

**COMMITTEE OF ADJUSTMENT
AGENDA
NORTH YORK PANEL**

Hearing Date: May 4, 2017
Time: 9:30 a.m.
Location: Council Chambers - North York Civic Centre - 5100 Yonge Street

1. OPENING REMARKS

- **Declarations of Interest**
- **Confirmation of Minutes from Previous Hearing**
- **Closed & Deferred Files**

2. DEPUTATION ITEMS

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

File Number	Owner	Property	Community (Ward)
1. B0002/17NY	2282014 ONTARO INC ESTATES OF BAYVIEW INC	2710, 2716, 2720 BAYVIEW AVE	Don Valley West (25)
2. A0147/17NY	JAMES E CHALMERS AMIR CHARMCHI	66 FOREST GROVE DR	Willowdale (24)
3. A0163/17NY	HUNG CHIN-PAO HSU	219 DUNVIEW AVE	Willowdale (23)
4. A0134/17NY	BABAK YAZDANPARAST	4 RAVENSCROFT CRCL	Willowdale (24)
5. A0139/17NY	SHULAMIT GRUNWALD JULES GRUNWALD	14 ERICA AVE	York Centre (10)

6.	A0140/17NY	ZAKIA DOUERRACHALD MOHAMMED BRIHMI	71 CARONPORT CRES	Don Valley East (34)
7.	A0142/17NY	SUJATA KULKARNI KEVIN CLUETT	58 SUTHERLAND DR	Don Valley West (26)
8.	A0143/17NY	CHRISTOPHER JOHN SHAHEEN DARANI	75 ALEXANDRA BLVD	Eglinton-Lawrence (16)
9.	A0144/17NY	HANCHING HSU	9 BLYTHWOOD GDNS	Don Valley West (25)
10.	A0145/17NY	HUI XU XIAOFENG CHEN	149 ALEXIS BLVD	York Centre (10)
11.	A0146/17NY	DEREK KENTON SZETO SHARON HOI LING SZETO	120 GLENDORA AVE	Willowdale (23)
12.	A0148/17NY	KEVIN ROSE ELIZABETH SEO	134 EDITH DR	Eglinton-Lawrence (16)
13.	A0151/17NY	ANIS NASEHI AKBAR MOHAMAD- HOSAINI	158 HARLANDALE AVE	Willowdale (23)
14.	A0152/17NY	SUKRIT GANGULY	76 GLENGOWAN RD	Don Valley West (25)
15.	A0153/17NY	SAEED MANTEGHI	8 REVCOE DR	Willowdale (24)
16.	A0154/17NY	FARSHI RANA MOHAMMADI FARHAD CHAHICHI	22 HOMEWOOD AVE	Willowdale (23)
17.	A0155/17NY	ZARMINE AHMADY AZIZ AHMAD AHMADY	31 NEWTON DR	Willowdale (24)
18.	A0156/17NY	JOLAN SASS SAMAN MOTAHARI	10 CICADA CRT	Don Valley West (25)
19.	A0157/17NY	HOSSEIN TABATABAEI	134 NORTHWOOD DR	Willowdale (24)

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| 20. | A0158/17NY | NADINE ORR
MARC IAFOLLA | 37 DONEGALL DR | Don Valley West (26) |
| 21. | A0159/17NY | MICHELLE COOK | 211 RANLEIGH AVE | Don Valley West (25) |
| 22. | A0160/17NY | RIMROCK PLAZA INC | 150 RIMROCK RD | York West (08) |

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

	File Number	Owner	Property	Community (Ward)
23.	A0164/17NY		197 COLDSTREAM AVE	Eglinton-Lawrence (16)
24.	A0165/17NY		19 LEITH PL	Don Valley West (25)
25.	A0166/17NY		27 DALLAS RD	Willowdale (23)
26.	A0169/17NY		279 EMPRESS AVE	Willowdale (23)
27.	A0171/17NY		2 CHALLISTER CRT	Willowdale (24)
28.	A0172/17NY		18 SUNCREST DR	Don Valley West (25)
29.	A0173/17NY		5 GLENELIA AVE	Willowdale (24)
30.	A0189/17NY		165 GLENVALE BLVD	Don Valley West (26)
31.	A0190/17NY		109 ROSLIN AVE	Don Valley West (25)
32.	A0191/17NY		17 FARMCOTE RD	Don Valley East (34)
33.	A0192/17NY		11 FOREST GLEN CRES	Don Valley West (25)
34.	A0193/17NY		83 YORKMINSTER RD	Don Valley West (25)
35.	A0194/17NY		99 GOSFORD BLVD	York West (08)
36.	A0198/17NY		411 KEEWATIN AVE	Don Valley West (25)
37.	A0199/17NY		4979 BATHURST ST	Willowdale (23)
38.	A0200/17NY		4981 BATHURST ST	Willowdale (23)
39.	A0201/17NY		99 DONWOODS DR	Don Valley West (25)
40.	A0328/17NY		1718 AVENUE RD	Eglinton-Lawrence (16)
41.	A0081/17NY		459 FAIRLAWN AVE	Eglinton-Lawrence (16)

