

**COMMITTEE OF ADJUSTMENT  
 NORTH YORK PANEL**

**Hearing Date:** Thursday August 3, 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.	B0097/16NY	MARYAM SABOURI RAMANDI HAMED GHAMOOSHI	64 JOHNSTON AVE	Willowdale (23)
1A	A1136/16	MARYAM SABOURI RAMANDI HAMED GHAMOOSHI	64 JOHNSTON AVE	Willowdale (23)
1B	A1137/16	MARYAM SABOURI RAMANDI HAMED GHAMOOSHI	64 JOHNSTON AVE	Willowdale (23)
2.	B0021/17NY	NAVIDI MEHRSHAD	90 JOHNSTON AVE	Willowdale (23)
2A.	A0292/17NY	NAVIDI MEHRSHAD	90 JOHNSTON AVE	Willowdale (23)

2B.	A0293/17NY	NAVIDI MEHRSHAD	90 JOHNSTON AVE	Willowdale (23)
3.	B0011/17NY	DAVID DRUTZ GAYLA DRUTZ	1755 BAYVIEW AVE	Don Valley West (26)
3A.	A0161/17NY	DAVID DRUTZ GAYLA DRUTZ	1755 BAYVIEW AVE	Don Valley West (26)
3B.	A0162/17NY	DAVID DRUTZ GAYLA DRUTZ	1755 BAYVIEW AVE	Don Valley West (26)
4.	B0096/16NY	TANY DINARDO SANDRA DI NARDO	311-313 WOODSWORTH RD	Don Valley West (25)
4A.	A1126/16NY	TANY DINARDO SANDRA DI NARDO	311-313 WOODSWORTH RD	Don Valley West (25)
4B.	A1127/16NY	TANY DINARDO SANDRA DI NARDO	311-313 WOODSWORTH RD	Don Valley West (25)
5.	B0045/17NY	TORONTO COMMUNITY HOUSING CORP	1 LEILA LANE, 215 RANEE AVE	Eglinton-Lawrence (15)
6.	A0479/17NY	STEVE STOJANOVIC	1153A GLENCAIRN AVE - PART A	Eglinton-Lawrence (15)
7.	A0480/17NY	STEVE STOJANOVIC	1153A GLENCAIRN AVE - PART B	Eglinton-Lawrence (15)
8.	A0498/17NY	XINHONG LIU	103 YORK MILLS RD	Don Valley West (25)
9.	A0499/17NY	NATALY PESIN DANIEL PESIN	74 KIMBARK BLVD	Eglinton-Lawrence (16)
10.	A0500/17NY	ARYEH HOFSTEDTER	20 FOREST WOOD	Eglinton-Lawrence (16)

11.	A0501/17NY	CARLA BEATRIZ DURAN SEMPRUN JAVIER PAUL SOROS DUPRE	178 CAMERON AVE	Willowdale (23)
12.	A0507/17NY	ZVI ARIE PAUL GOLDFISHER	463 COLDSTREAM AVE	Eglinton-Lawrence (16)
13.	A0508/17NY	LIANNE DARA ZAITLIN IAN ROBERT LIFSHITZ	32 SOUTHGATE AVE	York Centre (10)
14.	A0509/17NY	CHRISTINE IABONI SABASTINO IABONI	101 EXBURY ROAD	York Centre (09)
15.	A0510/17NY	SEYED ALI ASTANEH	20 RAVENSCROFT CRCL	Willowdale (24)
16.	A0511/17NY	MARIJA LOMBARDI	515 GLEN PARK AVE	Eglinton-Lawrence (15)
17.	A0512/17NY	JASON SKEETE	6 GARDENIA CRT	Willowdale (23)
18.	A0513/17NY	MARLA FOGELMAN GARY FOGELMAN	89 COLLINSON BLVD	York Centre (10)
19.	A0514/17NY	MASOUMEH AMOZADEH TABRIZI HAMIDREZA EINAFSHAR	213 PATRICIA AVE	Willowdale (23)
20.	A0515/17NY	RACHEL NUSINOFF- LONDON ROBERT LONDON	47 CASTLEWOOD RD	Eglinton-Lawrence (16)
21.	A0516/17NY	SALVATORE MARANO	353 OAKWOOD AVE	Eglinton-Lawrence (15)

22.	A0518/17NY	PAULA TATSCHKE OLIVER MCGINLEY	151 BLYTHWOOD RD	Don Valley West (25)
23.	A0519/17NY	ALICE TAMARA KOWAL	168 COTTONWOOD DR	Don Valley West (25)
24.	A0520/17NY	BERTINA KOKA ILIA KOKA	35 DONEGALL DR	Don Valley West (26)
25.	A0521/17NY	ALIREZA DAWOUDI	395 HILLCREST AVE	Willowdale (23)
26.	A0569/16NY	THE ROCKET TIPPETT INC	36R TIPPETT RD - BUILDING "A"	Willowdale (23)
27	A0482/17NY	36 TIPPETT INC	36 TIPPETT RD - BUILDING "B"	York Centre (10)

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

28.	A0522/17NY	ALIREZA DAWOUDI	154 NORTHWOOD DR.	Willowdale (23)
29.	A0523/17NY	BATOOL JAVADI-ERAM	207 FLORENCE AVE	Willowdale (23)
30.	A0524/17NY	DAYNA BLEEMAN JESSE BLEEMAN	62 SHIELDS AVE	Eglinton-Lawrence (16)
31.	A0525/17NY	MEREDITH GREENFIELD ANTHONY JONES	9 BAINTREE EAST ST	York Centre (10)
32.	A0526/17NY	FABIAN BORENHOLTZ MONICA BEATRIZ ALVARENGA	255 FLORENCE AVE	Willowdale (23)
33.	A0529/17NY	HUI XING YIFENG XUAN	21 CHASE ROAD	Don Valley East (33)

34.	A0530/17NY	HABIB ALAFCHI	324 ELLERSLIE AVE	Willowdale (23)
35.	A0531/17NY	ALFREDO ANTONIO TORRES MARGARITA TORRES	7 CANARY CRES	Willowdale (24)
36.	A0532/17NY	DAVID NEMETH KIMBERLY TRIMBOLI	46 SHAUNAVON HEIGHTS CRES	Don Valley East (34)
37.	A0533/17NY	LISA HE	23 SUNCREST DR	Don Valley West (25)
38.	A0534/17NY	BATOOL JAVADI-ERAM	213 AMOUR BLVD	Willowdale (23)
39.	A0535/17NY	TORONTO DISTRICT SCHOOL BOARD	171 AVONDALE AVE	Willowdale (23)
40.	A0536/17NY	HANIEH BORGHEI	167 ELMHURST AVE	Willowdale (23)
41.	A0537/17NY	JIAO YINGCHUN NAN SUN	92 ARJAY CRES	Don Valley West (25)
42.	A0538/17NY	HUYEN UNG	12 DIDRICKSON DR	Don Valley West (25)
43.	A0539/17NY	LEONARDO SPERDUTI	417 DREWRY AVE	Willowdale (23)
44.	A0541/17NY	GROVEPARK HOLDINGS LIMITED	8 PEWTER RD	Willowdale (23)
45.	A0542/17NY	XIAOYU FENG	83 SEARLE AVE	York Centre (10)
46.	A0543/17NY	MARYAM SABOURI HAMED GHAMOOSHI RAMANDI	22 WINDHAM DRIVE	Willowdale (24)
47.	A0544/17NY	STEFAN LAZAR JULIA LAZAR	99 PINEMORE CRES	Don Valley East (34)

48.	A0545/17NY	DAVID BARKER STELLA CHENG	5 PINE FOREST ROAD	Don Valley West (25)
49.	A0135/17NY	LEAH HANDELSMAN	61 RIDGEVALE DR	Eglinton-Lawrence (15)
51.	B0056/16NY	LIVANTE HOLDINGS (PECKHAM AVENUE) INC	85 PECKHAM AVE	Willowdale (23)
51A.	A0776/16NY	LIVANTE HOLDINGS (PECKHAM AVENUE) INC	85 PECKHAM AVE - LOT 1	Willowdale (23)
51B.	A0778/16NY	LIVANTE HOLDINGS (PECKHAM AVENUE) INC	85 PECKHAM AVE - LOT 2	Willowdale (23)
51C.	A0777/16NY	LIVANTE HOLDINGS (PECKHAM AVENUE) INC	85 PECKHAM AVE - LOT 3	Willowdale (23)
51D.	A0779/16NY	LIVANTE HOLDINGS (PECKHAM AVENUE) INC	85 PECKHAM AVE - LOT 4	Willowdale (23)
51E.	A0780/16NY	LIVANTE HOLDINGS (PECKHAM AVENUE) INC	85 PECKHAM AVE - LOT 5	Willowdale (23)
51F.	A0781/16NY	LIVANTE HOLDINGS (PECKHAM AVENUE) INC	85 PECKHAM AVE - LOT 6	Willowdale (23)
51G.	A0782/16NY	LIVANTE HOLDINGS (PECKHAM AVENUE) INC	85 PECKHAM AVE - LOT 7	Willowdale (23)
51H.	A0783/16NY	LIVANTE HOLDINGS (PECKHAM AVENUE) INC	85 PECKHAM AVE - LOT 8	Willowdale (23)

52.	B0006/17NY	NORMAN WONG	169 GOULDING AVE	Willowdale (23)
52A.	A0047/17NY	NORMAN WONG	169 GOULDING AVE PT 1	Willowdale (23)
52B.	A0048/17NY	NORMAN WONG	169 GOULDING AVE PT 2	Willowdale (23)

## 1. 64 JOHNSTON AVE

File Number:	B0097/16NY	Zoning	RD/R4(ZR)
Owner(s):	MARYAM SABOURI RAMANDI HAMED GHAMOOSHI	Ward:	Willowdale (23)
Agent:	URBAN GROWTH INC	Heritage:	Not Applicable
Property Address:	<b>64 JOHNSTON AVE</b>	Community:	North York
Legal Description:	PLAN 1743 LOT 48 TO 49		

### **THE CONSENT REQUESTED:**

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

#### **Conveyed - Part 1**

Address to be determined

The frontage is 7.62m and the lot area is 301.8m<sup>2</sup>. A new detached residential dwelling is proposed requiring variances to the applicable zoning By-laws as outlined in application A1137/16NY.

#### **Retained - Part 2**

Address to be determined

The frontage is 7.62m and the lot area is 301.8m<sup>2</sup>. A new detached residential dwelling is proposed requiring variances to the applicable zoning By-laws as outlined in application A1136/16NY.



## 1A. 64 JOHNSTON AVE

File Number:	A1136/16NY	Zoning	RD/R4(ZR)
Owner(s):	RAMANDI HAMED GHAMOOSHI	Ward:	Willowdale (23)
Agent:	URBAN GROWTH INC	Heritage:	Not Applicable
Property Address:	<b>64 JOHNSTON AVE</b> <b>(PART 2 – east lot)</b>	Community:	North York
Legal Description:	PLAN 1743 LOT 48 TO 49		

### PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. File Numbers B0097/16NY, A1136/16NY and A1137/16NY will be considered jointly.

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

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

An area of 10 m<sup>2</sup> of the first floor shall be within 4 m of the front main wall.  
Proposed 2.7 m<sup>2</sup> of the first floor is within 4 m of the front main wall.

#### 2. Chapter 10.5.40.50, Zoning By-law No. 569-2013

A west side yard setback of 1.8 m is required. A platform must comply with the required minimum building setbacks for the zone.

The proposed west side yard setback to the front porch is 0.74 m.

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

The minimum required lot area is 550 m<sup>2</sup>.  
The proposed lot area is 301.9 m<sup>2</sup>.

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

The minimum required side yard setback is 1.8 m.  
The proposed west side yard setback is 0.46 m.

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

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

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

The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 34.75% of the lot area.

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

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

#### 8. Chapter 10.5.40.60.(7), Zoning 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 0.3 m and are 0.16 m from the west lot line.

**9. Section 13.2.1 and 6(8), Zoning By-law No. 7625**

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

The proposed lot frontage and lot width is 7.62 m.

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

The minimum required lot area is 550m<sup>2</sup>.

The proposed lot area is 301.9m<sup>2</sup>.

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

The minimum required side yard setback is 1.5 m.

The proposed west side yard setback is 0.46 m.

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

The minimum required side yard setback is 1.5 m.

The proposed east side yard setback is 0.91 m.

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

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

The proposed lot coverage is 34.75% of the lot area.

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

The maximum permitted building height is 8.8 m.

The proposed building height is 9.66 m.

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

The maximum finished first floor height is 1.5m.

The proposed finished first floor height is 2.25m.

## 1B. 64 JOHNSTON AVE

File Number:	A1137/16NY	Zoning	RD/R4(ZR)
Owner(s):	RAMANDI HAMED GHAMOOSHI	Ward:	Willowdale (23)
Agent:	URBAN GROWTH INC	Heritage:	Not Applicable
Property Address:	<b>64 JOHNSTON AVE</b> <b>(PART 1 – west lot)</b>	Community:	North York
Legal Description:	PLAN 1743 LOT 48 TO 49		

### PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. File Numbers B0097/16NY, A1136/16NY and A1137/16NY will be considered jointly.

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

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

A minimum area of 10 m<sup>2</sup> of the first floor shall be located within 4 m of the front main wall.  
Proposed 2.7 m<sup>2</sup> of the first floor is within 4 m of the front main wall.

#### 2. Chapter 10.5.40.50, Zoning By-law No. 569-2013

The proposed east side yard setback to the front porch is 0.74 m. A platform must comply with the required minimum building setbacks for the zone.  
A minimum east side yard setback of 1.8 m is required.

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

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

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

The minimum required side yard setback is 1.8 m.  
The proposed east side yard setback is 0.46 m.

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

The minimum required lot area is 550 m<sup>2</sup>.  
The proposed lot area is 301.9 m<sup>2</sup>.

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

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

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

The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage of the dwelling is 34.75%.

#### 8. Chapter 10.5.40.60(7), Zoning 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 0.3 m and are 0.16 m from the east lot line.

**9. Section 13.2.1 and 6(8), Zoning By-law No. 7625**

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

The proposed lot frontage and lot width is 7.62 m.

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

The minimum required lot area is 550m<sup>2</sup>.

The proposed lot area is 301.9m<sup>2</sup>.

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

The minimum required side yard setback is 1.5 m.

The proposed west side yard setback is 0.91 m.

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

The minimum required side yard setback is 1.5 m.

The proposed east side yard setback is 0.46 m.

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

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

The proposed lot coverage is 34.75% of the lot area.

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

The maximum permitted building height is 8.8m.

The proposed building height is 9.77m.

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

The maximum finished first floor height is 1.5 m.

The proposed finished first floor height is 2.37 m.

## 2. 90 JOHNSTON AVE

File Number:	B0021/17NY	Zoning	R4/RD[WAV]
Owner(s):	NAVIDI MEHRSHAD	Ward:	Willowdale (23)
Agent:	ARCICA INC	Heritage:	Not Applicable
Property Address:	<b>90 JOHNSTON AVE</b>	Community:	North York
Legal Description:	PLAN 1743 LOT 58 TO 59		

### **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 301.3m<sup>2</sup>. 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 301.3m<sup>2</sup>. The lot will be redeveloped with a new detached residential dwelling.

