No. 7625**
The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 3.3m.

39. 611 NORTHCLIFFE BLVD

File Number:	A0620/17NY	Zoning	RA / RM2
Owner(s):	MARIA FIORE	Ward:	Eglinton-Lawrence (15)
Agent:	THOMAS MARZOTTO ARCHITECT	Heritage:	Not Applicable
Property Address:	611 NORTHCLIFFE BLVD	Community:	York
Legal Description:	PLAN 1969 LOT 15 AND RP 66R20759 PART 1		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 15.5.100.1(1), By-law No. 569-2013**
The required minimum width of a driveway must be 3.0 m.
The proposed driveway width is 2.24 m.
- 2. Chapter 900.7.10(777)D(i), By-law No. 569-2013**
The permitted maximum floor space index is 1.0
The proposed floor space index is 1.18.
- 3. Chapter 15.10.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback in the RA zone is 6.0 m
The proposed front yard setback is 2.96 m.
- 4. Chapter 15.10.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback in the RA zone is 0.5 m on one side and 1.2 m on the other side for a detached house.
The proposed north side yard setback is 0.29 m.
- 5. Chapter 200.5.1.10.(2), By-law No. 569-2013**
The minimum required parking space must have minimum required dimensions of (i) 2.6 m in width and (ii) 5.6 m in length and 2.0 m in vertical clearance.
The proposed parking space will have a width of 2.14 m and a length of 5.46 m.
- 6. Section 3.2.1 (a)(i), By-law No. 1-83**
A parking space shall be a minimum of 3.3 m wide and a minimum of 5.6 m long.
The proposed parking space shall be 2.14 m wide and 5.46 m long.
- 7. Section 10.1.2.1, By-law No. 1-83**
The proposed use, a detached house, is not a permitted use in an RM2 zone.

40. 1755 STEELES AVE W

File Number:	A0688/17NY	Zoning	M2(68)(H) [WAV]
Owner(s):	SANOFI PASTEUR LIMITED	Ward:	York Centre (10)
Agent:	WBA ARCHITECTS AND ENGINEERS INC	Heritage:	Listed
Property Address:	1755 STEELES AVE W	Community:	North York
Legal Description:	YORK CON 2 WYS PT LOTS 23 TO 25 PLAN 2570 BLK C PT BLK B PT LOT 2 1 FT RESERVE PT FISHERVILLE RD PT DAVEY ST PLAN M1859 BLKS P X Y AA BB		

PURPOSE OF THE APPLICATION:

To permit the construction of a three-storey bulk manufacturing facility.

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

1. Section 2(G), By-law No. 1297-2013

The required setbacks shall be as indicated on Schedule M2(68) and M2(68)(H) and all development on the site shall be set back a minimum of 10.00m from the long term stable top of bank as determined by the Toronto Regional Conservation Authority in September 2011. The proposed manufacturing facility is identified as Block B in Revised Schedule M2(68)(H) and the proposed building footprint and setbacks shall be as shown on the attached Revised Schedule M2(68)(H), By-law 1297-2013.

2. Section 2(M), By-law No. 1297-2013

For lands identified on schedule M2(68)(H) as subject to a Holding (H) symbol, uses permitted prior to the removal of the (H) symbol shall be those uses permitted in an M2 zone subject to the regulations of this Exception provided the permitted uses are located within a building existing on February 1, 2013, or an addition thereto not exceeding 10.00% of the gross floor area or in a new building of less than 1,000.00m² and all other provisions of this Exception are complied with: and By-Law No. 1297-2013 Section 2(n) Prior to the removing of the Holding (H) symbol from the Schedule M2(68)(H), a Functional Servicing Report in a form and content satisfactory to the Executive Director, Technical services Division must be filed with the City outlining the private and public infrastructure required to service the proposed development.

The proposed manufacturing facility Gross Floor Area will be 15,660.10m² prior to the removal of the Holding (H) symbol from the Schedule M2(68)(H) and prior to a Functional Servicing Report in a form and content satisfactory being filed with the City.

41. 120 GLENDORA AVENUE

File Number:	A0146/17NY	Zoning	RD / R7 (ZR)
Owner(s):	DEREK KENTON SZETO SHARON HOI LING SZETO	Ward:	Willowdale (23)
Agent:	PARC DE PRINCE INC	Heritage:	Not Applicable
Property Address:	120 GLENDORA AVE	Community:	North York
Legal Description:	PLAN 1967 LOT 919 PT LOT 918		

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 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted main wall height is 7.5 m.
The proposed main side wall height is 8.81 m.
- 3. Chapter 10.20.40.10.(6), By-law No. 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The proposed height of the first floor above established grade is 1.52 m.
- 4. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed height exceeds 9.18 m.
- 5. Section 6(30)a, By-law No. 7625**
The maximum permitted finished first floor height is 1.5 m.
The proposed finished first floor height is 1.71 m.
- 6. Section 14-A(5)c, By-law No. 7625**
The minimum required west side yard setback is 1.8 m.
The proposed side yard setback is 1.53 m.
- 7. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.3 m.
The proposed building length is 17.57 m including the rear canopy.
- 8. Section 6(24)(c), By-law No. 7625**
The maximum height of an unexcavated rear porch or deck shall be 1 m.
The rear unexcavated deck exceeds 1 m in height and projects 3.66 m.

42. 15 BARWICK DR.

File Number:	A0363/17NY	Zoning	RD (x5)/R3[ZONING]
Owner(s):	IRENA LEVITIN OLEG LEVITIN	Ward:	York Centre (10)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	15 BARWICK DR	Community:	North York
Legal Description:	PLAN 2571 PT LOTS 794 TO 796		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please be advised the subject property went before the Committee of Adjustment on June 22, 2017, the application was deferred sine die in order to make some minor changes.

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

- 1. Chapter 10.5.40.10(5), By-law No. 569-2013**
An area of 10m² of the first floor must be within 4m of the front main wall.
The proposed is 4.4m² of the first floor (sunken foyer) is within 4m of the front main wall.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all front and rear exterior main walls is 7.5m.
The proposed height of the front and rear exterior main walls is 8.67m.
- 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 18.52m.
- 4. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.0m.
The proposed building depth is 21.87m.
- 5. Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 21.36m.
- 6. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 8.99m.
- 7. Section 6(9), By-law No. 7625**
Exterior stairs shall be permitted to project into the minimum rear yard setback not more than 2.1m.
The proposed rear stairs project 2.74m into the rear yard.

43. 177 FAYWOOD BLVD

File Number:	A0964/16NY	Zoning	RD(fl5.0; a550)(x5)/ R4
Owner(s):	LAURA RUBEN MICHAEL DAVIDOVITS	Ward:	York Centre (10)
Agent:	EVANS PLANNING	Heritage:	Not Applicable
Property Address:	177 FAYWOOD BLVD	Community:	North York
Legal Description:	PLAN M1748 LOT 1		

PURPOSE OF THE APPLICATION:

To legalize and maintain the existing structure post conveyance of portions of lands to 159 Almore Avenue. Related consent file B0085/16NY will be considered by the Deputy Secretary Treasurer.

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

- 1. Chapter 10.10.30.10(1), By-law No. 569-2013**
The minimum required lot area is 550.00m².
The proposed lot area is 537.54m².
- 2. Chapter 10.20.40.70(3), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.29m.
- 3. Chapter 10.20.40.70(3), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.79m.
- 4. 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 30.66% of the lot area.
- 5. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550.00m².
The proposed lot area is 537.54m².
- 6. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.29m.
- 7. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.79m.
- 8. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 30.66% of the lot area.