- 42. A0108/17NY
- 43. A0120/17NY

164 NORTON AVE
1451 AVENUE RD &
460 ROSEWELL AVE

Willowdale (23)
Eglinton-Lawrence (16)

3. OTHER BUSINESS

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

1. 2710, 2716, 2720 BAYVIEW AVE

File Number:	B0002/17NY	Zoning	site specific rezoning
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	2710, 2716, 2720 BAYVIEW AVE	Community:	North York
Legal Description:	CON 1 EY PT LOT 14		

THE CONSENT REQUESTED:

To obtain consent to sever the lands to create a separate building lot to construct a new detached dwelling. Related planning files include 15 267780 NNY 25 OZ and 16 21 2893 NNY 25 SA. The related rezoning and site plan applications permit townhouses along Bayview Avenue with a total of 20 units. One detached dwelling is proposed west of the townhouses on Caldys Court (subject of this consent) and will have access from Caldys Court.

Conveyed - PARTS 1, 3 and 5

Address to be determined

PARTS 1, 3 and 5 will have a frontage of 21.98 m and a lot area of 2,610.3m². This site is being created to accommodate a future detached dwelling.

Retained - PARTS 2, 4, and 6

Address to be determined

PARTS 2, 4, 6 will have a frontage of 91.41 m and a lot area of 3,322.3m². These lands will accommodate the proposed townhouse development.

2. 66 FOREST GROVE DR

File Number:	A0147/17NY	Zoning	RD/R2 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	66 FOREST GROVE DR	Community:	North York
Legal Description:	PLAN M754 LOT 44		

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 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs may encroach into a required setback provided they are no wider than 2.00m.
The proposed front stairs are 3.07m wide.
- 2. Chapter 10.5.50.10.(2), By-law No. 569-2013**
A corner lot must have a minimum of 60.00% of the side yard abutting a street for landscaping.
The proposed side yard landscaping is 59.00% of the side yard area.
- 3. Chapter 10.5.60.20.(8), By-law No. 569-2013**
The minimum rear yard setback for a swimming pool or other ancillary structure used to hold water on a lot that is a corner lot and if an adjacent lot fronts on the street abutting the side lot line of the corner lot is 3.00m.
The proposed rear yard setback for the structure holding water is 2.85m.
- 4. Chapter 10.5.60.20.(9), By-law No. 569-2013**
The minimum side yard setback for a swimming pool or other ancillary structure used to hold water that is a corner lot is 6.40m.
The proposed side yard setback for the structure holding water is 2.92m.
- 5. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the side exterior main walls facing a side lot line is 7.63m.
- 6. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 9.00m.
The proposed front yard setback is 8.60m.
- 7. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 2.40m.
The proposed north side yard setback is 1.30m.
- 8. Section 11.2.4(a), By-law No. 7625**
The minimum required front yard setback is 9.00m.
The proposed front yard setback is 8.60m.

- 9. Section 11.2.4(b), By-law No. 7625**
The minimum required side yard setback is 2.40m.
The proposed north side yard setback is 1.30m.
- 10. Section 11.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.05m.
- 11. Section 6(9), By-law No. 7625**
The maximum permitted projection for eaves into a required yard setback is 0.50m.
The proposed eaves project 0.76m.

3. 219 DUNVIEW AVE

File Number:	A0163/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	219 DUNVIEW AVE	Community:	North York
Legal Description:	PLAN 3691 PT LOT 83		

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 8.30m.
- 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 18.10m.
- 3. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 7.63m.
The proposed front yard setback is 7.32m.
- 4. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.00% of the lot area.
- 5. 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 32.0% of the lot area.
- 6. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 18.10m.
- 7. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.20m.

4. 4 RAVENSCROFT CRCL

File Number:	A0134/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	4 RAVENSCROFT CRCL	Community:	North York
Legal Description:	PLAN M677 LOT 143		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.10, By-law No. 1676-2013**
The minimum size of the front vestibule is 10.00m².
The proposed size of the front vestibule is 0.00m².
- 2. Chapter 10.20.30.40.(1) A), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.70% of the lot area.
- 3. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 7.99m.
The proposed front yard setback is 7.50m.
- 4. Chapter 10.20.40.70.(2) A), By-law No. 569-2013**
The minimum required rear yard setback is 7.50m.
The proposed rear yard setback is 6.94m.
- 5. Section 13.2.2., By-law No. 7625**
The minimum required lot area is 550.00m².
The proposed lot area is 535.00m².
- 6. 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 32.70% of the lot area.
- 7. Section 13.2.3c, By-law No. 7625**
The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is 6.94m.
- 8. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.26m.

5. 14 ERICA AVE

File Number:	A0139/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	14 ERICA AVE	Community:	North York
Legal Description:	PLAN 4883 PTS LOT 114 & 125 RP 64R 16430 PARTS 2 & 3		

PURPOSE OF THE APPLICATION:

To construct a new one-storey addition to the front and west side portion of the existing two-storey dwelling, in conjunction with other interior and exterior alterations.