## 2A. 90 JOHNSTON AVE

File Number:	A0292/17NY	Zoning	R4/RD[WAV]
Owner(s):	NAVIDI MEHRSHAD	Ward:	Willowdale (23)
Agent:	ARCICA INC	Heritage:	Not Applicable
Property Address:	<b>90 JOHNSTON AVE - PART 2</b>	Community:	North York
Legal Description:	PLAN 1743 LOT 58 TO 59		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40, By-law No. 569-2013**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 32% of the lot area.
- 2. Chapter 10.20.40.70, By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed west side yard setback is 0.9m.
- 3. Chapter 10.20.40.70, By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed east side yard setback is 0.9m.
- 4. Chapter 10.5.40.10.(5), By-law No. 569-2013**  
A minimum of 10m<sup>2</sup> of the first floor must be within 4m of the main front wall.  
The proposed first floor within 4m of the main front wall is 2.2m<sup>2</sup>.
- 5. Chapter 10.5.40.60(1), By-law No. 569-2013**  
The minimum required side lot line for the front porch is 1.8m.  
The proposed front porch is 1.15m from the side lot line.
- 6. Chapter 10.20.30.20, By-law No. 569-2013**  
The minimum required lot frontage is 15m.  
The proposed lot frontage is 7.62m.
- 7. Chapter 10.20.30.10, By-law No. 569-2013**  
The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is 301.3m<sup>2</sup>.
- 8. Chapter 10.20.40.10, By-law No. 569-2013**  
The maximum permitted wall height is 7.5m.  
The proposed wall height is 7.8m for 81% and 8.7m for 19% of the side walls.
- 9. Section 13.2.1 & 6(8), By-law No. 7625**  
The minimum required lot frontage and width is 15m.  
The proposed lot frontage and width is 7.62m.

- 10. Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is 301.3m<sup>2</sup>.
- 11. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 32% of the lot area.
- 12. Section 13.2.3A, By-law No. 7625**  
The minimum required side yard setback is 1.8m.  
The proposed west side yard setback is 0.9m.
- 13. Section 13.2.3A, By-law No. 7625**  
The minimum required side yard setback is 1.5m.  
The proposed east side yard setback is 0.9m.
- 14. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.1m.

## 2B. 90 JOHNSTON AVE

File Number:	A0293/17NY	Zoning	R4/RD[WAV]
Owner(s):	NAVIDI MEHRSHAD	Ward:	Willowdale (23)
Agent:	ARCICA INC	Heritage:	Not Applicable
Property Address:	<b>92 JOHNSTON AVE – PART 1</b>	Community:	North York
Legal Description:	PLAN 1743 LOT 58 TO 59		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40, By-law No. 569-2013**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 32% of the lot area.
- 2. Chapter 10.20.40.70, By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed west side yard setback is 0.9m.
- 3. Chapter 10.20.40.70, By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed east side yard setback is 0.9m.
- 4. Chapter 10.5.40.10.(5), By-law No. 569-2013**  
A minimum of 10m<sup>2</sup> of the first floor must be within 4m of the main front wall.  
The proposed first floor within 4m of the main front wall is 2.2m<sup>2</sup>.
- 5. Chapter 10.5.40.60(1), By-law No. 569-2013**  
The minimum required side lot line for the front porch is 1.8m.  
The proposed front porch is 1.15m from the side lot line.
- 6. Chapter 10.20.30.20, By-law No. 569-2013**  
The minimum required lot frontage is 15m.  
The proposed lot frontage is 7.62m.
- 7. Chapter 10.20.30.10, By-law No. 569-2013**  
The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is 301.3m<sup>2</sup>.
- 8. Chapter 10.20.40.10, By-law No. 569-2013**  
The maximum permitted wall height is 7.5m.  
The proposed wall height is 7.8m for 81% and 8.7m for 19% of the side walls.
- 9. Section 13.2.1 & 6(8), By-law No. 7625**  
The minimum required lot frontage and width is 15m.  
The proposed lot frontage and width is 7.62m.



- 10. Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is 301.3m<sup>2</sup>.
- 11. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 32% of the lot area.
- 12. Section 13.2.3A, By-law No. 7625**  
The minimum required side yard setback is 1.8m.  
The proposed west side yard setback is 0.9m.
- 13. Section 13.2.3A, By-law No. 7625**  
The minimum required side yard setback is 1.5m.  
The proposed east side yard setback is 0.9m.
- 14. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.1m.

### 3. 1755 (1757) BAYVIEW AVE

File Number:	B0011/17NY	Zoning	RM (f30.0; a930; d1.25)/ R3A [ZZC]
Owner(s):	DAVID DRUTZ GAYLA DRUTZ	Ward:	Don Valley West (26)
Agent:	STANLEY MARCOVICI	Heritage:	Not Applicable
Property Address:	<b>1755 BAYVIEW AVE</b>	Community:	East York
Legal Description:	PLAN 1908 PT LOT 382 PT LOT 381		

#### **THE CONSENT REQUESTED:**

To obtain consent to sever the property into two undersized residential lots (semi-detached house).

#### **Conveyed - Parts 1 and 2**

(1757 Bayview Ave)

The frontage is 8.46m and the lot area is 352.31m<sup>2</sup>. One-half of a new three-storey semi-detached dwelling is proposed requiring variances to the applicable zoning by-laws. The existing detached garage will remain. Part 1 is an existing right-of-way.

#### **Retained - Parts 3 and 4**

(1755 Bayview Ave)

The frontage is 7.24m and the lot area is 301.19m<sup>2</sup>. One-half of a new three-storey semi-detached dwelling is proposed requiring variances to the applicable zoning by-laws. The existing detached garage will remain. Part 4 is an existing right-of-way.

**File Numbers B0011/17NY, A0161/17NY, A0162/17NY will be considered jointly.**

### 3A. 1755 (1757) BAYVIEW AVE.

	A0161/17NY	Zoning	RM (f30.0; a930; d1.25)/ R3A [ZZC]
File Number:			
Owner(s):	GAYLA DRUTZ GAYLA DRUTZ	Ward:	Don Valley West (26)
Agent:	STANLEY MARCOVICI	Heritage:	Not Applicable
Property Address:	<b>1755 BAYVIEW AVE</b>	Community:	East York
Legal Description:	PLAN 1908 PT LOT 382 PT LOT 381		

#### PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.60.1(4), By-law No. 569-2013**  
No above-ground ancillary building may be erected prior to the construction of the main walls and completion of the roof of a residential building on the same lot.  
The garage will have been erected prior to the main building.
- Chapter 10.80.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 19.00m.
- Chapter 10.80.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.50m.  
The proposed south side yard setback is 1.22m.
- Chapter 10.80.30.10.(1), By-law No. 569-2013**  
The minimum required lot area is 465.00m<sup>2</sup>.  
The proposed lot area is 301.19m<sup>2</sup>.
- Chapter 10.80.40.50.(2), By-law No. 569-2013**  
The maximum permitted number of platforms at or above the second storey on the rear wall of a semi-detached house is one.  
The proposed number of platforms located on the rear wall is two.
- Chapter 10.80.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 49.40% of the lot area.
- Chapter 10.5.50.10.(3)(A), By-law No. 569-2013**  
A minimum of 50.00% of the rear yard area must be soft landscaping.  
The proposed rear yard landscaping area is 29.30% of the area.
- Chapter 10.5.60.70.(1), By-law No. 569-2013**  
The total area on a lot covered by an ancillary building may not exceed 10.00% of the lot area.  
The proposed ancillary buildings cover 11.60% of the lot area.
- Chapter 10.80.30.20.(1), By-law No. 569-2013**

The minimum required lot frontage is 15.00m.  
The proposed lot frontage is 7.24m.

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

The minimum required parking space must have a minimum length of 5.60m.  
The proposed parking space will have a length of 5.30m.

**11. Section 6.7.2, By-law No. 1916**

A semi detached dwelling is not a permitted building in this zone.

**12. Section 6.1.3, By-law No. 1916**

The minimum required access to a parking space is 2.60m.  
The proposed access is 2.40m.

**13. Section 2.67.a, By-law No. 1916**

The minimum required parking space must have a minimum length of 5.60m.  
The proposed parking space will have a length of 5.30m.

**14. Section 5.13.6, By-law No. 1916**

An accessory building may be erected prior to the construction of the main building only for the storage of tools or materials in connection with construction.  
The accessory building is to be a garage and is therefore not permitted prior to the erection of the main building.

### **3B. 1755 (1757) BAYVIEW AVE.**

File Number:	A0162/17NY	Zoning	RM (f30.0; a930; d1.25)/ R3A [ZZC]
Owner(s):	GAYLA DRUTZ GAYLA DRUTZ	Ward:	Don Valley West (26)
Agent:	STANLEY MARCOVICI	Heritage:	Not Applicable
Property Address:	<b>1757 BAYVIEW AVE</b>	Community:	East York
Legal Description:	PLAN 1908 PT LOT 382 PT LOT 381		

#### **PURPOSE OF THE APPLICATION:**

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

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

- 1. Chapter 10.5.60.1(4), By-law No. 569-2013**  
No above-ground ancillary building may be erected prior to the erection of the main walls and completion of the roof of a residential building on the same lot.  
The garage will have been erected prior to the main building.
- 2. Chapter 10.80.30.10.(1), By-law No. 569-2013**  
The minimum required lot area is 465.00m<sup>2</sup>.  
The proposed lot area is 352.31m<sup>2</sup>.
- 3. Chapter 10.80.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 19.00m.
- 4. Chapter 10.80.40.50.(2), By-law No. 569-2013**  
The maximum permitted number of platforms at or above the second storey on the rear wall of a semi-detached house is one.  
The proposed number of platforms located on the rear wall is two.
- 5. Chapter 10.5.60.20.(2), By-law No. 569-2013**  
The minimum rear yard setback for ancillary building is 0.30m.  
The existing rear yard setback for the ancillary building is 0.28m.
- 6. Chapter 10.5.60.20.(3), By-law No. 569-2013**  
The minimum required side yard setback for an ancillary building is 0.30m.  
The proposed north side yard setback for the ancillary building is 0.14m.
- 7. Chapter 10.5.50.10.(3)(A), By-law No. 569-2013**  
A minimum of 50.00% of the rear yard area must be soft landscaping.  
The proposed rear yard landscaping area is 30.70% of the area.
- 8. Chapter 10.80.30.20.(1), By-law No. 569-2013**  
The minimum required lot frontage is 15.00m.  
The proposed lot frontage is 8.46m.

- 9. Chapter 10.80.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 42.10% of the lot area.
- 10. Chapter 200.5.1.10.(2), By-law No. 569-2013**  
The minimum required parking space must have a minimum length of 5.60m.  
The proposed parking space will have a length of 5.30m.
- 11. Section 6.1.3, By-law No. 1916**  
The minimum required access to a parking space is 2.60m.  
The proposed access is 2.40m.
- 12. Section 6.7.2, By-law No. 1916**  
A semi detached dwelling is not a permitted building in this zone.
- 13. Section 2.67.a, By-law No. 1916**  
The minimum required parking space must have a minimum length of 5.60m.  
The proposed parking space will have a length of 5.30m.
- 14. Section 5.13.6, By-law No. 1916**  
An accessory building may be erected prior to the construction of the main building only for the storage of tools or materials in connection with construction.  
The accessory building is to be a garage and is therefore not permitted prior to the erection of the main building.
- 15. Section 5.13.2, By-law No. 1916**  
Accessory building must be a minimum of 0.30m from all lot lines.  
The existing garage is 0.14m from the north lot line.
- 16. Section 5.13.2, By-law No. 1916**  
Accessory building must be a minimum of 0.30m from all lot lines.  
The existing garage is 0.28m from the east lot line

## 4. 311-313 WOODSWORTH

File Number:	B0096/16NY	Zoning	RM/RM2 [ZZC]
Owner(s):	TANY DINARDO SANDRA DI NARDO	Ward:	Don Valley West (25)
Agent:	ARMANDO BARBINI PLANNING & PERMIT SERVICES	Heritage:	Not Applicable
Property Address:	<b>311-313 WOODSWORTH RD</b>	Community:	North York
Legal Description:	PLAN 5871 LOT 113		

### **THE CONSENT REQUESTED:**

To obtain consent to sever the property into two undersized residential lots. Applications B0096/16NY, A1126/16NY, A1127/16NY will be considered jointly.

#### **Conveyed - Part 1**

Address to be assigned

The lot frontage is 12.27m and has a lot area of 376.86m<sup>2</sup>.

The property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law(s), as outlined in application # A1126/16NY.

#### **Retained - Part 2**

Address to be assigned

The lot frontage is 12.27m and has a lot area of 376.86m<sup>2</sup>.

The property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law(s), as outlined in application # A1127/16NY.

## 4A. 311-313 WOODSWORTH

File Number:	A1126/16NY	Zoning:	RM/RM2 [ZZC]
Owner(s):	TANY DI NARDO SANDRA DI NARDO	Ward:	Don Valley West (25)
Agent:	ARMANDO BARBINI PLANNING & PERMIT SERVICES	Heritage:	Not Applicable
Property Address:	<b>311-313 WOODSWORTH RD (PART 1)</b>	Community:	North York
Legal Description:	PLAN 5871 LOT 113		

### PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with an integral garage. The existing dwelling would be demolished. Applications B0096/16NY, A1126/16NY, A1127/16NY will be considered jointly.

### 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 665.00m<sup>2</sup>.  
The proposed lot area is 376.86m<sup>2</sup>.

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

The minimum required lot frontage is 18.00m.  
The proposed lot frontage is 12.27m.

#### 3. Chapter 10.80.30.40.(1), By-law No. 569-2013

The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 35.50% of the lot area.

#### 4. Chapter 10.80.40.70.(1), By-law No. 569-2013

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

#### 5. Section 13.2.2, By-law No. 7625

The minimum required lot area is 550.00m<sup>2</sup>.  
The proposed lot area is 376.86m<sup>2</sup>.

#### 6. Section 13.2.1, By-law No. 7625

The minimum required lot frontage is 15.00m.  
The proposed lot frontage is 12.27m.

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

The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed; in this case 15.00m.  
The proposed lot width is 12.27m.

#### 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 35.50% of the lot area.



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

The minimum required side yard setback is 1.53m.

The proposed north side yard setback is 1.40m.

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

The minimum required side yard setback is 1.53m.

The proposed south side yard setback is 0.60m.

## 4B. 311-313 WOODSWORTH

File Number:	A1127/16NY	Zoning	RM/RM2 [ZZC]
Owner(s):	TANY DI NARDO SANDRA DI NARDO	Ward:	Don Valley West (25)
Agent:	ARMANDO BARBINI PLANNING & PERMIT SERVICES	Heritage:	Not Applicable
Property Address:	<b>311-313 WOODSWORTH RD (PART 2)</b>	Community:	North York
Legal Description:	PLAN 5871 LOT 113		

### PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with an integral garage. The existing dwelling would be demolished. Applications B0096/16NY, A1126/16NY, A1127/16NY will be considered jointly.

### 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 665.00m<sup>2</sup>.  
The proposed lot area is 376.86m<sup>2</sup>.

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

The minimum required lot frontage is 18.00m.  
The proposed lot frontage is 12.27m.

**3. Chapter 10.80.30.40.(1), By-law No. 569-2013**

The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 36.10% of the lot area.

**4. Chapter 10.80.40.70.(1), By-law No. 569-2013**

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

**5. Section 13.2.2, By-law No. 7625**

The minimum required lot area is 550.00m<sup>2</sup>.  
The proposed lot area is 376.86m<sup>2</sup>.

**6. Section 13.2.1, By-law No. 7625**

The minimum required lot frontage is 15.00m.  
The proposed lot frontage is 12.27m.

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

The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed; in this case 15.00m.  
The proposed lot width is 11.79m.

**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 36.10% of the lot area.

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

The minimum required side yard setback is 1.53m.

The proposed south side yard setback is 1.34m.

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

The minimum required side yard setback is 1.53m.

The proposed north side yard setback is 0.60m.

## 5. 1 LEILA LANE AND 215 RANEE AVE

File Number:	B0045/17NY	Zoning	Zoning By-law No. 1338-2013
Owner(s):	TORONTO COMMUNITY HOUSING CORPORATION	Ward:	Eglinton-Lawrence (15)
Agent:	DEVINE PARK LLP	Heritage:	Not Applicable
Property Address:	1 LEILA LANE, 215 RANEE AVE	Community:	North York
Legal Description:	PLAN 5633 PTBLK L		

### **THE CONSENT REQUESTED:**

To obtain consent to sever the property into two residential lots to facilitate the construction of a 15 storey market residential building and a 8 storey Toronto Community Housing Corporation (TCHC) rental replacement building. A number of easements in favour of the respective owners are required to ensure appropriate and compatible use of the lands after the proposed severance. Zoning By-law No. 1338-2013 applies to the subject lands. No variances are required. Related planning files include 16 166716 NNY 15 SA; 16 124589 NNY15SB.