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

- 1. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.22m.
- 2. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 8.05m.
The proposed front yard setback is 5.03m.
- 3. Chapter 10.5.40.60.(1), By-law No. 569-2013**
A platform without main walls, attached to or less than 0.30m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.50m if it is no closer to a side lot line than the required side yard setback.
The proposed platform encroaches 2.75m into the required front yard setback.
- 4. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 35.45% of the lot area.
- 5. Chapter 200.5.1.10.(2), By-law No. 569-2013**
The minimum required parking space must have a minimum width of 3.20m.
The proposed parking space will have a width of 3.09m.
- 6. Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 6.50m.
The proposed front yard setback is 5.03m.
- 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 1.22m.
- 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 35.45% of the lot area.

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

The minimum required parking space size is 5.60m in length and 3.20m in width.

The proposed parking space size is 6.10m in length and 3.09m in width.

6. 71 CARONPORT CRES

File Number:	A0140/17NY	Zoning	R4/RD (f15.0; a550) (x5)[ZONING]
Owner(s):		Ward:	Don Valley East (34)
Agent:		Heritage:	Not Applicable
Property Address:	71 CARONPORT CRES	Community:	North York
Legal Description:	PLAN M744 LOT 67		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10m² of the first floor must be within 4m of the front wall.
The proposed first floor [Mud Room] is 8.79m² and 9.40m from the front wall.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the side exterior main walls facing a side lot line is 8.25m.
- 3. 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 4.0m².
The proposed area of each platform at or above the second storey is 7.18m².
- 4. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 7.77m.
The proposed front yard setback is 7.01m.
- 5. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed north side yard setback is 1.32m.
- 6. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length for a detached house is 17.0m.
The proposed building length is 17.73m.
- 7. Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0m.
The proposed basement walkout stairs are 4.56m wide.
- 8. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.

The proposed north side yard setback is 1.32m.

9. Section 13.2.3c, By-law No. 7625

The minimum required rear yard setback is 9.5m.

The proposed rear yard setback is 8.90m.

10. Section 13.2.4, By-law No. 7625

The maximum permitted lot coverage is 27% of the lot area.

The proposed lot coverage is 29.9% of the lot area.

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

The maximum permitted building length is 16.80m.

The proposed building length is 19.56m.

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

The maximum permitted balcony area is 3.8m².

The proposed balcony area is 7.18m².

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

The maximum permitted projection for exterior stairways is 2.1m.

The proposed projection for the basement walkout stairs is 2.44m.

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

Canopies in the rear yard shall be permitted to project a maximum of 1.8m.

The proposed rear yard canopy projects 3.81m.

7. 58 SUTHERLAND DR

File Number:	A0142/17NY	Zoning	RD / R1B (ZR)
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	58 SUTHERLAND DR	Community:	East York
Legal Description:	PLAN 2122 PT LOT 193 PT LOT 194		

PURPOSE OF THE APPLICATION:

Addition to existing house.

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

- Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered building will have a length of 18.68 m.
- Chapter 10.20.40.40.(1), By-law 569-2013**
The permitted floor space index is 0.6 times the area of the lot.
The proposed floor space index is 1.02 times the area of the lot.
- Chapter 10.5.40.71.(4), By-law 569-2013**
The minimum building setback from a side lot line for any addition or extension to the rear or the side of a lawfully existing building or structure on a lot with a lot frontage of 9.0 m to 12.2 m is 0.9 m.
The proposed minimum building side yard setback is 0.87 m from the west lot line.
- Section 6.1.1(5), By-law No. 1916**
The maximum permitted building length is 16.75 m.
The proposed building length is 18.86
- Section 6.3.3, By-law No. 1916**
The minimum required west side yard setback is 0.9 m.
The proposed west side yard setback is 0.87 m.
- 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 0.66 x the lot area.

8. 75 ALEXANDRA BLVD

File Number:	A0143/17NY	Zoning	RD/R1 Z0.35 [WAV]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	75 ALEXANDRA BLVD	Community:	Toronto
Legal Description:	PLAN 1532 LOT 92		

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 10.20.40.40.(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 0.689 times the lot area.
- 2. Chapter 10.5.40.60.(1), By-law No. 569-2013**
A platform attached or less than 0.30m from a building, with a floor no higher than the first floor of the building, may encroach into the required rear yard setback a maximum of 2.50m.
The proposed platform encroaches 3.66m into the required rear yard setback.
- 3. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 20.58m.
- 4. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.00m.
The proposed building depth is 20.665m.
- 5. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.50m.
The proposed east side yard setback is 0.91m.
- 6. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.50m.
The proposed west side yard setback is 0.91m.
- 7. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.
The proposed east side yard setback is 1.22m for the portion of the dwelling exceeding 17.00m in depth.
- 8. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.
The proposed west side yard setback is 1.22m for the portion of the dwelling exceeding 17.00m in depth.
- 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 0.689 times the lot area.

9. 9 BLYTHWOOD GDNS

File Number:	A0144/17NY	Zoning	R1 Z0.35/RD (f10.5; d0.35) x1429[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	9 BLYTHWOOD GDNS	Community:	Toronto
Legal Description:	PLAN 604E PT LOT 10 PT LOT 11		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition, new rear deck, front porch and interior alterations to all floors of the existing single family dwelling.

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

- 1. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.35 times the area of the lot.
The proposed Floor Space Index is 0.66 times the area of the lot.
- 2. Section 6(3)Part I 1, By-law No. 438-86**
The maximum permitted Gross Floor Area is 0.35 times the area of the lot.
The proposed Gross Floor Area is 0.66 times the area of the lot.
- 3. 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 is 0.90m.