### **Conveyed - Parts 1 to 7 both inclusive and Part 10 (on Draft R-plan):**

Address to be assigned

Parts 1 to 7 both inclusive and Part 10 - the area is 6,236.4 m<sup>2</sup> at grade and 5,830.9 m<sup>2</sup> at third level and above.

### **Easements:**

Together with Certain Easements over Conveyed Lands (HDI/YRI) in favour of Retained lands (TCHC):

- a) Easement over Part 1 on Reference Plan 66R-\_\_ , for a right of support in favour of the retained lands (for the TCHC building and TCHC portion of the P1 parking level);
- b) Easement over Part 3 on Reference Plan 66R-\_\_ , for (i) a right of support in favour of the retained lands (for the TCHC building), (ii) pedestrian and vehicle access, and (iii) a right of access for the purposes of service, maintenance and utilities;
- c) Easement over Part 4 on Reference Plan 66R-\_\_ , for (i) pedestrian and vehicle access, and (ii) a right of access for the purposes of service, maintenance and utilities;
- d) Easement over Part 6 on Reference Plan 66R-\_\_ , for (i) pedestrian and vehicle access, and (ii) a right of access for the purposes of service, maintenance and utilities;
- e) Easement over Part 7 on Reference Plan 66R-\_\_ , for a right of support in favour of the retained lands (for the TCHC building overhang); and
- f) Easement over Part 10 on Reference Plan 66R-\_\_ , for pedestrian stairwell access and support in favour of the retained lands (for the TCHC portion of the P1 parking level).

### **Retained - Parts 8, 9 and Parts 11 to 13 both inclusive (on Draft R-plan):**

Address to be assigned

Parts 8, 9 and Parts 11 to 13 both inclusive - the area is 2,101.5 m<sup>2</sup> at grade and 2,507.0 m<sup>2</sup> at third level and above.

**Easements:**

Together with Certain Easements over Retained Lands (TCHC) in favour of Conveyed lands (HDI/YRI):

- a) Easement over Part 8 on Reference Plan 66R-\_\_ , for (i) a right of support in favour of the conveyed lands (for the HDI building and ground level area), and (ii) a right of access for the purposes of service, maintenance and utilities;
- b) Easement over Part 9 on Reference Plan 66R-\_\_ , for (i) a right of support in favour of the conveyed lands (for the HDI building and ground level area), and (ii) a right of access for the purposes of service, maintenance and utilities;
- c) Easement over Part 11 on Reference Plan 66R-\_\_ , for a right of access for the purposes of service, maintenance and utilities; and
- d) Easement over Part 12 on Reference Plan 66R-\_\_ , for (i) a right of support in favour of the conveyed lands (for the HDI building and ground level area), and (ii) a right of access for the purposes of service, maintenance and utilities.

## 6. 1153A GLENCAIRN AVE - PART A

File Number:	A0479/17NY	Zoning	RD/R6[WAV]
Owner(s):	SVETOMIR STOJANOVIC	Ward:	Eglinton-Lawrence (15)
Agent:	STEVE STOJANOVIC	Heritage:	Not Applicable
Property Address:	<b>1153 GLENCAIRN AVE</b>	Community:	North York
Legal Description:	PLAN 2502 LOT 52		

### 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 March 9, 2017, the minor variance and consent application was refused.

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

- 1. Chapter 10.5.40.10 (5), Zoning By-law No. 569-2013**  
A minimum of 10m<sup>2</sup> of the first floor must be within 4m of the front main wall.  
The proposed is 3.53m<sup>2</sup>.
- 2. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**  
The required minimum lot frontage is 12m.  
The proposed lot frontage is 7.62m.
- 3. Chapter 10.20.40.20.(1), Zoning By-law No. 569-2013**  
The permitted maximum building length for a detached house is 17.0m.  
The proposed building length is 17.98m including the rear deck is 20.07m.
- 4. Chapter 10.20.40.10.(2)B(ii), Zoning By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.  
The proposed height of the side exterior main walls facing a side lot line is 8.53m.
- 5. Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**  
The required minimum side yard setback is 1.2m.  
The proposed west side yard setback is 0.9m.
- 6. Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**  
The required minimum side yard setback is 1.2m.  
The proposed east side yard setback is 0.46m.
- 7. Chapter 10.10.30.10.(1), Zoning By-law No. 569-2013**  
The required minimum lot area is 370m<sup>2</sup>.  
The proposed lot area is 301.09m<sup>2</sup>.
- 8. Chapter 10.20.40.10.(6), By-law No. 569-2013**  
The maximum permitted finished first floor height is 1.2m.  
The proposed finished first floor height is 1.54m.
- 9. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 35%.  
The proposed lot coverage is 37.5%.

- 10. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted rear stair projection is 2.1m.  
The proposed rear stair projection is 4.94m.
- 11. Section 14-A(4) and Section 6(8), Zoning By-law No. 7625**  
The minimum required lot frontage and lot width is 12m.  
The proposed lot frontage and lot width is 7.62m.
- 12. Section 14-A(5)c, Zoning By-law No. 7625**  
The minimum required side yard setback is 1.2m.  
The proposed west side yard setback is 0.9m.
- 13. Section 14-A(5)c, Zoning By-law No. 7625**  
The minimum required side yard setback is 1.2m.  
The proposed east side yard setback is 0.46m
- 14. Section 14-A(3), Zoning By-law No. 7625**  
The minimum required lot area is 371m<sup>2</sup>.  
The proposed lot area is 301.09m<sup>2</sup>.
- 15. Section 14-A(9), Zoning By-law No. 7625**  
The maximum permitted building length is 15.3m.  
The proposed building length is 17.98m including the rear deck is 20.07m.
- 16. Section 14.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 35%.  
The proposed lot coverage is 37.5%.
- 17. Section 6(9)(b), Zoning By-law No. 7625**  
The maximum permitted rear stair projection is 2.1m.  
The proposed rear stair projection is 4.94m.

## 7. 1153B GLENCAIRN AVE - PART B

File Number:	A0480/17NY	Zoning	RD/R6[WAV]
Owner(s):	SVETOMIR STOJANOVIC	Ward:	Eglinton-Lawrence (15)
Agent:	STEVE STOJANOVIC	Heritage:	Not Applicable
Property Address:	1153 GLENCAIRN AVE	Community:	North York
Legal Description:	PLAN 2502 LOT 52		

### 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 March 9, 2017, the minor variance and consent application was refused.

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

- 1. Chapter 10.5.40.10 (5), Zoning By-law No. 569-2013**  
A minimum of 10m<sup>2</sup> of the first floor must be within 4m of the front main wall.  
The proposed is 3.53m<sup>2</sup>.
- 2. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**  
The required minimum lot frontage is 12m.  
The proposed lot frontage is 7.62m.
- 3. Chapter 10.20.40.20.(1), Zoning By-law No. 569-2013**  
The permitted maximum building length for a detached house is 17.0m.  
The proposed building length is 17.98m including the rear deck is 20.07m.
- 4. Chapter 10.20.40.10.(2)B(ii), Zoning By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.  
The proposed height of the side exterior main walls facing a side lot line is 8.53m.
- 5. Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**  
The required minimum side yard setback is 1.2m.  
The proposed west side yard setback is 0.90m.
- 6. Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**  
The required minimum side yard setback is 1.2m.  
The proposed east side yard setback is 0.46m.
- 7. Chapter 10.10.30.10.(1), Zoning By-law No. 569-2013**  
The required minimum lot area is 370m<sup>2</sup>.  
The proposed lot area is 300.77m<sup>2</sup>.
- 8. Chapter 10.20.40.10.(6), By-law No. 569-2013**  
The maximum permitted finished first floor height is 1.2m.  
The proposed finished first floor height is 1.4.1m.
- 9. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 35%.  
The proposed lot coverage is 37.5%.



- 10. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted rear stair projection is 2.1m.  
The proposed rear stair projection is 4.94m.
- 11. Section 14-A(4) and Section 6(8), Zoning By-law No. 7625**  
The minimum required lot frontage and lot width is 12m.  
The proposed lot frontage and lot width is 7.62m.
- 12. Section 14-A(5)c, Zoning By-law No. 7625**  
The minimum required side yard setback is 1.2m.  
The proposed west side yard setback is 0.90m.
- 13. Section 14-A(5)c, Zoning By-law No. 7625**  
The minimum required side yard setback is 1.2m.  
The proposed east side yard setback is 0.46m.
- 14. Section 14-A(3), Zoning By-law No. 7625**  
The minimum required lot area is 371m<sup>2</sup>.  
The proposed lot area is 300.77m<sup>2</sup>.
- 15. Section 14-A(9), Zoning By-law No. 7625**  
The maximum permitted building length is 15.3m.  
The proposed building length is 17.98m including the rear deck is 20.07m.
- 16. Section 14.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 35%.  
The proposed lot coverage is 37.5%.
- 17. Section 6(9)(b), Zoning By-law No. 7625**  
The maximum permitted rear stair projection is 2.1m.  
The proposed rear stair projection is 4.94m.

## 8. 103 YORK MILLS ROAD

File Number:	A0498/17NY	Zoning	RD/R3 [ZZC]
Owner(s):	XINHONG LIU	Ward:	Don Valley West (25)
Agent:	PMP DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>103 YORK MILLS RD</b>	Community:	North York
Legal Description:	PLAN 1750 LOT 7		

### PURPOSE OF THE APPLICATION:

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

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

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

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

The proposed height of the side exterior main walls facing a side lot line is 8.04m.

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

The maximum permitted building length is 17.00m.

The proposed building length is 18.75m.

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

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.52m.

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

The minimum required side yard setback is 1.80m.

The proposed east side yard setback is 1.52m.

#### 5. Section 12.2, By-law No. 7625

The minimum required lot frontage is 18.00m.

The existing lot frontage is 15.24m.

#### 6. Section 12.3, By-law No. 7625

The minimum required lot area is 690.00m<sup>2</sup>.

The existing lot area is 673.54m<sup>2</sup>.

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

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.52m.

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

The minimum required side yard setback is 1.80m.

The proposed east side yard setback is 1.52m.

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

The maximum permitted building length is 16.80m.

The proposed building length is 18.75m

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

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

The existing lot width is 15.24m.

**11. Section 12.7, By-law No. 7625**

The maximum permitted building height is 8.80m.

The proposed building height is 9.10m.

## 9. 74 KIMBARK BLVD

File Number:	A0499/17NY	Zoning	RD / R6 (ZR)
Owner(s):	NATALY PESIN DANIEL PESIN	Ward:	Eglinton-Lawrence (16)
Agent:	MARLENE SLOPACK	Heritage:	Not Applicable
Property Address:	<b>74 KIMBARK BLVD</b>	Community:	North York
Legal Description:	PLAN 1505 SPT NPT 20		

### 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:

- 1. Chapter 10.20.40.70.(3), By-law No. 596-2013**  
The required minimum side yard setback is 1.2 m.  
The proposed south side yard setback is 0.914 m
- 2. Chapter 10.20.40.20.(1), By-law No. 596-2013**  
The permitted maximum building length for a detached house is 17.0 m.  
The proposed building length is 22.50 m.
- 3. Chapter 10.20.40.30.(1), By-law No. 596-2013**  
The permitted maximum building depth for a detached house is 19.0 m.  
The proposed building depth is 22.32 m.
- 4. Chapter 10.20.40.10.(1), By-law No. 596-2013**  
The permitted maximum height of a building or structure is 10.0 m.  
The proposed height of the building is 10.594 m.
- 5. Chapter 10.20.40.10.(2), By-law No. 596-2013**  
The permitted maximum height for both side elevations is 7.5 m.  
The proposed height of both side elevation is 8.4 m.
- 6. Section 140A(5)c, By-law No. 7625**  
The minimum required side yard setback is 1.80 m.  
The proposed south side yard setback is 0.914 m.
- 7. Section 140A(5)c, By-law No. 7625**  
The minimum required side yard setback is 1.80 m.  
The proposed north side yard setback is 1.219 m.
- 8. Section 14-A(9), By-law No. 7625**  
The maximum permitted building length is 15.30 m.  
The proposed building length is 22.50 m.
- 9. Section 14-A(8), By-law No. 7625**  
The maximum permitted building height is 8.8 m.  
The proposed building height is 9.347 m.

## 10. 20 FOREST WOOD

File Number:	A0500/17NY	Zoning	R3/RD[ZONING]
Owner(s):	ARYEH HOFSTEDTER	Ward:	Eglinton-Lawrence (16)
Agent:	SARAH IFRAH ARCHITECT INC	Heritage:	Not Applicable
Property Address:	<b>20 FOREST WOOD</b>	Community:	North York
Legal Description:	PLAN 1061 LOT 55 PLAN 1825 LOT 56		

### PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted building height is 10m.  
The proposed building height is 10.74m.
- Chapter 10.20.40.70.(2), By-law No. 569-2013**  
The minimum required rear yard setback is 8.06m.  
The proposed rear yard setback is 7.66m.
- Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 35% of the lot area.  
The proposed lot coverage is 39.11% of the lot area.
- Chapter 10.20.40.10.(3), By-law No. 569-2013**  
The maximum permitted number of storey is 2.  
The proposed number of storey is 3.
- Chapter 10.5.50.10.(2), By-law No. 569-2013**  
A corner lot with a detached house must have a minimum of 60% of the side yard abutting a street for landscaping.  
The proposed side yard landscape area is 57.27%.
- Section 12.4(c), By-law No. 7625**  
The minimum required rear yard setback is 9.5m.  
The proposed rear yard setback is 7.66m.
- Section 12.5A, By-law No. 7625**  
The maximum permitted building length is 16.8m.  
The proposed building length is 20.41m.
- Section 12.7, By-law No. 7625**  
The maximum permitted number of storeys is 2.  
The proposed number of storeys is 3.
- Section 6(30)a, By-law No. 7625**  
The maximum permitted finished floor height is 1.5m.  
The proposed finished floor height is 2.23m.

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

Canopies shall be permitted to project into the minimum front yard setback not more than 2.1m but no closer to the side lot line than the minimum side yard setback for the main building.

The proposed front canopy covering the patio project 3.66m.

**11. Section 12.7, By-law No. 7625**

The maximum permitted building height is 8.8m.

The proposed building height is 11.19m.

## 11. 178 CAMERON AVE

File Number:	A0501/17NY	Zoning	RD/R6[ZONING]
Owner(s):	CARLA BEATRIZ DURAN SEMPRUN JAVIER PAUL SOROS DUPRE	Ward:	Willowdale (23)
Agent:	FARHAD FARAHANI	Heritage:	Not Applicable
Property Address:	<b>178 CAMERON AVE</b>	Community:	North York
Legal Description:	PLAN M442 E PT LOT 2		

### PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.40.10.(5), By-law No. 569-2013**  
A minimum of 10m<sup>2</sup> of the First Floor area must be within 4m the front wall.  
There is 4.1m<sup>2</sup> proposed within 4m of the front wall.
- 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.
- 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 7.5m.  
The proposed height of the side exterior main walls is 8.81m.
- Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The permitted maximum height of a building or structure is 10.0m.  
The proposed height of the building is 10.06m.
- Section 14-A(6), 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.
- Section 14-A(8), By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.54m.
- Section 14-A(9), By-law No. 7625**  
The maximum permitted building length is 15.3m.  
The proposed building length is 16.21m.
- Section 6(30)a, By-law No. 7625**  
The maximum finished first floor height is 1.5m.  
The proposed finished first floor height is 1.66m.