10. 149 ALEXIS BLVD

File Number:	A0145/17NY	Zoning	R4 / RD(f12.0; a370) (x1463) [WAIVER]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	149 ALEXIS BLVD	Community:	North York
Legal Description:	PLAN 1938 W PT LOT 48		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.20, By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 19.15m.
- 2. Chapter 10.20.40.20, By-law No. 569-2013**
The maximum permitted building depth is 19.00m.
The proposed building depth is 19.15m.
- 3. Chapter 10.20.40.10. (2), By-law No. 569-2013**
The maximum permitted main wall height is 7.50m of 100.00%.
The proposed main wall height is 7.50m of 83.00%.
- 4. Chapter 10.20.30.40 (1)(A), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.90% of the lot area.
- 5. Section 14-A (9)(a), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 20.00m.
- 6. Section 14-A(8)(b), By-law no, 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.00m.
- 7. Section 14-(6)(a), By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.90% of the lot area.

11. 120 GLENDORA AVE

File Number:	A0146/17NY	Zoning	RD / R7 (ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	120 GLENDORA AVE	Community:	North York
Legal Description:	PLAN 1967 LOT 919 PT LOT 918		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.60, By-law No. 569-2013**
Excavation below the front steps is not a permitted projection.
The excavated area below the front porch may remain.
- 2. 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.
- 3. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a structure is 10 m.
The proposed height of the structure is 10.29 m.
- 4. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of the exterior portion of main walls for a detached house is 7.5 m for no less than 100% of the total width of the side main walls that do not face a side lot line that abuts a street.
The proposed height of the side exterior walls facing a side lot line is 8.81 m.
- 5. Chapter 10.20.40.10.(6), By-law No. 569-2013**
The permitted maximum height of the first floor above established grade is 1.2 m.
The proposed height of the first floor above established grade is 1.52 m.
- 6. Section 14-B(6), By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 7. Section 14-B(8), By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.38 m.
- 8. 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 1.71 m.
- 9. Section 6(24), By-law No. 7625**

The maximum width of an unexcavated deck in the rear that projects less than 2.1 m from the wall and is greater than 1 m above all points of the adjacent ground is 50% of the width of the dwelling.
The proposed deck is 51% of the width of the dwelling.

12. 134 EDITH DR

File Number:	A0148/17NY	Zoning	R2 Z0.6/R (d0.6) (x767)[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	134 EDITH DR	Community:	Toronto
Legal Description:	PLAN 734 RANGE 1 PT LOT 15		

PURPOSE OF THE APPLICATION:

To construct a second floor addition above the existing one-storey rear addition.

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

- 1. Chapter 10.10.40.40.(2), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.69 times the area of the lot.
The proposed Floor Space Index is 0.73 times the area of the lot.
- 2. Section 6(3) Part VI 1(I), By-law No. 438-86**
The maximum permitted Gross Floor Area is 0.69 times the area of the lot.
The proposed Gross Floor Area is 0.73 times the area of the lot.

13. 158 HARLANDALE AVE

File Number:	A0151/17NY	Zoning	RD5/R4 [WAIVER]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	158 HARLANDALE AVE	Community:	North York
Legal Description:	PLAN M389 LOT 154		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.70 (3) (A), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.52m.
- 2. Chapter 10.20.40.70 (3) (A), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.52m.
- 3. Chapter 10.5.40.50, 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 side yard setbacks: 1.80m.
The proposed platform east side yard setback is 1.52m.
- 4. Chapter 10.20.30.40.(1) A), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area: 163.95m².
The proposed lot coverage is 32.00% of the lot area: 174.90m².
- 5. Chapter 10.5.80.40.(2), By-law No. 569-2013**
The elevation of the lowest point of a vehicle entrance in a main wall of the building shall be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street (100.07).
The proposed elevation of the garage entrance will be lower than the elevation of the centreline of the driveway at the point where it intersects the lot line abutting the street (99.91).
- 6. Chapter 10.5.40.60.(3) (A)(iii), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.60m.
The proposed stairs are 0.45m from the west side lot line.
- 7. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550.00m².
The proposed lot area is 546.51m².

- 8. Section 6 (24)(d)(ii)(A), By-law No. 7625**
In the rear yard, unexcavated porches or decks attached to or detached from the main building shall not be located closer to the side lot lines than the minimum side yard setback for the main building; 1.80m.
The proposed rear platform is 1.52m from the east lot line.
- 9. Section 13.2.3(b), By-law No.7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.52m.
- 10. Section 6(9)(e), By-law No. 7625**
Exterior stairs may project into one minimum side yard setback not more than 1.60m, if the stairs are no closer to a side lot line than 0.60m.
The proposed stairs are 0.45m from the west side lot line.
- 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 13.2.4, 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.
- 13. Section 13.26.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.30m.