## 12. 463 COLDSTREAM AVENUE

File Number:	A0507/17NY	Zoning	RD / R6 (ZR)
Owner(s):	ZVI ARIE PAUL GOLDFISHER	Ward:	Eglinton-Lawrence (16)
Agent:	INTEGRAL DESIGN ASSOCIATES	Heritage:	Not Applicable
Property Address:	<b>463 COLDSTREAM AVE</b>	Community:	North York
Legal Description:	PLAN 1564 PT LOT 22		

### PURPOSE OF THE APPLICATION:

To construct a new playroom under existing rear patio.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 35% of the lot area.  
The proposed lot coverage is 44.0% of the lot area.
- 2. 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 23.08 m.
- 3. Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The permitted maximum building depth for a detached is 19.0 m.  
The proposed building depth is 24.53 m.
- 4. Chapter 10.20.40.70.(2), By-law No. 569-2013**  
The required minimum rear yard setback is 10.21 m.  
The proposed rear yard setback is 10.03 m.
- 5. Section 14-A(9), By-law No. 7625**  
The maxim permitted building length is 15.3 m  
The proposed building length is 23.8 m.



### 13. 32 SOUTHGATE AVENUE

File Number:	A0508/17NY	Zoning	RD(f12.0; a370) (x1463)/R6[ZONING]
Owner(s):	LIANNE DARA ZAITLIN IAN ROBERT LIFSHITZ	Ward:	York Centre (10)
Agent:	DOWNEY MITCHELL DESIGN BUILD	Heritage:	Not Applicable
Property Address:	<b>32 SOUTHGATE AVE</b>	Community:	North York
Legal Description:	PLAN 2044 PT LOTS 1086, 1087		

#### PURPOSE OF THE APPLICATION:

To construct a one-storey rear and west side addition including an attached garage to the existing two-storey dwelling.

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

- 1. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.2m.  
The proposed west side yard setback is 0.368m.
- 2. Chapter 10.5.40.60.(7), By-law No. 569-2013**  
Roof eaves may project a maximum of 0.9m provided that they are no closer than 0.30m to a lot line.  
The proposed eaves project 0.368m and is 0m from the west lot line.
- 3. Chapter 200.5.1.10(2), By-law No. 569-2013**  
The minimum required parking space area is 3.2m x 5.6m and 2.0m in vertical clearance.  
The proposed parking space is 3.15m x 5.4m.
- 4. Section 14-A(5)c, By-law No. 7625**  
The minimum required side yard setback is 1.2m.  
The proposed west side yard setback is 0.368m.

## 14. 101 EXBURY ROAD

File Number:	A0509/17NY	Zoning	RD / R5 (ZZC)
Owner(s):	CHRISTINE IABONI SABASTINO IABONI	Ward:	York Centre (09)
Agent:	GORAL DESIGN	Heritage:	Not Applicable
Property Address:	<b>101 EXBURY RD</b>	Community:	North York
Legal Description:	PLAN M799 LOT 278		

### PURPOSE OF THE APPLICATION:

To construct a new detached garage at the front of the property.

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

- 1. Chapter 10.5.50.10.(1), By-law No. 569-2013**  
The minimum required front yard landscaping area must be 60% on a lot with a frontage of 15.0 m or greater.  
The proposed front yard landscaping area is 51.32%
- 2. 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 is 51.32%.
- 3. 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.
- 4. 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 m<sup>2</sup>, must be at least 1.8 m from a residential building on the same lot.  
The proposed ancillary building is 0.71 m from a residential building on the same lot.
- 5. Chapter 10.5.60.40.(2), By-law No. 569-2013**  
The maximum height of an ancillary building if the ancillary building is less than 1.8 m from the residential building on the lot is 2.5 m.  
The proposed height of the ancillary building is 3.76 m.
- 6. Chapter 10.5.60.50.(3), By-law No. 569-2013**  
The maximum floor area of an ancillary building located less than 1.8 m from a residential building on the lot is 10.0 m<sup>2</sup>.  
The proposed floor area of the ancillary building is 36.33 m<sup>2</sup>.
- 7. Chapter 10.5.80.11.(2), By-law No. 569-2013**  
A lot with a lawfully existing detached house or lawfully existing semi-detached house, that has a lawfully existing driveway that leads to just one parking space behind the main front main wall, two parking spaces may be located side-by-side on that driveway in the front yard if the driveway width does not exceed 6.0 m.  
The driveway width is 9.88 m

- 8. Chapter 10.5.80.10.(3), By-law No. 569-2013**  
A parking space may not be located in a front yard or side yard abutting a street.  
The proposed parking spot is located in a front yard.
- 9. Section 14.2.6, By-law No. 7625**  
The maximum permitted accessory building height is 3.7 m.  
The proposed building height is 3.76 m.
- 10. Section 7.4A, By-law No. 7625**  
The minimum required front yard landscaping is 60% of which 75% must be soft.  
The proposed landscaping is 43% and 43% is soft.
- 11. Section 6A(5)a, By-law No. 7625**  
The maximum access width required for parking areas is 6 m.  
The proposed access to parking is 9.88 m.
- 12. Section 6(23), By-law No. 7625**  
Accessory structures are not permitted in the front yard.  
The proposed is located in the front yard.

## 15. 20 RAVENSCROFT CIRCLE

File Number:	A0510/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	SEYED ALI ASTANEH	Ward:	Willowdale (24)
Agent:	URBANSCAPE GROUP	Heritage:	Not Applicable
Property Address:	<b>20 RAVENSCROFT CRCL</b>	Community:	North York
Legal Description:	PLAN M677 L 151		

### PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the side exterior main walls facing a side lot line is 8.74m.

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

The minimum required front yard setback is 8.77m.  
The proposed front yard setback is 7.50m.

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

The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.27m.

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

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

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

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

#### 6. Section 13.2.2, By-law No. 7625

The minimum required lot area is 550.00m<sup>2</sup>.  
The existing lot area is 503.00m<sup>2</sup>.

#### 7. Section 13.2.1, By-law No. 7625

The minimum required lot frontage is 15.00m.  
The existing lot frontage is 14.68m.

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

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

#### 9. Section 13.2.4, By-law No. 7625

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

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

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.27m.

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

The minimum required side yard setback is 1.80m.

The proposed east side yard setback is 1.52m.

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

The maximum permitted building height is 8.80m.

The proposed building height is 9.10m.

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

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

The proposed rear deck projects 3.66m from the rear wall.

## 16. 515 GLEN PARK AVE

File Number:	A0511/17NY	Zoning	RD / R7 (ZR)
Owner(s):	MARIJA LOMBARDI	Ward:	Eglinton-Lawrence (15)
Agent:	ST ENGINEERING	Heritage:	Not Applicable
Property Address:	<b>515 GLEN PARK AVE</b>	Community:	North York
Legal Description:	PLAN 3033 LOT 62		

### PURPOSE OF THE APPLICATION:

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

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

- 1. 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 8.15 m.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 35% of the lot area.  
The proposed lot coverage is 39% of the lot area.
- 3. Chapter 10.20.40.10.(6), By-law No. 569-2013**  
The permitted maximum height of the first floor above established grade is 1.2 m.  
The proposed height of the first floor above established grade is 1.22 m.
- 4. Section 14-B(5)(b), By-law No. 7625**  
The minimum required west side yard setback is 1.2 m.  
The proposed west side yard setback is 0.92 m.
- 5. Section 14-B(9), By-law No. 7625**  
The maximum permitted building length is 15.3 m.  
The proposed building length is 16.34 m.
- 6. Section 14-B(8), By-law No. 7625**  
The maximum permitted building height is 8.0 m.  
The proposed building height is 10.04 m.
- 7. Section 6(24), By-law No. 7625**  
Decks which are greater than 1 m in height above all points of the adjacent ground are limited to projecting 2.1 m from the wall and are not to be greater than 50% of the width of the building at the building's widest point.  
The proposed deck projects 3.99 m and is 68% of the width of the building.
- 8. Section 14-B(5)(b), By-law No. 7625**  
The minimum required east side yard setback is 1.2 m  
The proposed east side yard setback is 0.90 m.
- 9. Section 6(24)(a), By-law No. 7625**  
All unexcavated porches or decks, attached or detached from the main building and located in the side and rear yard, shall not occupy more than 5% of the lot area or 56 m<sup>2</sup>, whichever is the lesser.  
The proposed deck occupies 5.2%.

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

The minimum required east side yard setback for rear yard unexcavated decks is 1.2 m.  
The proposed east side yard setback is 0.90 m.

## 17. 6 GARDENIA CRT

File Number:	A0512/17NY	Zoning	RD(f15.0; a550)(x5)[ZONING]
Owner(s):	JASON SKEETE	Ward:	Willowdale (23)
Agent:	HICKORY DICKORY DECKS NORTH YORK	Heritage:	Not Applicable
Property Address:	<b>6 GARDENIA CRT</b>	Community:	North York
Legal Description:	PLAN 66M2137 LOT 4		

### PURPOSE OF THE APPLICATION:

To construct a rear deck.

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

- 1. Chapter 10.20.40.70.(2), By-law No. 569-2013**  
The minimum required rear yard setback is 8.4m (25% of lot depth).  
The proposed rear yard setback is 3.89m.
- 2. Chapter 10.5.40.60.(1), By-law No. 569-2013**  
A platform without main walls, attached to or less than 0.3m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5m.  
The proposed platform encroaches 4.51m into the required rear yard setback.



## 18. 89 COLLINSON BLVD

File Number:	A0513/17NY	Zoning	RD / R6 (PPR)
Owner(s):	MARLA FOGELMAN GARY FOGELMAN	Ward:	York Centre (10)
Agent:	BIRD ARCHITECTURE & DESIGN	Heritage:	Not Applicable
Property Address:	<b>89 COLLINSON BLVD</b>	Community:	North York
Legal Description:	PLAN 3804 LOT 96		

### PURPOSE OF THE APPLICATION:

To construct a new attached garage to the existing dwelling.

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

- Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The required minimum front yard setback is 8.369 m.  
The proposed front yard setback is 7.0 m.
- Chapter 900 Exception 5, By-law No. 569-2013**  
The required minimum side yard setback is 1.80 m.  
The proposed side yard setback is 0.36 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 0.46 m and are 0 m from the side lot line.
- Chapter 200.5.1.10.(2), By-law No. 569-2013**  
The minimum required parking space width is 3.2 m  
The proposed parking space width is 3.05 m.
- Section 14-A(5)c, By-law No. 7625**  
The minimum required side yard setback is 1.8 m.  
The proposed south side yard setback is 0.36 m.

## 19. 213 PATRICIA AVENUE

File Number:	A0514/17NY	Zoning	RD/R6 [ZZC]
Owner(s):	MASOUMEH AMOUZADEH TABRIZI HAMIDREZA EINAFSHAR	Ward:	Willowdale (23)
Agent:	WALLZCORP INC	Heritage:	Not Applicable
Property Address:	<b>213 PATRICIA AVE</b>	Community:	North York
Legal Description:	PLAN 1880 E 222 W 223		

### PURPOSE OF THE APPLICATION:

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

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

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

A minimum of 10.00m<sup>2</sup> of the first floor area must be within 4.00m of the main front wall.  
The proposed first floor area is 7.70m<sup>2</sup> within 4.00m of the main front wall.

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

The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 31.70% 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 west side exterior main walls facing a side lot line is 8.08m.

#### 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 8.08m.

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

The maximum permitted building length is 15.30m.  
The proposed building length is 15.95m.

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

The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 31.70% of the lot area.

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

The maximum permitted building height is 8.80m.  
The proposed building height is 9.45m.

## 20. 47 CASTLEWOOD ROAD

File Number:	A0515/17NY	Zoning	RD / R1 (ZZC)
Owner(s):	RACHEL NUSINOFF-LONDON ROBERT LONDON	Ward:	Eglinton-Lawrence (16)
Agent:	DREW LASZLO ARCHITECT	Heritage:	Not Applicable
Property Address:	<b>47 CASTLEWOOD RD</b>	Community:	Toronto
Legal Description:	PLAN M387 N PT LOT 103		

### 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:

- Chapter 10.5.40.10.(5), By-law No. 569-2013**  
The required minimum area of the first floor within 4.0 m of the front wall is 10 m<sup>2</sup>.  
The proposed area of the first floor within 4.0 m of the front wall is 4.71 m<sup>2</sup>.
- Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The proposed maximum height of a building or structure is 9.0 m.  
The proposed height of the building is 9.3 m.
- 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 m.  
The proposed height of the side exterior main walls facing a side lot line is 9 m.
- 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 0.81 times the area of the lot.
- 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 0.60 m.
- Section 6(3) Part I 1, By-law No. 438-86**  
The permitted maximum gross floor area is 0.6 times the area of the lot.  
The proposed gross floor area is 0.81 times the area of the lot.
- Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum side yard setback for the portion of the dwelling not exceeding 17.0 m in depth is 0.9 m.  
The proposed north side yard setback is 0.60 m.
- Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum side yard setback for the portion of the dwelling exceeding 17.0 m in depth is 7.5 m.  
The proposed north side yard setback is 0.60 m. The building exceeds 17.0 m in depth by 0.47 m.

- 9. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum side yard setback for the portion of the dwelling exceeding 17.0 m in depth is 7.5 m.  
The proposed south side yard setback is 1.03 m. The building exceeds 17.0 m in depth by 0.47 m.
- 10. Section 6(3) Part II 3(II), By-law No. 438-86**  
The proposed building location must not be any closer than 1.2 m to the portion of the side wall of an adjacent building.  
The proposed building is located 0.87 m from the adjacent building.
- 11. Section 6(3) Part II 8 D, By-law No. 438-86**  
An uncovered platform may project 2.5 m from the front or rear wall into the required setbacks.  
The proposed uncovered platform projects 3.66 m from the front wall.
- 12. Section 6(3) Part II 8 D, By-law No. 438-86**  
An uncovered platform may project 2.5 m from the front or rear wall into the required setbacks.  
The proposed uncovered platform projects 3.66 m from the rear wall.
- 13. Section 6(3) Part II 8 D(I), By-law No. 438-86**  
The permitted maximum height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.  
The proposed uncovered platform is 2.64 m high.

## 21. 353 OAKWOOD AVE

File Number:	A0516/17NY	Zoning	CR 2.0(c 0.5; R 2.0) SS2 [ZONING]
Owner(s):	SALVATORE MARANO	Ward:	Eglinton-Lawrence (15)
Agent:	JOSEPH MAZZITELLI	Heritage:	Not Applicable
Property Address:	<b>353 OAKWOOD AVE</b>	Community:	North York
Legal Description:	PLAN 1473 LOT 110 PT LOT 109		

### PURPOSE OF THE APPLICATION:

To construct a new third and fourth floor additions above the existing two-storey building.

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

- 1. Chapter 900.11.10(284)c, By-law No. 569-2013**  
The maximum permitted Floor Space Index is 2.0m<sup>2</sup>.  
The proposed Floor Space Index is 2.45m<sup>2</sup>
- 2. Chapter 200.5.10.1.(1), By-law No. 569-2013**  
The required minimum number of parking space(s) for the Apartment Building is 9 spaces (7 for residents and 2 for visitors).  
The proposed parking space is 2.
- 3. Section 11.3.1(5), By-law No. 1-83**  
The maximum permitted Floor Space Index is 2.0m<sup>2</sup>.  
The proposed Floor Space Index is 2.45m<sup>2</sup>
- 4. Section 3.2.1(v), By-law No. 1-83**  
The minimum required 8 residential parking spaces and 1 visitor parking space.  
The proposed number of parking spaces is 2 residential and 0 visitor.
- 5. Section 11.3.1(2), By-law No. 1-83**  
The bylaw requires the portion of any building adjacent to the rear lot line that abuts an R1 or R2 District, to have a height no more than 70% of the horizontal distance between the building and the rear lot line: 8.11m. The proposed height will be 11.12m.

## 22. 151 BLYTHWOOD RD

File Number:	A0518/17NY	Zoning	RD/R1 Z0.35 [ZZC]
Owner(s):	PAULA TATSCHKE OLIVER MCGINLEY	Ward:	Don Valley West (25)
Agent:	ARCH DWG INC	Heritage:	Designated
Property Address:	<b>151 BLYTHWOOD RD</b>	Community:	Toronto
Legal Description:	PLAN 205 PT LOTS 9 & 10		

### PURPOSE OF THE APPLICATION:

To construct a new one-storey addition to the rear of the existing semi-detached dwelling, in conjunction with a new detached garage. Please note that this dwelling is legal non-conforming.

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

#### 1. Chapter 10.20.20.40.(1), By-law No. 569-2013

A dwelling unit is only permitted in a detached house.

The proposed dwelling unit is located in an existing semi-detached house.

#### 2. 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 0.495 times the lot area.

#### 3. Chapter 10.5.60.20. By-law No. 569-2013

The minimum side yard setback for an ancillary building or structure located in a side yard, is the minimum side yard setback required for the residential building on the lot; in this case 0.90m.

The proposed east side yard setback for the ancillary building is 0.25m.

#### 4. Chapter 10.5.60.30.(1), By-law No. 569-2013

An ancillary building or structure with a height greater than 2.50m, or a gross floor area greater than 10.00m<sup>2</sup>, must be at least 1.80m from a residential building on the same lot. The proposed ancillary building or structure is 1.09m from a residential building on the same lot.

#### 5. Chapter 10.5.60.40., By-law No. 569-2013

The maximum height of an ancillary building or structure if the ancillary building or structure is less than 1.80m from the residential building on the lot, is 2.50m.

The proposed height of the ancillary structure is 3.90m.

#### 6. Chapter 10.5.60.50.(3), By-law No. 569-2013

The maximum floor area of an ancillary building or structure located less than 1.80m from a residential building on the lot is 10.00m<sup>2</sup>.

The proposed floor area of the ancillary building is 20.80m<sup>2</sup>.

#### 7. Chapter 10.5.60.60.(1), By-law No. 569-2013

The eaves of a roof on an ancillary building may encroach into a building setback a maximum of 0.30m, if the eaves are no closer to a lot line than 0.15m.

The proposed eaves encroach 0.23m into a building setback, and are 0.25m from the east lot line.

#### 8. Section 6(1), By-law No. 438-86

The existing semi-detached dwelling is a legal non-conforming use.

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

The maximum permitted gross floor area is 0.35 times the lot area.

The proposed gross floor area is 0.495 times the lot area.

**10. Section 6(3) Part II 3.BC(II), By-law No. 438-86**

The minimum required side yard setback is 0.90m.

The proposed west side yard setback is 0.00m.

**11. Section 6(3) Part II 5(II), By-law No. 438-86**

The maximum permitted building depth is 17.00m.

The proposed building depth is 20.17m.

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

An accessory garden or storage shed less than 9.00m<sup>2</sup> in floor area or a private garage is to be setback 1.50m from the main building.

The proposed setback is 1.09m.

## 23. 168 COTTONWOOD DRIVE

File Number:	A0519/17NY	Zoning	RD / R5 (BLD)
Owner(s):	ALICE TAMARA KOWAL	Ward:	Don Valley West (25)
Agent:	ADTEK BUILDING CONSULTANTS	Heritage:	Not Applicable
Property Address:	<b>168 COTTONWOOD DR</b>	Community:	North York
Legal Description:	PLAN 4545 LOT 397		

### PURPOSE OF THE APPLICATION:

To legalize and maintain an existing deck.

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

- 1. Chapter 15.5.30.40.(2), By-law No. 569-2013**  
The lot area covered by a platform without main walls must not be more than 5% of the lot area.  
The proposed deck is 6.96% of the lot area.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 25% of the lot area.  
The proposed lot coverage is 31.44% of the lot area.
- 3. Chapter 10.5.40.60.(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 0.3 m.  
The proposed platform encroaches 5.18 m into the required rear yard setback.
- 4. Section 6(24)(a), By-law No. 7625**  
All Unexcavated porches or decks, attached to or detached from the main building, and located in the side and rear yard, shall not occupy more than 5% of the lot area or 56 m<sup>2</sup>, whichever is the lesser.  
The proposed deck occupies 6.96% of the lot area.
- 5. Section 6(24)(a), By-law No. 7625**  
Unexcited porches or decks, attached to or detached from the main building, shall not exceed 1.0 m in height.  
The proposed deck is 1.38 m height.
- 6. Section 6(24)(a), By-law No. 7625**  
The first 2.1 m of an unexcited porches or decks, above 1.0- m in height and projecting from the rear or side wall of the main building shall not exceed the of the first storey floor joists and be wider than one-half the width of the dwelling at the dwellings widest point.  
The proposed deck projects 5.49 m from the main rear wall and is 1.0 m wider than the dwellings widest point.
- 7. Section 6(9), By-law No. 7626**  
Unexcavated porches and deck shall be permitted to project into the minimum rear yard setback but no closer than 3 m from the rear lot line.  
The proposed deck is 2.65 m from the rear lot line.



## 24. 35 DENEGALL DRIVE

File Number:	A0520/17NY	Zoning	RD (f12.0; a370; d0.6)/R1B[ZONING]
Owner(s):	BERTINA KOKA ILIA KOKA	Ward:	Don Valley West (26)
Agent:	Peter Higgins Architect Inc.	Heritage:	Not Applicable
Property Address:	<b>35 DONEGALL DR</b>	Community:	East York
Legal Description:	PLAN 2121 LOT 112		

### **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 minimum required front yard setback is 7.60m.  
The proposed front yard setback is 6.66m.
- 2. Chapter 10.5.40.10.(5), By-law No. 569-2013**  
A minimum of 10.0m<sup>2</sup> of the first floor must be within 4.0m of the front main wall.  
There is 0m<sup>2</sup> proposed within 4m of the front wall.
- 3. Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The permitted maximum height of a building or structure is 8.5m.  
The proposed height of the building is 8.83m.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The permitted maximum building length for a detached house is 17.0m.  
The proposed building length is 18.34m.
- 5. Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The permitted maximum floor space index is 0.6 x the area of the lot.  
The proposed floor space index is 0.61 x the area of the lot.
- 6. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.2m.  
The proposed north side yard setback is 0.90m.
- 7. Chapter 10.5.40.60.(2)(B)(i), By-law No. 569-2013**  
A canopy, awning or similar structure that is not covering a platform may encroach into a required minimum building setback in a front yard 2.5m, if it is no closer to a side lot line than the minimum required side yard setback.  
The proposed front canopy over the garage entrance is 0.681m closer to the side lot line than the required side yard setback.
- 8. Chapter 10.5.40.60.(6), By-law No. 569-2013**  
A bay window, or other window projection from a main wall of a building, may encroach into a required front yard setback or rear yard setback a maximum of 0.75m, if the window projections in total do not occupy more than 65% of the width of the front main wall or rear main wall at each storey.  
The proposed front window projection encroaches 1.6m into the required front yard setback.

- 9. Section 6.3.3, By-law No. 1916**  
The maximum permitted building height is 8.5m.  
The proposed building height is 8.96m.
- 10. Section 6.3.3, By-law No. 1916**  
The maximum permitted building length is 16.75 m.  
The proposed building length is 18.34 m.
- 11. Section 6.3.3, By-law No. 1916**  
The maximum permitted floor space index is 0.6 x the lot area.  
The proposed floor space index is 0.61 x the lot area.
- 12. Section 6.3.3, By-law No. 1916**  
Below-grade garage is not permitted.  
The proposed garage is below-grade

## 25. 395 HILLCREST AVE

File Number:	A0521/17NY	Zoning	RD/R6 [ZZC]
Owner(s):	ALIREZA DAWOUDI	Ward:	Willowdale (23)
Agent:	PMP DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>395 HILLCREST AVE</b>	Community:	North York
Legal Description:	PLAN 1609 PT LOTS 353 & 354		

### PURPOSE OF THE APPLICATION:

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

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

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

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

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

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

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

The proposed height of the side exterior main walls facing a side lot line is 8.25m.

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

The maximum permitted building height is 8.80m.

The proposed building height is 9.08m.

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

The maximum permitted building length is 15.30m.

The proposed building length is 15.49m.

## 26. 36R TIPPETT RD – BUILDING "A"

File Number:	A0569/16NY	Zoning	RM6(238) [PPR]
Owner(s):	THE ROCKET TIPPETT INC	Ward:	York Centre (10)
Agent:	SHERMAN BROWN	Heritage:	Not Applicable
Property Address:	<b>36R TIPPETT RD - BUILDING "A"</b>	Community:	North York
Legal Description:	PLAN 4402 PT LOT 2 PLAN 2466 PT BLK A RP 66R28404 PARTS 10 AND 11		

### PURPOSE OF THE APPLICATION:

To facilitate in the construction of two new residential buildings which would include an increase to the number of storeys, number of units and an increase in the gross floor area, in conjunction with other requested variances to the Zoning By-law(s), as outlined below.

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

#### 1. Section 2(h), By-law No. 1361-2015

The maximum number of residential dwelling units permitted is 396.

The proposed number of residential dwelling units for Building "A" is 291 and for Building "B" is 171 for a combined total of 462 residential dwelling units.

#### 2. Section 2(i), By-law No. 1361-2015

The minimum yard setbacks for buildings and structures above Established Grade shall be as shown on Schedule RM6(238).

The proposed setbacks shall be as shown on the attached revised Schedule RM6(238), By-law 1361-2015.

#### 3. Section 2(o), By-law No. 1361-2015

The minimum separation between buildings shall be as shown on Schedule RM6(238).

The proposed distances between buildings shall be as shown on the attached revised Schedule RM6(238), By-law 1361-2015.

#### 4. Section 2(p), By-law No. 1361-2015

The maximum gross floor area for all uses on lands zoned as RM6(238) shall be 29,343.00m<sup>2</sup>, of which the maximum gross floor area for residential uses shall be 27,901.00m<sup>2</sup>.

The proposed gross floor area for Building A is 19,524.40m<sup>2</sup> of which 19,049.40m<sup>2</sup> is residential and the proposed gross floor area for both buildings A and B is 31,959.80m<sup>2</sup> and the total for residential uses is 31,484.80m<sup>2</sup>.

#### 5. Section 2(q)(i), By-law No. 1361-2015

Notwithstanding Schedule 'D' of By-law No. 7625:

The maximum number of storeys of any portion of a building or structure shall not exceed the number of storeys shown for that portion of the building on Schedule RM6(238).

The maximum number of storeys proposed shall be as shown on the attached revised Schedule RM6(238), By-law 1361-2015.

**6. Section 2(q)(ii), By-law No. 1361-2015**

The maximum Building Height of any portion of a building or structure shall not exceed the height measured in metres above sea level for that portion of the building on Schedule RM6(238) as shown by the number (being maximum geodetic elevation) on Schedule RM6(238).

The proposed building heights shall be as shown on the attached revised Schedule RM6(238), By-law 1361-2015.

**7. Section 2(r), By-law No. 1361-2015**

A minimum of 2.00m<sup>2</sup> per apartment house dwelling unit of indoor residential recreational amenity area shall be provided; 582.00m<sup>2</sup> for Building A, and combined area of 924.00m<sup>2</sup> for buildings "A" & "B".

The proposed indoor amenity area is 539.28m<sup>2</sup> for Building "A" and a combined area of 863.79m<sup>2</sup> for Buildings "A" & "B".

**8. Section 2(cc), By-law No. 1361-2015**

A minimum of two (2) Type "G" loading spaces shall be provided on the lands shown on Schedule RM6(238).

The proposed has two (2) loading spaces, however, one Type "G" and one Type "C" are provided.

**9. Section 15.8(a), By-law No. 7625**

An area of 18.00m<sup>2</sup> of landscaping for each 82.00m<sup>2</sup> of gross floor area of the building, a part of which may be designated as a children's play area, shall be provided for multiple family dwelling other than semi-detached dwellings and duplex dwellings, in this case 7,015.57m<sup>2</sup> is required.

The proposed landscaping for Buildings "A" and "B" is 5,372.30m<sup>2</sup>.

## 27. 36R TIPPETT RD – BUILDING "B"

File Number:	A0482/17NY	Zoning	RM6(238) [PPR]
Owner(s):	36 TIPPETT INC	Ward:	York Centre (10)
Agent:	SHERMAN BROWN	Heritage:	Not Applicable
Property Address:	<b>36 TIPPETT RD - BUILDING "B"</b>	Community:	North York
Legal Description:	PLAN 4402 PT LOT 2 PLAN 2466 PT BLK A RP 66R28404 PART 12		

### PURPOSE OF THE APPLICATION:

To facilitate in the construction of two new residential buildings which would include an increase to the number of storeys, number of units and an increase in the gross floor area, in conjunction with other requested variances to the Zoning By-law(s), as outlined below.

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

#### 1. Section 2(h), By-law No. 1361-2015

The maximum number of residential dwelling units permitted is 396.

The proposed number of residential dwelling units for Building "B" is 171 and for Building "A" is 291 for a combined total of 462 residential dwelling units.

#### 2. Section 2(i), By-law No. 1361-2015

The minimum yard setbacks for buildings and structures above Established Grade shall be as shown on Schedule RM6(238).

The proposed setbacks shall be as shown on the attached revised Schedule RM6(238), By-law 1361-2015.

#### 3. Section 2(p), By-law No. 1361-2015

The maximum gross floor area for all uses on lands zoned as RM6(238) shall be 29,343.00m<sup>2</sup>, of which the maximum gross floor area for residential uses shall be 27,901.00m<sup>2</sup>.

The proposed gross floor area for Building "B" is 12,435.40m<sup>2</sup> of which 12,435.40m<sup>2</sup> is residential and the proposed gross floor area for both buildings "A" and "B" is 31,959.80m<sup>2</sup> and the total for residential uses is 31,484.80m<sup>2</sup>.

#### 4. Section 2(q)(i), By-law No. 1361-2015

Notwithstanding Schedule 'D' of By-law No. 7625:

The maximum number of storeys of any portion of a building or structure shall not exceed the number of storeys shown for that portion of the building on Schedule RM6(238).

The maximum number of storeys proposed shall be as shown on the attached revised Schedule RM6(238), By-law 1361-2015.

#### 5. Section 2(q)(ii), By-law No. 1361-2015

The maximum Building Height of any portion of a building or structure shall not exceed the height measured in metres above sea level for that portion of the building on Schedule RM6(238) as shown by the number (being maximum geodetic elevation) on Schedule RM6(238).

The proposed building heights shall be as shown on the attached revised Schedule RM6(238), By-law 1361-2015.

**6. Section 2(q)(iv), By-law No. 1361-2015**

Parapets and railings shall be permitted to project 1.20m above the maximum Building Height provided that section (q) & (iii) has been complied with.

The proposed 'outdoor amenity area' has privacy screens/architectural features which project 3.70m above the maximum building height.

**7. Section 2(r), By-law No. 1361-2015**

A minimum of 2.00m<sup>2</sup> per apartment house dwelling unit of indoor residential recreational amenity area shall be provided; 342.00m<sup>2</sup> for Building "B", and a combined area of 924.00m<sup>2</sup> for buildings "A" & "B".

The proposed indoor amenity area is 324.51m<sup>2</sup> for Building "B" and a combined area of 863.79m<sup>2</sup> for Buildings "A" & "B".

**8. Section 2(cc), By-law No. 1361-2015**

A minimum of two (2) Type "G" loading spaces shall be provided on the lands shown on Schedule RM6(238).

The proposed has two (2) loading spaces, however, one Type "G" and one Type "C" are provided.

**9. Section 2(s), By-law No. 1361-2015**

A minimum of 2.00m<sup>2</sup> per apartment house dwelling unit of outdoor residential recreational amenity area shall be provided; 342.00m<sup>2</sup> for Building "B", and a combined area of 924.00m<sup>2</sup> for buildings "A" & "B".

The proposed outdoor amenity area is 324.18m<sup>2</sup> for Building "B" and a combined area of 960.10m<sup>2</sup> for buildings "A" & "B".

**10. Section 15.8(a), By-law No. 7625**

An area of 18.00m<sup>2</sup> of landscaping for each 82.00m<sup>2</sup> of gross floor area of the building, a part of which may be designated as a children's play area, shall be provided for multiple family dwelling other than semi-detached dwellings and duplex dwellings, in this case 7,015.57m<sup>2</sup> is required.

The proposed landscaping for Buildings "A" and "B" is 5,372.30m<sup>2</sup>.