14. 76 GLENGOWAN RD

File Number:	A0152/17NY	Zoning	RD / R1 (ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	76 GLENGOWAN RD	Community:	Toronto
Legal Description:	PLAN 511E LOT 32		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.35 times the area of the lot.
The proposed floor space index is 0.67 times the area of the lot.
- 2. 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 1.38 m.
- 3. Section 6(3) Part I 1, By-law No. 438-86**
The permitted maximum residential gross floor area is 0.35 times the area of the lot.
The proposed residential gross floor area of the building is 0.67 times the area of the lot.
- 4. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The required minimum side lot line setback is 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.
The proposed side lot line setback is 6.35 m on the east side
- 5. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The required minimum side lot line setback is 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.
The proposed side lot line setback is 3.61 m from the west side.
- 6. Section 6(3) Part IV 3(II), By-law No. 438-86**
The by-law does not permit an integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line.
The proposed integral garage is below grade.
- 7. Section 6(3) Part III 3 (d)(i)D, By-law No. 438-86**
The required minimum soft landscaping in the front yard is 0.75 times the required front yard landscaping.
The proposed soft landscaping in the front yard will be 0.68 times the required front yard landscaping.

15. 8 REVCOE DR

File Number:	A0153/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	8 REVCOE DR	Community:	North York
Legal Description:	PLAN 5345 L 15		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.100.1, By-law No. 569-2013**
The maximum permitted driveway width is 6.00m.
The proposed driveway width is 6.235m.
- 2. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.523m.
- 3. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.523m.
- 4. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.10m.
- 5. 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 1.523m.
- 6. 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 1.523m.
- 7. Section 6(30), By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.75m.
- 8. Section 13.2.6, By-law No. 7625**
The maximum number of storeys permitted is two (2).
The proposed number of storeys is three (3).
- 9. Section 6A(5)a, By-law No. 7625**
The maximum permitted width for access to parking is 6.00m.
The proposed access to parking is 6.235m in width.

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

The required driveway access shall not exceed the required parking space width.
The proposed driveway access is greater than the parking space width.

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

The maximum permitted rear deck projection is 2.10m from the wall and a maximum height of 1.00m.
The proposed rear deck projects 3.319m from the rear wall and is 2.33m in height.

16. 22 HOMEWOOD AVE

File Number:	A0154/17NY	Zoning	R4/RD (f 15 ; a 550) (x 5) [ZONING]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	22 HOMEWOOD AVE	Community:	North York
Legal Description:	PLAN 2366 LOT 162		

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 31.9% of the lot area.
- 2. Chapter 10.5.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 8.08m.
The proposed front yard setback is 6.57m.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east 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 1.8m.
The proposed west side yard setback is 1.52m.
- 5. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.52m.
- 6. 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 1.52m.
- 7. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.9% of the lot area.
- 8. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.17m.
- 9. 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 1.78m.

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

Decks greater than 1m in height may not project more than 2.m from the wall and must be less than 0.5 times the width of the dwelling.

The proposed deck is greater than 1m in height and projects 3.46m from the wall.

17. 31 NEWTON DR

File Number:	A0155/17NY	Zoning	RD(f 12; a370)/ R6 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	31 NEWTON DR	Community:	North York
Legal Description:	PLAN 2324 LOT 145 W PT LOT 144		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1) A), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area: 139.98m².
The proposed lot coverage is 32.10% of the lot area 149.79m².
- 2. Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.10% of the lot area.
- 3. Section 6(24), By-law No. 7625**
Decks greater than 1.00m in height may not project more than 2.10m from the wall and be less than 0.50 times the width of the dwelling.
The proposed deck is greater than 1.00m in height and projects 3.048m from the wall.
- 4. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.08m.

18. 10 CICADA CRT

File Number:	A0156/17NY	Zoning	RD / R4 (ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	10 CICADA CRT	Community:	North York
Legal Description:	PLAN 4758 LOT 65		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(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 8.44 m.
- 2. Chapter 10.20.40.70.(4), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m where the required minimum frontage is 12.0 m to less than 18.0 m
The proposed east side yard setback is 1.5 m.
- 3. Chapter 10.5.80.40.(1), By-law No. 569-2013**
For a lot with a detached house or semi-detached house and a minimum required lot frontage is less than 24.0 m, the maximum combined width of all vehicle entrances through the front main wall of the residential building is 6.0 m.
The proposed combined width of all vehicle entrances through the front main wall is 8.18 m.
- 4. Section 6A(5)a, By-law No. 7625**
The maximum driveway width access required for parking areas is 6 m.
The proposed access to parking is 8.18 m.
- 5. Section 13.2.3(b), By-law No. 7625**
The minimum required east side yard setback is 1.8 m.
The proposed east side yard setback is 1.5 m.
- 6. Section 13.2.3c, By-law No. 7625**
The minimum required rear yard setback is 9.5 m.
The proposed rear yard setback is 9.24 m.
- 7. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.03 m.

19. 134 NORTHWOOD DR

File Number:	A0157/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	134 NORTHWOOD DR	Community:	North York
Legal Description:	PLAN 3344 E PT LOT 33		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of the front main wall is 7.50m.
The proposed height of the front main wall is 8.44m.
- 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 18.50m.
- 3. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.54m.
- 4. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.49m.
- 5. Chapter 10.20.40.10.(6), By-law No. 569-2013**
The maximum permitted finished first floor height is 1.20m.
The proposed finished first floor height is 1.33m.
- 6. Chapter 10.20.40.10.(3), By-law No. 569-2013**
The maximum number of storeys permitted is two (2).
The proposed number of storeys is three (3).
- 7. Chapter 10.20.40.50.(3), By-law No. 569-2013**
The maximum permitted number of platforms for a detached house is four (4).
The proposed number of platforms at or above the second storey is five (5).
- 8. Chapter 10.5.40.60.(1), By-law No. 569-2013**
The maximum permitted encroachment for a porch into a required front yard setback is 2.50m.
The proposed front porch encroaches 3.04m into the required front yard setback.
- 9. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.105m.

- 10. Section 13.2.6, By-law No. 7625**
The maximum number of storeys permitted is two (2).
The proposed number of storeys is three (3).
- 11. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 18.29m.
- 12. 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 1.54m.
- 13. 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 1.49m.
- 14. Section 6(30), By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.75m.

20. 37 DONEGALL DR

File Number:	A0158/17NY	Zoning	R1B/RD (f12.0; a370; d0.6)[ZONING]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	37 DONEGALL DR	Community:	East York
Legal Description:	PLAN 2121 PT LOT 111 PT 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 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 8.5m.
The proposed building height is 8.8m.
- 2. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.2m.
The proposed north yard setback is 1.07m.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.2m.
The proposed south yard setback is 0.46m.
- 4. Chapter 10.5.40.60.(8), By-law No. 569-2013**
Wall mounted equipment may encroach into a required setback 0.6m if it is no closer to a lot line than 0.3m
The proposed equipment is 0.15m from the south side lot line.
- 5. Chapter 200.5.10.1(1), By-law No. 569-2013**
The required minimum number of parking spaces is 1.
The proposed parking spaces is 0.
- 6. Section 6.3.3, By-law No. 1916**
The maximum permitted building height is 8.5m.
The proposed building height is 8.8m.
- 7. Section 6.3.3, By-law No. 1916**
The required minimum number of parking spaces is 1.
The proposed parking spaces is 0.
- 8. Section 6.3.3, By-law No. 1916**
The minimum required side yard setback is 0.9m.
The proposed south side yard setback is 0.46m

21. 211 RANLEIGH AVE

File Number:	A0159/17NY	Zoning	R (f7.5; d0.6) x933/ R2 Z0.6 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	211 RANLEIGH AVE	Community:	North York
Legal Description:	PLAN M260 PT LOTS 305 & 306		

PURPOSE OF THE APPLICATION:

To construct a rear three-storey addition and detached garage.

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

- 1. Chapter 10.10.40.10.(2), By-law No. 569-2013**
The maximum permitted height of exterior side main walls is 7.50m.
The proposed height of all side exterior main walls is 9.43m.
- 2. Chapter 10.5.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 5.04m.
The proposed front yard setback is 3.77m.
- 3. Chapter 900.2.10(933)B, By-law No. 569-2013**
The minimum side yard setback is 0.90m.
The proposed east side yard setback is 0.17m.
- 4. Chapter 10.10.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 17.00m.
The proposed building depth is 19.13m.
- 5. Section 6(3) Part II 2(II), By-law No. 438-86**
The minimum front yard setback is 5.04m.
The proposed front yard setback is 3.77m.
- 6. Section 6(3) Part II 3.B(II), By-law No, 438-86**
The minimum side lot setback for a building not exceeding 17.00m is 0.90m.
The proposed east side lot setback is 0.17m.
- 7. Section 6(3) Part VI 1(V), By-law No. 438-86**
The maximum permitted depth of a building is 17.00m.
The proposed building depth is 20.40m.

22. 150 RIMROCK RD

File Number:	A0160/17NY	Zoning	MC(11)(H) - ZBL 7625 (ZW)
Owner(s):		Ward:	York West (08)
Agent:		Heritage:	Not Applicable
Property Address:	150 RIMROCK RD	Community:	North York
Legal Description:	PLAN M1664 BLK K RP 66R11082 PARTS 7 AND 9		

PURPOSE OF THE APPLICATION:

New use in an existing retail plaza.

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

- 1. Section 6A(2), By-law No. 7625**
The minimum required number of parking spaces is 298 spaces.
The proposed number of parking spaces is 278 spaces.

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

23. 197 COLDSTREAM AVE

File Number:	A0164/17NY	Zoning	R1 Z0.35[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	197 COLDSTREAM AVE	Community:	Toronto
Legal Description:	PLAN M87 LOT 252		

PURPOSE OF THE APPLICATION:

To construct a new accessory structure. Please be advised the subject property went before the Committee of Adjustment on January 12, 2017, the application was REFUSED.

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

- 1. Section 6(3) Part II 7(I), By-law No. 438-86**
The minimum required lot line setback is 3.00m from all lot lines for an accessory structure.
The proposed lot line setback is 0.61m from the east lot line.

24. 19 LEITH PL

File Number:	A0165/17NY	Zoning	R (f7.5, d0.6)10.0/ R2 Z0.6/ 10.0 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	19 LEITH PL	Community:	Toronto
Legal Description:	PLAN 1707 PT LOT 95		

PURPOSE OF THE APPLICATION:

To construct a new three-storey single family detached dwelling with integral garage. The existing structure would be demolished.