## 28. 154 NORTHWOOD DRIVE

File Number:	A0521/17NY	Zoning	RD/R6 [ZZC]
Owner(s):	ALIREZA DAWOUDI	Ward:	Willowdale (23)
Agent:	PMP DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>395 HILLCREST AVE</b>	Community:	North York
Legal Description:	PLAN 1609 PT LOTS 353 & 354		

### **PURPOSE OF THE APPLICATION:**

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

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

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

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

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

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

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

The proposed height of the side exterior main walls facing a side lot line is 8.25m.

#### **3. Section 14-A(8), By-law No. 7625**

The maximum permitted building height is 8.80m.

The proposed building height is 9.08m.

#### **4. Section 14-A(9), By-law No. 7625**

The maximum permitted building length is 15.30m.

The proposed building length is 15.49m.



## 29. 207 FLORENCE AVE

File Number:	A0523/17NY	Zoning	RD / R6 (WAV)
Owner(s):	BATOOOL JAVADI-ERAM	Ward:	Willowdale (23)
Agent:	ADA ENGINEERING SOLUTIONS INC	Heritage:	Not Applicable
Property Address:	<b>207 FLORENCE AVE</b>	Community:	North York
Legal Description:	PLAN 1743 LOT 559 E PT LOT 560		

### 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)A, By-law No. 569-2013**  
The permitted maximum lot coverage is 30% of the lot area.  
The proposed lot coverage is 32.56% of the lot area.
- 2. Chapter 10.20.40.10.(2)B, By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls is 7.5 m.  
The proposed height of 25% of the exterior west main side wall is 8.50 m.
- 3. Chapter 10.20.40.10.(2)B, By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls is 7.5 m.  
The proposed height of 15% of the exterior east main wide wall is 8.50 m.
- 4. Section 14-A(6)a, By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 32.56% of the lot area.
- 5. Section 14-A(8)b, By-law No. 7625**  
The maximum permitted building height is 8.80 m.  
The proposed building height is 9.00 m.
- 6. Section 14-A(9), By-law No. 7625**  
The maximum permitted building length is 15.3 m.  
The proposed building length is 16.00 m.

## 30. 62 SHIELDS AVE

File Number:	A0524/17NY	Zoning	RD (f7.5; d0.6) (x1410)/R1 Z0.6[ZONING]
Owner(s):	DAYNA BLEEMAN JESSE BLEEMAN	Ward:	Eglinton-Lawrence (16)
Agent:	BEN GAUM	Heritage:	Not Applicable
Property Address:	<b>62 SHIELDS AVE</b>	Community:	Toronto
Legal Description:	PLAN M387 PT LOT 158		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Exception RD 1410, 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 0.82 times the area of the lot.
- 2. Chapter 10.20.40.20, By-law No. 569-2013**  
The maximum permitted building length is 17m.  
The proposed building length is 18m.
- 3. Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted Floor Space Index is 0.6 times the area of the lot.  
The proposed Floor Space Index is 0.82 times the area of the lot.
- 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 project 0.3m and is 0.05m over the South lot line.
- 5. Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The permitted maximum height of a building or structure is 9m.  
The proposed height of the building is 9.5m.
- 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 where the side wall contains openings is 0.9m.  
The proposed South side lot line setback is 0.25m.
- 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 south side lot line setback is 0.25m.
- 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 west side lot line setback is 1.07m.

**9. 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 0.49m from the adjacent building on the South side.

**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 0.999 times the area of the.

**11. Section 4(2), By-law No. 438-86**

The maximum permitted building

## 31. 9 BAINTREE EAST STREET

File Number:	A0525/17NY	Zoning	RD(f 15 ; a 550 ) ( x 5 )/R4[ZONING]
Owner(s):	MEREDITH GREENFIELD ANTHONY JONES	Ward:	York Centre (10)
Agent:	GEORGIAN CUSTOM RENOVATIONS	Heritage:	Not Applicable
Property Address:	<b>9 BAINTREE EAST ST</b>	Community:	North York
Legal Description:	PLAN 4942 LOT 9		

### PURPOSE OF THE APPLICATION:

To construct a second floor addition above the existing one-storey dwelling, including a garage on the east side portion of the dwelling. The existing garage would be demolished.

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

- 1. Chapter 1.20.3(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed east side yard setback is 0.73m.
- 2. Chapter 10.5.40.70.(1), By-law No. 569-2013**  
The required minimum front yard setback is 7.77m.  
The proposed front yard setback is 7.72m.
- 3. Section 13.2.3c, By-law No. 7625**  
The minimum required rear yard setback is 9.5m.  
The existing and proposed rear yard setback is 8.25m.
- 4. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.8m.  
The proposed east side yard setback is 0.73m.

## 32. 255 FLORENCE AVE

File Number:	A0526/17NY	Zoning	RD/R6 [ZZC]
Owner(s):	FABIAN BORENHOLTZ MONICA BEATRIZ ALVARENGA	Ward:	Willowdale (23)
Agent:	GLENN RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>255 FLORENCE AVE</b>	Community:	North York
Legal Description:	PLAN 1743 LOT 595 & PT LOT 594		

### **PURPOSE OF THE APPLICATION:**

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

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

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

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

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

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

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

The proposed height of the side exterior main walls facing a side lot line is 9.25m and 8.94m.

#### **3. Section 14-A(8), By-law No. 7625**

The maximum permitted building height is 8.80m.

The proposed building height is 9.46m.

#### **4. Section 14-A(9), By-law No. 7625**

The maximum permitted building length is 15.30m.

The proposed building length is 15.85m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.74m.

### 33. 21 CHASE ROAD

File Number:	A0529/17NY	Zoning	RD / R4
Owner(s):	HUI XING YIFENG XUAN	Ward:	Don Valley East (33)
Agent:	LAZIC NIKOLINA	Heritage:	Not Applicable
Property Address:	<b>21 CHASE RD</b>	Community:	North York
Legal Description:	PLAN M789 LOT 102		

#### **PURPOSE OF THE APPLICATION:**

To construct a new second storey addition and to conduct renovations.

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

- 1. Chapter 10.5.40.70(1)(B), By-law No. 569-2013**  
The minimum required front yard setback is 8.05 m.  
The proposed front yard setback is 7.99 m.
- 2. Chapter 10.20.40.50.(1), By-law No. 569-2013**  
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 m<sup>2</sup>.  
The proposed area of the platform at the second storey is 17.55 m<sup>2</sup>.
- 3. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8 m.  
The proposed building height is 9.17 m.
- 4. Section 13.2.6A, By-law No. 7625**  
The maximum permitted balcony area is 3.8 m<sup>2</sup>  
The proposed balcony area at the second storey is 17.55 m<sup>2</sup>.

## 34. 324 ELLERSLIE AVE

File Number:	A0530/17NY	Zoning	RD (f15.0; a550)/R4[ZONING]
Owner(s):	HABIB ALAFCHI	Ward:	Willowdale (23)
Agent:	PMP DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>324 ELLERSLIE AVE</b>	Community:	North York
Legal Description:	PLAN 2334 E PT LOT 17		

### 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% of the lot area.  
The proposed lot coverage is 32% of the lot area.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.0m.  
The proposed building length is 19.0m.
- 3. Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed west side yard setback is 1.22m.
- 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 7.5m.  
The proposed height of the side exterior main walls is 8.38m.
- 5. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.8m.  
The proposed west side yard setback is 1.22m.
- 6. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 32% of the lot area.
- 7. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.8m.  
The proposed building length is 19.0m.
- 8. Section 6(30)a, By-law No. 7625**  
The maximum finished first floor height is 1.5m.  
The proposed finished first floor height is 1.77m.
- 9. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.34m.

## 35. 7 CANARY CRES

File Number:	A0531/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	ALFREDO ANTONIO TORRES MARGARITA TORRES	Ward:	Willowdale (24)
Agent:	M KARBALAEI CONSULTING	Heritage:	Not Applicable
Property Address:	<b>7 CANARY CRES</b>	Community:	North York
Legal Description:	PLAN 5099 LOT 82		

### PURPOSE OF THE APPLICATION:

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

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

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

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

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

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

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

The proposed height of the side exterior main walls facing a side lot line is 8.51m.

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

The maximum permitted driveway width is 6.00m.

The proposed driveway width is 6.05m.

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

The minimum required side yard setback is 1.80m.

The proposed east side yard setback is 1.22m.

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

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.21m.

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

The minimum required side yard setback is 1.80m.

The proposed east side yard setback is 1.22m.

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

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.21m.

#### 8. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 9.23m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.58m.



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

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

The proposed rear deck projects 3.66m from the rear wall, is 2.06m in height and is 50.00% of the width of the dwelling.

## 36. 46 SHAUNAVON HEIGHTS CRES

File Number:	A0532/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	DAVID NEMETH KIMBERLY TRIMBOLI	Ward:	Don Valley East (34)
Agent:	GLORIA APOSTOLOU	Heritage:	Not Applicable
Property Address:	<b>46 SHAUNAVON HEIGHTS CRES</b>	Community:	North York
Legal Description:	PLAN M744 LOT 285		

### PURPOSE OF THE APPLICATION:

To construct a new rear addition and decks to the existing dwelling.

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

- 1. Chapter 500 Exception 5, By-law No. 569-2013**  
The required side yard setback is 1.80 m.  
The proposed west side yard setback is 1.27 m.
- 2. Chapter 10.5.40.60.(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 front yard setback 2.5 m if it is no closer to a side lot line than the required side yard setback of 1.8 m.  
The proposed platform encroaches into the required rear yard setback but is 1.27 m closer to the side lot line than the required setback.
- 3. Section 13.2.3(b), By-law No. 7625**  
The minimum required west side yard setback is 1.8 m.  
The proposed west side yard setback is 1.27 m.
- 4. Section 6(24), By-law No. 7625**  
Unexcavated porches and decks shall be permitted to encroach in the rear yard setback to a maximum of 2.1 m, but no closer to the side lot line than the required 1.8 m.  
The proposed deck encroaches 1.27 m closer to the side lot line than the required setback.

## 37. 23 SUNCREST DRIVE

File Number:	A0533/17NY	Zoning	R3 / RD(f30; a1100) (x971)[WAIVER]
Owner(s):	LISA HE	Ward:	Don Valley West (25)
Agent:	TAES ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	<b>23 SUNCREST DR</b>	Community:	North York
Legal Description:	PLAN M809 LOT 15		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.100.1(1), By-law No. 569-2013**  
The maximum permitted driveway width is 9.0m.  
The proposed driveway width is 9.55m.
- 2. Chapter 10.20.30.40.(1)(A), By-law No. 569-2013**  
The maximum permitted lot coverage is 25% of the lot area.  
The proposed lot coverage is 30.9% of the lot area.
- 3. Chapter 10.20.40.70.(3)(g), By-law No. 569-2013**  
The minimum required side yard setback is 3.0m.  
The proposed east side yard setback is 2.0m.
- 4. Section 10.2.6(i), By-law No. 7625**  
The maximum permitted building height is 9.5m.  
The proposed building height is 9.74m.
- 5. Section 6A (5)(a), By-law No. 7625**  
The maximum permitted driveway width is 6.0m.  
The proposed driveway width is 9.55m.
- 6. Section 10.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 25% of the lot area.  
The proposed lot coverage is 30.9% of the lot area
- 7. Section 10.2.3(a), By-law No. 7625**  
The minimum required front yard setback is 12m.  
The proposed front yard setback is 9.14 m.
- 8. Section 10.2.3(c), By-law No. 7625**  
The minimum required side yard setback is 3.0 m.  
The proposed east side yard setback is 2.0 m.

## 38. 213 ARMOUR BLVD

File Number:	A0534/17NY	Zoning	RD/R6 [BLD]
Owner(s):	JENNIFER MINDY TAYLOR	Ward:	York Centre (10)
Agent:	CLIMANS GREEN LIANG ARCHITECTS INC.	Heritage:	Not Applicable
Property Address:	<b>213 ARMOUR BLVD</b>	Community:	North York
Legal Description:	PLAN 2456 PT LOTS 24 & 25		

### PURPOSE OF THE APPLICATION:

To construct a two-storey addition to the south portion of the existing dwelling, in conjunction with a second storey cantilevered addition to the rear south east portion of the existing two-storey dwelling. The applicant is also proposing other interior and exterior alterations.

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

- 1. Chapter 10.5.40.50.(2), By-law No. 569-2013**  
The minimum required side yard setback is 1.20m.  
The proposed north side yard setback is 0.60m to the front porch.
- 2. Chapter 10.5.40.70.(1)(B), By-law No. 569-2013**  
The minimum required front yard setback is 7.72m.  
The proposed front yard setback is 6.53m.
- 3. Section 14-B(9), By-law No. 7625**  
The maximum permitted building length is 15.30m.  
The proposed building length is 16.14m.
- 4. Section 6(9)(f), By-law No. 7625**  
Porches and decks, either excavated or unexcavated, and canopies shall be permitted to project into the minimum front yard setback not more than 2.10m but no closer to the side lot line than the minimum side yard setback for the main building; in this case 1.20m.  
The proposed north side yard setback is 0.60m.

### 39. 171 AVONDALE AVE

File Number:	A0535/17NY	Zoning	R4 /R6 (WAV)
Owner(s):	TORONTO DISTRICT SCHOOL BOARD	Ward:	Willowdale (23)
Agent:	+VG ARCHITECTS (THE VENTIN GROUP ARCHITECTS)	Heritage:	Not Applicable
Property Address:	<b>171 AVONDALE AVE</b>	Community:	North York
Legal Description:	CON 1 EY PT LOT 14 PLAN 1967 LOT 1345 LOT 1346		

#### **PURPOSE OF THE APPLICATION:**

To construct new third storey addition to the currently under construct two storey school.

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

- 1. Section 6(26)(b), By-law No. 7625**  
The maximum permitted height is 9.5 m or 2 storeys, whichever is less.  
The proposed height is 13.2 m and is 3 storeys.
- 2. Section 6A(2)a, By-law No. 7625**  
The minimum required number of parking spaces is 82.  
The proposed number of parking spaces is 60.

## 40. 167 ELMHURST AVE

File Number:	A0536/17NY	Zoning	R4/RD[ZONING]
Owner(s):	HANIEH BORGHEI	Ward:	Willowdale (23)
Agent:	MEHRAN HEYDARI	Heritage:	Not Applicable
Property Address:	<b>167 ELMHURST AVE</b>	Community:	North York
Legal Description:	PLAN M389 LOT 191		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.  
The proposed height of the side exterior main walls facing a side lot line is 8.0m.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 32% of the lot area.
- 3. Chapter 10.20.40.10.(6), By-law No. 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2m.  
The proposed height of the first floor above established grade is 1.4m.
- 4. Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550m<sup>2</sup>.  
The existing and proposed lot area is 546.5m<sup>2</sup>.
- 5. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8m  
The proposed building height is 8.91m.

## 41. 92 ARJAY CRES

File Number:	A0537/17NY	Zoning	RD (f18.0; a690) (x863)/ R3 [ZZC]
Owner(s):	JIAO YINGCHUN NAN SUN	Ward:	Don Valley West (25)
Agent:	BANANARCH DESIGN + BUILD	Heritage:	Not Applicable
Property Address:	<b>92 ARJAY CRES</b>	Community:	North York
Legal Description:	PLAN 3720 W PT LOT 6 N PT LOT 7		

### PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with integral garage and swimming pool.

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

- 1. Chapter 10.5.40.50(2), By-law No. 569-2013**  
A platform without main walls such as a deck, attached to or within 0.30m of a building must comply with the required minimum building setback for the zone; 12.13m.  
The proposed deck has a setback of 9.63m.
- 2. Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The maximum permitted building depth is 19.00m.  
The proposed building depth is 23.24m.
- 3. Chapter 10.20.40.70.(2), By-law No. 569-2013**  
The minimum required rear yard setback is 12.13m.  
The proposed rear yard setback is 9.00m.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 19.99m.
- 5. Chapter 10.5.80.40.(1), By-law No. 569-2013**  
The maximum combined width of all vehicle entrances through the front main wall of a residential building is 6.00m.  
The proposed combined width of all vehicle entrances through the front main wall is 9.45m.
- 6. Section 12.4(c), By-law No. 7625**  
The minimum required rear yard setback is 9.50m.  
The proposed rear yard setback is 9.00m.
- 7. Section 12.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 28.74m.
- 8. Section 12.7, By-law No. 7625**  
The maximum permitted building height is 8.00m.  
The proposed building height is 11.27m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.82m.