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

- 1. Chapter 10.10.40.10.(1), By-law No. 569-2013**
The maximum permitted height of a building is 10.00m.
The proposed height of the building is 11.52m.
- 2. Chapter 10.10.40.10.(2) A(i), By-law No. 569-2013**
The maximum permitted height of all exterior main walls is 7.50m.
The proposed height of the front exterior main walls is 8.20m.
- 3. Chapter 10.10.40.10.(2) A(ii), By-law No. 569-2013**
The maximum permitted height of all exterior main walls is 7.50m.
The proposed height of the rear exterior main walls is 8.20m.
- 4. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.00m² of the first floor must be within 4.00m of the front main wall.
The proposed first floor area within 4.00m of the front wall is 6.30m².
- 5. Chapter 10.10.40.30.(1) A), By-law No. 569-2013**
The maximum permitted building depth is 17.00m
The proposed building depth is 17.61m.
- 6. Chapter 10.10.40.40.(1) A), By-law No. 569-2013**
The maximum permitted floor space index is 0.60 times the area of the lot: 177.48m².
The proposed floor space index is 1.08 times the area of the lot: 319.98m².
- 7. Chapter 10.5.40.60.(7), By-law No. 569-2013**
Roof eaves may project a maximum of 0.90m provided they are no closer than 0.30m to a lot line.
The proposed eaves are 0.00m from the north lot line.
- 8. Section 6(3) Part IV 3(II), By-law No. 438-86**
The by-law does not permit an integral garage where the floor level of the garage is below grade and access is facing the front lot line.
The proposed integral garage is below grade.

- 9. Section 6(3) Pat I 1, By-law No. 438-86**
The maximum permitted gross floor area is 0.60 times the area of the lot: 177.48m².
The proposed gross floor area of the building is 319.98m² and exceeds the maximum permitted by 142.50m².
- 10. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum permitted side lot setback for a building exceeding 17.00m is 7.50m.
The proposed north side lot setback exceeding 17.00m is 0.46m.
- 11. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum permitted side lot setback for a building exceeding 17.00m is 7.50m.
The proposed south side lot setback exceeding 17.00m is 4.05m.
- 12. Section 6(3) Part II 8 D, By-law No. 438-86**
For an uncovered platform, the maximum permitted projection into required setbacks from the wall is 2.50m.
The proposed uncovered platform projects from the rear wall 3.51m.
- 13. Section 6(3) Part II 8 D(I), By-law No. 438-86**
For an uncovered platform, the maximum height projecting into required setbacks is 1.20m above grade.
The proposed height of the rear platform is 2.30m above grade.

25. 27 DALLAS RD

File Number:	A0166/17NY	Zoning	RD / R4 (ZW)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	27 DALLAS RD	Community:	North York
Legal Description:	PLAN 4328 LOT 14		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The permitted maximum area of each platform at or above the second story of a detached house is 4.0 m².
The proposed area of each platform at or above the second story is 8.21 m².
- 2. Section 13.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.8 m².
The proposed balcony area is 8.21 m²
- 3. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.39% of the lot area.

26. 279 EMPRESS AVE

File Number:	A0169/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	279 EMPRESS AVE	Community:	North York
Legal Description:	PLAN 1751 LOT 71		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.22m.
- 2. 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 8.88m.
- 3. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 38.36% of the lot area.
- 4. Chapter 10.5.50.10(1), By-law No. 569-2013**
The minimum required front yard landscaping is 60.00%.
The proposed front yard landscaping is 59.34%.
- 5. Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs may encroach into a required setback provided they are no wider than 2.00m.
The proposed front stairs are 2.84m wide.
- 6. Chapter 10.5.40.60.(3), By-law No. 569-2013**
A chimney breast, on a building, may encroach into a required building setback a maximum of 0.60m, if it is no wider than 2.00m.
The proposed chimney is 2.08m wide.
- 7. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.30% of the lot area.
- 8. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.22m.

- 9. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 10.31m.
- 10. Section 6(30), By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.51m.
- 11. Section 7.4A, By-law No. 7625**
The minimum required soft landscaping is 75.00%.
The proposed soft landscaping is 71.90%.
- 12. Section 6(24)(a), By-law No. 7625**
Unexcavated porches and decks shall not exceed 5.00% of the lot area or 56.00m², whichever is less.
The proposed rear deck is 5.21% lot area (30.66m²).
- 13. Section 6(9)(a), By-law No. 7625**
Chimney breasts may project a maximum of 0.50m.
The proposed chimney breast projects 0.51m.
- 14. Section 6(9)(f), By-law No. 7625**
Porches shall be permitted to project into the minimum front yard setback not more than 2.10m but no closer to a side lot line than the minimum side yard setback for the main building.
The proposed porch projects 2.38m.