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

Canopies shall be permitted to project into the minimum front yard setback not more than 2.10m but no closer to the side lot line than the minimum side yard setback.

The proposed front canopy projects 5.02m.



## 42. 12 DIDRICKSON DRIVE

File Number:	A0538/17NY	Zoning	RD / R4 (BLD)
Owner(s):	HUYEN UNG	Ward:	Don Valley West (25)
Agent:	JAN TYMSTRA ARCHITECT	Heritage:	Not Applicable
Property Address:	<b>12 DIDRICKSON DR</b>	Community:	North York
Legal Description:	PLAN M866 LOT 167		

### **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 10.5.40.70.(1), By-law No. 569-2013**  
The required minimum front yard setback is 9.95 m.  
The proposed front yard setback is 7.49 m.
- 2. Chapter 10.5.40.60.(3), By-law No. 569-2013**  
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 m.  
The proposed rear stairs are 3.5 m wide.
- 3. 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 1.67 m.

### 43. 417 DREWRY AVE

File Number:	A0539/17NY	Zoning	R4/RD[WAIVER]
Owner(s):	LEONARDO SPERDUTI	Ward:	Willowdale (23)
Agent:	PETER PITINO	Heritage:	Not Applicable
Property Address:	<b>417 DREWRY AVE</b>	Community:	North York
Legal Description:	PLAN 4083 LOT 3		

#### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.10(5), By-law No. 569-2013**  
An area of 10m<sup>2</sup> of the first floor above established grade must be within 4m of the front main wall.  
The proposed area of 0m<sup>2</sup> of the first floor above established grade is within 4m of the front main wall.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 32.8% of the lot area.
- 3. Chapter 10.5.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 7.31m.  
The proposed front yard setback is 5.75m.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The minimum required building length is 17.0m.  
The proposed building length is 17.93m.
- 5. Section 13.2.3(a), By-law No. 7625**  
The minimum required front yard setback is 6.5m.  
The proposed front yard setback is 5.75m.
- 6. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.8m.  
The proposed building length is 17.93m including a rear canopy and excavated rear porch.

## 44. 8 PEWTER ROAD

File Number:	A0541/17NY	Zoning	RD / R6 (ZZC)
Owner(s):	GROVEPARK HOLDINGS LIMITED	Ward:	Willowdale (23)
Agent:	BRIAN FEELEY	Heritage:	Not Applicable
Property Address:	<b>8 PEWTER RD W/S</b>	Community:	North York
Legal Description:	PLAN M412 PT LOTS 9 AND 10		

### **PURPOSE OF THE APPLICATION:**

To construct a new two storey dwelling with integral garage.

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

- 1. Chapter 10.20.40.10.(4), By-law No. 569-2013**  
The permitted maximum height is 7.2 m  
The proposed height is 8.27 m to the top of the architectural feature.
- 2. Section 14-A(5)(b), By-law No. 7625**  
The minimum required rear yard setback is 9.5 m.  
The proposed rear yard setback is 7.56 m.
- 3. Section 14-A(8), By-law No. 7625**  
The maximum permitted building height is 8.0 m.  
The proposed building height is 8.15 m to the top of the architectural feature.

## 45. 83 SEARLE AVE

File Number:	A0542/17NY	Zoning	RD (f15.0; a550) (x5)/R5[ZONING]
Owner(s):	XIAOYU FENG	Ward:	York Centre (10)
Agent:	CHENG ZHANG	Heritage:	Not Applicable
Property Address:	<b>83 SEARLE AVE</b>	Community:	North York
Legal Description:	PLAN 1899 PT LOT 322		

### PURPOSE OF THE APPLICATION:

To construct a second floor addition above the existing one-storey dwelling, including a two-storey rear addition.

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

- 1. Chapter 10.10.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The existing and proposed east side yard setback is 1.28m.
- 2. Chapter 10.10.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The existing and proposed west side yard setback is 1.47m.
- 3. Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The required minimum front yard setback is 8.52m.  
The proposed front yard setback is 7.58m.
- 4. Chapter 10.20.40.10.(2)B(i), By-law No. 569-2013**  
The permitted maximum height of east side exterior main walls facing a side lot line is 7.5m.  
The proposed height of the side exterior main walls facing a side lot line is 8.20m.
- 5. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The permitted maximum height of west side exterior main walls facing a side lot line is 7.5m.  
The proposed height of the side exterior main walls facing a side lot line is 8.20m.
- 6. Chapter 10.20.30.40.(1)(A), By-law No. 569-2013**  
The permitted maximum lot coverage is 30% of the lot area.  
The proposed lot coverage is 33.8% of the lot area.
- 7. Chapter 10.5.40.60.(1), By-law No. 569-2013**  
A platform may encroach into the required rear yard setback if it is no closer to a side lot line than the required side yard setback 1.8m  
The proposed platform permitted to encroaches required rear yard setback and is 1.47m closer to the side lot line than the required setback.
- 8. Section 14.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 33.8% of the lot area.

- 9. Section 14.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.8m.  
The existing and proposed east side yard setback is 1.28m.
- 10. Section 14.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.8m.  
The existing and proposed west side yard setback is 1.47m.
- 11. Section 6(24)(c), By-law No. 7625**  
The maximum permitted deck encroachment is 2.1m.and height is 1.0m.  
The proposed deck encroachment is 3.04m.and height is 2.64m.
- 12. Section 14.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.16m.
- 13. Section 6(24)(d), By-law No. 7625**  
The required deck permitted to encroach on rear yard setback but no closer to side lot line than 1.8m  
The proposed deck permitted to encroach on rear yard setback but no closer to side lot line is 1.28m.
- 14. 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 1.53m.

## 46. 22 WINDHAM DRIVE

File Number:	A0543/17NY	Zoning	RD/R4 [BLD]
Owner(s):	MARYAM SABOURI HAMED GHAMOOSHI RAMANDI	Ward:	Willowdale (24)
Agent:	HOSSEINI HOMES CORPORATION	Heritage:	Not Applicable
Property Address:	<b>22 WINDHAM DR</b>	Community:	North York
Legal Description:	PLAN M677 LOT 116		

### PURPOSE OF THE APPLICATION:

To legalize and maintain the rear deck as constructed.

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

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

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

The rear deck is 10.50% of the lot area.

#### 2. Chapter 900.3.(5), By-law No. 569-2013

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

The west side yard setback for the rear deck is 0.00m.

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

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

The lot coverage is 34.30% of the lot area (including the rear deck).

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

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

The rear deck projects 10.85m from the rear wall and is 60.00% of the width of the dwelling.

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

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

The rear deck is 9.70% of the lot area.

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

Unexcavated porches or decks attached to or detached from the main building shall not be located closer to the side lot lines than the minimum side yard setback for the main building; in this case the required side yard setback is 1.80m.

The west side yard setback for the rear deck is 0.00m.

## 47. 99 PINEMORE CRES

File Number:	A0544/17NY	Zoning	RM / RM2
Owner(s):	STEFAN LAZAR JULIA LAZAR	Ward:	Don Valley East (34)
Agent:	JULIA LAZAR	Heritage:	Not Applicable
Property Address:	<b>99 PINEMORE CRES</b>	Community:	North York
Legal Description:	PLAN 5439 W PT LOT 257		

### **PURPOSE OF THE APPLICATION:**

To construct a new second storey addition to the existing dwelling.

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

- Section 17(4)(c)(ii)(B)(I), By-law No. 7625**  
For an addition to only one of the semi-detached dwelling units, the minimum side yard setback for the addition shall be 0.6 m from the lot line separating the two units.  
The proposed setback from the common lot line is 0 m.

## 48. 5 PINE FOREST ROAD

File Number:	A0545/17NY	Zoning	RD(f18.0,A690)/R3[ZONING]
Owner(s):	DAVID BARKER STELLA CHENG	Ward:	Don Valley West (25)
Agent:	MONDA MANIOS	Heritage:	Not Applicable
Property Address:	<b>5 PINE FOREST RD</b>	Community:	North York
Legal Description:	PLAN 4458 LOT 4		

### PURPOSE OF THE APPLICATION:

To construct a two-storey front addition including a one-storey covered porch to the existing two-storey dwelling.

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

- 1. Chapter 10.5.40.70.(2), By-law No. 569-2013**  
The minimum required front yard setback is 11.37m.  
The proposed front yard setback is 7.0m.
- 2. Section 12.7, By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.45m.



## 49. 61 RIDGEVALE DRIVE

File Number:	A0135/17NY	Zoning	Rd / R5 (ZR)
Owner(s):	LEAH HANDELSMAN LEAH HANDELSMAN	Ward:	Eglinton-Lawrence (15)
Agent:	SARAH IFRAH ARCHITECT	Heritage:	Not Applicable
Property Address:	<b>61 RIDGEVALE DR</b>	Community:	North York
Legal Description:	PLAN 3864 L 398 + PART OF LANE RP3864 SHOWN AS PART 4 ON RP64R10859		

### PURPOSE OF THE APPLICATION:

To construct a second story addition to the existing dwelling. This file was previously deferred on April 20th, 2017

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

- 1. Chapter 10.5.50.10, By-law No. 569-2013**  
The required minimum front yard soft landscaping is 75%.  
The proposed front yard soft landscaping is 71.32%.
- 2. Chapter 900(5), By-law No. 569-2013**  
The required minimum side yard setback is 1.8 m.  
The proposed east side yard setback is 1.67 m.
- 3. Chapter 900(5), By-law No. 569-2013**  
The required minimum side yard setback is 1.8 m.  
The proposed west side yard setback is 1.14 m.
- 4. Chapter 10.5.40.60.(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 permitted encroachment into the required rear yard setback but is 1.14 m from the west side lot line.
- 5. Section 14.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80 m.  
The proposed east side yard setback is 1.67 m.
- 6. Section 6(30)a, By-law No. 7625**  
The maximum finished first floor height is 1.5 m.  
The proposed finished first floor height is 1.65 m.
- 7. Section 14.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.8 m.  
The proposed west side yard setback is 1.14 m.
- 8. Section 6(24), By-law No. 7625**  
Unexcavated porches and decks shall be permitted to encroach in the rear yard setback but no closer to the side lot line than the required 1.8 m.  
The proposed deck encroaches 3.65 m and is 1.14 m from the west side lot line.

## 51. 85 PECKHAM AVE

File Number:	B0056/16NY	Zoning	R4(waiver)
Owner(s):	LIVANTE HOLDINGS (PECKHAM AVENUE) INC	Ward:	Willowdale (23)
Agent:	M BEHAR PLANNING & DESIGN INC	Heritage:	Not Applicable
Property Address:	<b>85 PECKHAM AVE</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 584 TO LOT 589 PT LOT 583 PT LOT 580 PT LOT 590 PT LOT 574 PT LOT 432 LOT 575 TO LOT		

### THE CONSENT REQUESTED:

To obtain consent to sever the property into eight residential lots with vehicular access from Peckham Avenue. This site was the subject of a previous consent application (file number B041/14NY) which severed the western portion of the school site to facilitate a future residential development.

#### Retained -Part 1

Address to be assigned

The frontage is 15.694m and the lot area is 749.57m<sup>2</sup>. The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s).

#### Conveyed - Part 2

Address to be assigned

The frontage is 15.091m and the lot area is 745.83m<sup>2</sup>. The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s).

#### Conveyed - Part 3

Address to be assigned

The frontage is 15.076m and the lot area is 770.13m<sup>2</sup>. The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s).

#### Conveyed - Part 4

Address to be assigned

The frontage is 15.018m and the lot area is 778.40m<sup>2</sup>. The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s).

#### Conveyed - Part 5

Address to be assigned

The frontage is 15.471m and the lot area is 747.76m<sup>2</sup>. The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s).

#### Conveyed - Part 6

Address to be assigned

The frontage is 16.690m and the lot area is 673.25m<sup>2</sup>. The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s).

#### Conveyed - Part 7

Address to be assigned

The frontage is 16.602m and the lot area is 558.18m<sup>2</sup>. The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s).

**Conveyed - Part 8**

Address to be assigned

The frontage is 36.194m and the lot area is 1,004.95m<sup>2</sup>. The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s).

**PART 9 is a corner rounding.**

**Files B0056/16NY, A0776/16NY (lot 1), A0778/16NY (lot 2), A0777/16NY (lot 3), A0779/16NY (lot 4), A0780/16NY (lot 5), A0781/16NY (lot 6), A0782/16NY (lot 7), A0783/16NY (lot 8) will be considered jointly.**

## 51A. 85 PECKHAM AVE - LOT 1

File Number:	A0776/16NY	Zoning	R4(waiver)
Owner(s):	LIVANTE HOLDINGS (PECKHAM AVENUE) INC	Ward:	Willowdale (23)
Agent:	M BEHAR PLANNING & DESIGN INC	Heritage:	Not Applicable
Property Address:	<b>85 PECKHAM AVE – LOT 1</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 584 TO LOT 589 PT LOT 583 PT LOT 580 PT LOT 590 PT LOT 574 PT LOT 432 LOT 575 TO LOT		

### PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling.

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

- 1. Section 13, (13.2.4(a)), Zoning By-law No. 7625**  
The maximum Lot coverage shall be 30.00%.  
The proposed dwelling provides a maximum lot coverage of 32.00%, excluding porches.
- 2. Section 13, (13.2.5A, 1.1 (b)), Zoning By-law No. 7625**  
The maximum length of dwelling is 16.80m.  
The maximum length of dwelling proposed is 25.00m.
- 3. Section 13, (13.2.6(ii)), Zoning By-law No. 7625**  
A maximum building height of 8.80m and maximum of 2 storeys.  
The proposed dwelling will provide a maximum building height of 9.10m and maximum of 2 storeys.
- 4. Section 6, (6(30)(a)(i)), Zoning By-law No. 7625**  
The finished first floor elevation of a single detached dwelling shall be no higher than 1.50m above established grade.  
The proposed dwelling shall have a maximum finished first floor elevation of 1.80m.

## 51B. 85 PECKHAM AVE - LOT 2

File Number:	A0778/16NY	Zoning	R4(waiver)
Owner(s):	LIVANTE HOLDINGS (PECKHAM AVENUE) INC	Ward:	Willowdale (23)
Agent:	M BEHAR PLANNING & DESIGN INC	Heritage:	Not Applicable
Property Address:	<b>85 PECKHAM AVE – LOT 2</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 584 TO LOT 589 PT LOT 583 PT LOT 580 PT LOT 590 PT LOT 574 PT LOT 432 LOT 575 TO LOT		

### PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling.

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

- 1. Section 13, (13.2.4(a)), Zoning By-law No. 7625**  
The maximum Lot coverage shall be 30.00%.  
The proposed dwelling provides a maximum lot coverage of 32.00%, excluding porches.
- 2. Section 13, (13.2.5A, 1.1 (b)), Zoning By-law No. 7625**  
The maximum length of dwelling is 16.80m.  
The maximum length of dwelling proposed is 22.00m.
- 3. Section 13, (13.2.6(ii)), Zoning By-law No. 7625**  
A maximum building height of 8.80m and maximum of 2 storeys.  
The proposed dwelling will provide a maximum building height of 9.10m and maximum of 2 storeys.
- 4. Section 6, (6(30)(a)(i)), Zoning By-law No. 7625**  
The finished first floor elevation of a single detached dwelling shall be no higher than 1.50m above established grade.  
The proposed dwelling shall have a maximum finished first floor elevation of 1.80m.

## 51C. 85 PECKHAM AVE - LOT 3

File Number:	A0777/16NY	Zoning	R4(waiver)
Owner(s):	LIVANTE HOLDINGS (PECKHAM AVENUE) INC	Ward:	Willowdale (23)
Agent:	M BEHAR PLANNING & DESIGN INC	Heritage:	Not Applicable
Property Address:	<b>85 PECKHAM AVE –LOT 3</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 584 TO LOT 589 PT LOT 583 PT LOT 580 PT LOT 590 PT LOT 574 PT LOT 432 LOT 575 TO LOT		

### PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling.

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

- 1. Section 13, (13.2.4(a)), of By-law No. 7625**  
The maximum Lot coverage shall be 30.00%.  
The proposed dwelling provides a maximum lot coverage of 32.00%, excluding porches.
- 2. Section 13, (13.2.5A, 1.1 (b)), of By-law No. 7625**  
The maximum length of dwelling is 16.80m.  
The maximum length of dwelling proposed is 22.00m.
- 3. Section 13, (13.2.6(ii)), of By-law No. 7625**  
A maximum building height of 8.80m and maximum of 2 storeys.  
The proposed dwelling will provide a maximum building height of 9.10m and maximum of 2 storeys.
- 4. Section 6, (6(30)(a)(i)), of By-law No. 7625**  
The finished first floor elevation of a single detached dwelling shall be no higher than 1.50m above established grade.  
The proposed dwelling shall have a maximum finished first floor elevation of 1.80m.

## 51D. 85 PECKHAM AVE - LOT 4

File Number:	A0779/16NY	Zoning	R4(waiver)
Owner(s):	LIVANTE HOLDINGS (PECKHAM AVENUE) INC	Ward:	Willowdale (23)
Agent:	M BEHAR PLANNING & DESIGN INC	Heritage:	Not Applicable
Property Address:	<b>85 PECKHAM AVE –LOT 4</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 584 TO LOT 589 PT LOT 583 PT LOT 580 PT LOT 590 PT LOT 574 PT LOT 432 LOT 575 TO LOT		

### PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling.

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

- 1. Section 13, (13.2.4(a)), of By-law No. 7625**  
The maximum Lot coverage shall be 30.00%.  
The proposed dwelling provides a maximum lot coverage of 32.00%, excluding porches.
- 2. Section 13, (13.2.5A, 1.1 (b)), of By-law No. 7625**  
The maximum length of dwelling is 16.80m.  
The maximum length of dwelling proposed is 22.00m.
- 3. Section 13, (13.2.6(ii)), of By-law No. 7625**  
A maximum building height of 8.80m and maximum of 2 storeys.  
The proposed dwelling will provide a maximum building height of 9.10m and maximum of 2 storeys.
- 4. Section 6, (6(30)(a)(i)), of By-law No. 7625**  
The finished first floor elevation of a single detached dwelling shall be no higher than 1.50m above established grade.  
The proposed dwelling shall have a maximum finished first floor elevation of 1.80m.

## 51E. 85 PECKHAM AVE - LOT 5

File Number:	A0780/16NY	Zoning	R4(waiver)
Owner(s):	LIVANTE HOLDINGS (PECKHAM AVENUE) INC	Ward:	Willowdale (23)
Agent:	M BEHAR PLANNING & DESIGN INC	Heritage:	Not Applicable
Property Address:	<b>85 PECKHAM AVE – LOT 5</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 584 TO LOT 589 PT LOT 583 PT LOT 580 PT LOT 590 PT LOT 574 PT LOT 432 LOT 575 TO LOT		

### PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling.

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

- 1. Section 13, (13.2.4(a)), of By-law No. 7625**  
The maximum Lot coverage shall be 30.00%.  
The proposed dwelling provides a maximum lot coverage of 32.00%, excluding porches.
- 2. Section 13, (13.2.5A, 1.1 (b)), of By-law No. 7625**  
The maximum length of dwelling is 16.80m.  
The maximum length of dwelling proposed is 22.00m.
- 3. Section 13, (13.2.6(ii)), of By-law No. 7625**  
A maximum building height of 8.80m and maximum of 2 storeys.  
The proposed dwelling will provide a maximum building height of 9.10m and maximum of 2 storeys.
- 4. Section 6, (6(30)(a)(i)), of By-law No. 7625**  
The finished first floor elevation of a single detached dwelling shall be no higher than 1.50m above established grade.  
The proposed dwelling shall have a maximum finished first floor elevation of 1.80m.



## 51F. 85 PECKHAM AVE - LOT 6

File Number:	A0781/16NY	Zoning	R4(waiver)
Owner(s):	LIVANTE HOLDINGS (PECKHAM AVENUE) INC	Ward:	Willowdale (23)
Agent:	M BEHAR PLANNING & DESIGN INC	Heritage:	Not Applicable
Property Address:	<b>85 PECKHAM AVE – LOT 6</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 584 TO LOT 589 PT LOT 583 PT LOT 580 PT LOT 590 PT LOT 574 PT LOT 432 LOT 575 TO LOT		

### PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling.

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

- Section 13, (13.2.4(a)), of By-law No. 7625**  
The maximum Lot coverage shall be 30.00%.  
The proposed dwelling provides a maximum lot coverage of 32.00%, excluding porches.
- Section 13, (13.2.5A, 1.1 (b)), of By-law No. 7625**  
The maximum length of dwelling is 16.80m.  
The maximum length of dwelling proposed is 22.00m.
- Section 13, (13.2.6(ii)), of By-law No. 7625**  
A maximum building height of 8.80m and maximum of 2 storeys.  
The proposed dwelling will provide a maximum building height of 9.10m and maximum of 2 storeys.
- Section 6, (6(30)(a)(i)), of By-law No. 7625**  
The finished first floor elevation of a single detached dwelling shall be no higher than 1.50m above established grade.  
The proposed dwelling shall have a maximum finished first floor elevation of 1.80m.

## 51G. 85 PECKHAM AVE - LOT 7

File Number:	A0782/16NY	Zoning	R4(waiver)
Owner(s):	LIVANTE HOLDINGS (PECKHAM AVENUE) INC	Ward:	Willowdale (23)
Agent:	M BEHAR PLANNING & DESIGN INC	Heritage:	Not Applicable
Property Address:	<b>85 PECKHAM AVE – LOT 7</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 584 TO LOT 589 PT LOT 583 PT LOT 580 PT LOT 590 PT LOT 574 PT LOT 432 LOT 575 TO LOT		

### PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling.

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

- 1. Section 13, (13.2.4(a)), of By-law No. 7625**  
The maximum Lot coverage shall be 30.00%.  
The proposed dwelling provides a maximum lot coverage of 32.00%, excluding porches.
- 2. Section 13, (13.2.5A, 1.1 (b)), of By-law No. 7625**  
The maximum length of dwelling is 16.80m.  
The maximum length of dwelling proposed is 22.00m.
- 3. Section 13, (13.2.6(ii)), of By-law No. 7625**  
A maximum building height of 8.80m and maximum of 2 storeys.  
The proposed dwelling will provide a maximum building height of 9.10m and maximum of 2 storeys.
- 4. Section 6, (6(30)(a)(i)), of By-law No. 7625**  
The finished first floor elevation of a single detached dwelling shall be no higher than 1.50m above established grade.  
The proposed dwelling shall have a maximum finished first floor elevation of 1.80m.

## 51H. 85 PECKHAM AVE - LOT 8

File Number:	A0783/16NY	Zoning	R4(waiver)
Owner(s):	LIVANTE HOLDINGS (PECKHAM AVENUE) INC	Ward:	Willowdale (23)
Agent:	M BEHAR PLANNING & DESIGN INC	Heritage:	Not Applicable
Property Address:	<b>85 PECKHAM AVE</b> <b>(PART 8)</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 584 TO LOT 589 PT LOT 583 PT LOT 580 PT LOT 590 PT LOT 574 PT LOT 432 LOT 575 TO LOT		

Notice was given and a Public Hearing was held on Thursday, March 9, 2017, as required by the Planning Act.

### PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling.

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

- 1. Section 2, (2.52.7(b)(i)) of By-law No. 7625**  
Front Lot Line means the lot line that abuts a street. In the case of a corner lot, the front lot line shall be the shorter lot line that abuts a street.  
The Front Lot Line for Lot 8 shall be Peckham Avenue.
- 2. Section 13, (13.2.3(b)(i)), of By-law No. 7625**  
The minimum side yard setback shall be 1.8m on each side.  
The proposed dwelling provides a minimum side yard setback of 1.5m on the north side yard setback.
- 3. Section 13, (13.2.4(a)), of By-law No. 7625**  
The maximum Lot coverage shall be 30%.  
The proposed dwelling provides a maximum lot coverage of 32%, excluding porches.
- 4. Section 13, (13.2.5A, 1.1 (b)), of By-law No. 7625**  
The maximum length of dwelling is 16.8m.  
The maximum length of dwelling proposed is 22.0m.
- 5. Section 13, (13.2.6(ii)), of By-law No. 7625**  
A maximum building height of 8.8m and maximum of 2 storeys.  
The proposed dwelling will provide a maximum building height of **9.2m** and maximum of 2 storeys.
- 6. Section 6, (6(30)(a)(i)), of By-law No. 7625**  
The finished first floor elevation of a single detached dwelling shall be no higher than 1.5m above established grade.  
The proposed dwelling shall have a maximum finished first floor elevation of 1.8m.

## 52. 169 GOULDING AVE

File Number:	B0006/17NY	Zoning	R4/RD(x5)(ZR)
Owner(s):	NORMAN WONG	Ward:	Willowdale (23)
Agent:	MONDA MANIOS	Heritage:	Not Applicable
Property Address:	<b>169 GOULDING AVE</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 243 LOT 244		

### THE CONSENT REQUESTED:

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

#### **Retained lot: - PART 1**

Address to be assigned

The proposed lot frontage is 13.01m. The proposed lot area is 523.15 m<sup>2</sup>

The property will be redeveloped as the site of a new detached dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0047/17NY.

#### **Conveyed - PART 2**

Address to be assigned

The proposed lot frontage is 14.03m. The proposed lot area is 626.43m<sup>2</sup>.

The property will be redeveloped as the site of a new detached dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0048/17NY.

PART 3 - corner rounding dedication to the City

**File Numbers B0006/17NY, A0047/17NY, A0048/17NY will be considered jointly.**

## 52A. 169 GOULDING AVE PART 1

File Number:	A0047/17NY	Zoning	R4/RD(x5)(ZR)
Owner(s):	NORMAN WONG	Ward:	Willowdale (23)
Agent:	MONDA MANIOS	Heritage:	Not Applicable
Property Address:	<b>169 GOULDING AVE (PART 1)</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 243 LOT 244		

### PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. File Numbers B0006/17NY, A0047/17NY, A0048/17NY will be considered jointly.

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

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

A minimum of 10.0 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
Proposed 6.45 m<sup>2</sup> area is within 4 m of the front main wall.

#### 2. Chapter 10.20.40.70 (3), (5) Exception RD 5, Zoning By-law No. 569-2013

(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.  
The proposed west side yard is 1.22m.

#### 3. Chapter A 10.20.40.70 (3), (5) Exception RD 5, Zoning By-law No. 569-2013

(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.  
The proposed east side yard is 1.22m.

#### 4. Chapter 10.5.40.70, Zoning By-law No. 569-2013

(1)(B) The minimum required building front yard setback is 7.49m.  
The proposed building front yard setback is 7.28m.

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

A) The required minimum lot area is 610 m<sup>2</sup>.  
The proposed lot area is 523.15 m<sup>2</sup>.

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

A) The required minimum lot frontage is 15.0 m.  
The proposed lot frontage is 13.01 m.

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

A) The permitted maximum lot coverage is 30 percent of the lot area: 156.95 m<sup>2</sup>.  
The proposed lot coverage is 34.34 percent of the lot area: 179.66 m<sup>2</sup>.

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

A)(i) The permitted maximum height of all front exterior main walls is 7.5 m.  
The proposed height of the front exterior main walls is 8.8 m.  
A)(ii) The permitted maximum height of all rear exterior main walls is 7.5 m.  
The proposed height of the rear exterior main walls is 8.05 m.

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

The permitted maximum building length for a detached house is 17.0 m.  
The proposed building length is 17.17 m.

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

(A)(i) A platform without main walls, attached to or less than 0.3 metres from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5 metres if it is no closer to a side lot line than the required side yard setback.  
The proposed platform is 0.58 m closer to the side lot line than the required setback.

**11. Section 13.2.1, Zoning By-law No. 7625**

The minimum required lot frontage is 15.0m .  
The proposed lot frontage is 13.01m.

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

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

**13. Section 13.2.2, Zoning By-law No. 7625**

The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is 523.15m<sup>2</sup>.

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

The minimum required west side yard setback is 1.61m.  
The proposed west side yard setback is 1.22m.

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

The minimum required east side yard setback is 1.61m.  
The proposed east side yard setback is 1.22m.

**16. Section 13.2.4, Zoning By-law No. 7625**

The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 34.34% of the lot area.

**17. Section 13.2.5A, Zoning By-law No. 7625**

The maximum permitted building length is 16.8m.  
The proposed building length is 17.17m.

**18. Section 13.2.6, Zoning By-law No. 7625**

The maximum permitted building height is 8.8m.  
The proposed building height is 9.42m.

## 52B. 169 GOULDING AVE PART 2

File Number:	A0048/17NY	Zoning	R4/RD(x5)(ZR)
Owner(s):	NORMAN WONG	Ward:	Willowdale (23)
Agent:	MONDA MANIOS	Heritage:	Not Applicable
Property Address:	<b>169 GOULDING AVE (PART 2)</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 243 LOT 244		

### PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. File Numbers B0006/17NY, A0047/17NY, A0048/17NY will be considered jointly.

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

#### 1. Chapter 10.20.40.70 (3), (5) Exception RD 5, Zoning By-law No. 569-2013

(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.  
The proposed west side yard is 1.22m.

#### 2. Chapter 10.20.40.70 (3), (5) Exception RD 5, Zoning By-law No. 569-2013

(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.  
The proposed east side yard is 1.22m.

#### 3. Chapter 10.5.40.70, Zoning By-law No. 569-2013

(1)(B) The minimum required building front yard setback is 7.28m.  
The proposed building front yard setback is 6.55m.

#### 4. Chapter 10.5.40.10, Zoning By-law No. 569-2013

(5) A minimum of 10.0m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
Proposed 5.04 m<sup>2</sup> area is within 4 m of the front main wall.

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

A) The required minimum lot frontage is 15.0 m.  
The proposed lot frontage is 14.03 m.

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

A) The permitted maximum lot coverage is 30 % of the lot area: 187.93 m<sup>2</sup>.  
The proposed lot coverage is 32.4 % of the lot area: 203.02 m<sup>2</sup>.

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

A) The permitted maximum height of a building or structure is 10.0 m.  
The proposed height of the building is 10.37 m.

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

A)(i) The permitted maximum height of all front exterior main walls is 7.5 m.  
The proposed height of the front exterior main walls is 8.47 m.  
A)(ii) The permitted maximum height of all rear exterior main walls is 7.5 m.  
The proposed height of the rear exterior main walls is 8.47 m.

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

The permitted maximum building length for a detached house is 17.0 m.

The proposed building length is 17.87 m.

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

(A)(i) A platform without main walls, attached to or less than 0.3 metres from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5 m if it is no closer to a side lot line than the required side yard setback.

The proposed platform encroaches 2.62 m into the required front yard setback and is 1.11 m closer to the side lot line than the required setback.

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

(B) Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.

The proposed vehicle access to a parking space is from the front yard street.

**12. Section 13.2.1, Zoning By-law No. 7625**

The minimum required lot frontage is 15.0 m.

The proposed lot frontage is 14.11 m.

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

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

The lot width is 14.03m.

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

The minimum required west side yard setback is 1.7m.

The proposed west side yard setback is 1.22m.

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

The minimum required east side yard setback is 1.7m.

The proposed east side yard setback is 1.22m.

**16. Section 13.2.4, Zoning By-law No. 7625**

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

The proposed lot coverage is 32.19% of the lot area.

**17. Section 13.2.5A, Zoning By-law No. 7625**

The maximum permitted building length is 16.8m.

The proposed building length is 17.22m.

**18. Section 13.2.6, Zoning By-law No. 7625**

The maximum permitted building height is 8.8m.

The proposed building height is 9.58m.