27. 2 CHALLISTER CRT

File Number:	A0171/17NY	Zoning	RD(f18;a690)/R3[ZONING]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	2 CHALLISTER CRT	Community:	North York
Legal Description:	PLAN M677 LOT 195		

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.(4), By-law No. 569-2013**
The maximum permitted building height is 7.2m.
The proposed building height is 8.75m.
- 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 22.05m.
- 3. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.0m.
The proposed building depth is 20.53m.
- 4. Chapter 10.5.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 7.65m.
The proposed front yard setback is 6.95m.
- 5. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback is 1.25m.
- 6. 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 33.9% of the lot area.
- 7. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The permitted maximum number of platforms at or above the second storey located on the front wall of a detached house is 1.
The proposed number of platforms located on the front wall is 2.
- 8. Chapter 10.20.40.70.(6), By-law No. 569-2013**
The minimum required side yard setback for a corner lot where there is an adjacent lot fronting on the street is 3.0m.
The proposed north side yard setback is 1.84m.

- 9. 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 4.0m².
The proposed north east platform area is 10.53m².
- 10. 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 4.0m².
The proposed south east platform area is 10.05m².
- 11. 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 4.0m².
The proposed west platform area is 9.6m².
- 12. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8m.
The proposed building height is 9.42m.
- 13. Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 20.53m.
- 14. Section 12.4(c), By-law No. 7625**
The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 9.24m.
- 15. Section 12.4(b), By-law No. 7625**
The minimum required north side yard setback is 3m.
The proposed north side yard setback is 1.84m.
- 16. Section 12.4(b), By-law No. 7625**
The minimum required south side yard setback is 3m.
The proposed south side yard setback is 1.25m.
- 17. Section 12.6, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 33.9% of the lot area.
- 18. Section 12.7A, By-law No. 7625**
The permitted maximum area of each platform at or above the second storey of a detached house is 3.8m².
The proposed north east platform area is 10.53m².
- 19. Section 12.7A, By-law No. 7625**
The permitted maximum area of each platform at or above the second storey of a detached house is 3.8m².
The proposed south east platform area is 10.05m².

20. Section 12.7A, By-law No. 7625

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

The proposed west platform area is 9.6m².

21. Section 12.7A(b), By-law No. 7625

No more than a total of four balconies shall be permitted, one each at the front, rear and each side of the building.

There are two proposed balconies at the front of the building.

28. 18 SUNCREST DR

File Number:	A0172/17NY	Zoning	RD(t30;a1100)(x97I)/ R1(1) [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	18 SUNCREST DR	Community:	North York
Legal Description:	PLAN M809 LOT 112		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(6) 6, By-law No. 569-2013**
The maximum permitted height of the first floor above established grade is 1.20m.
The proposed height of the first floor above established grade is 1.40m.
- 2. Chapter 10.5.100.1.(1)(D), By-law No. 569-2013**
For a driveway passing through the front yard, the maximum permitted width is 9.00m.
The proposed width of the driveway is 10.03m.
- 3. Chapter 10.5.40.60.(3)(A)(ii), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building may encroach into a required building setback if the stairs are no wider than 2.00m.
The proposed front stairs are 2.90m wide.
- 4. Section 10.2.6, By-law No. 7625**
The maximum permitted building height is 9.50m.
The proposed building height is 9.84m.
- 5. Section 6(3)a, By-law No. 7625**
The maximum permitted height of the finished first floor is 1.50m.
The proposed height of the finished first floor is 2.57m.
- 6. Section 6A(5)a, By-law No. 7625**
The maximum permitted width of the driveway is 9.00m.
The proposed width of the driveway is 10.03m.

29. 5 GLENELIA AVE

File Number:	A0173/17NY	Zoning	RD / R4 (ZW)
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	5 GLENELIA AVE	Community:	North York
Legal Description:	PLAN 4577 LOT 5		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.
The proposed height of the side exterior main wall facing the west side lot is 8.15 m.
- 3. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0 m.
The proposed building length is 18.74 m
- 4. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 5. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 21.0 m.
- 6. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.51 m.
- 7. 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 2.08 m.

30. 165 GLENVALE BLVD

File Number:	A0189/17NY	Zoning	RD/R1B [ZZC]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	165 GLENVALE BLVD	Community:	East York
Legal Description:	PLAN 3111 PT LOT 886 PT LOT 887		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 36.00% 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 7.00m.
The proposed height of the side exterior main walls facing a side lot line is 7.14m.
- 3. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.60 times the lot area.
The proposed floor space index is 0.621 times the lot area.
- 4. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed west side yard setback is 0.90m.
- 5. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 0.60m.
- 6. Section 6.3.3, By-law No. 1916**
The maximum permitted floor space index is 0.60 times the lot area.
The proposed floor space index is 0.621 times the lot area.
- 7. Section 6.3.3, By-law No. 1916**
The minimum required side yard setback is 0.90m.
The proposed east side yard setback is 0.60m.

31. 109 ROSLIN AVE

File Number:	A0190/17NY	Zoning	R (f7.5; d0.6) x933/R2 Z0.6[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	109 ROSLIN AVE	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 186		

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 10.5.50.10.(1), By-law No. 569-2013**
The minimum required soft front yard landscaping is 75%.
The proposed soft front yard landscaping is 31.1%.
- 2. Chapter 10.10.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 8.75m.
- 3. Chapter 10.10.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 17.0m.
The proposed building depth is 18.74m.
- 4. Chapter 10.10.40.40.(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 0.84 times the area of the lot.
- 5. Chapter 10.5.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 4.32m.
The proposed front yard setback is 4.01m.
- 6. Chapter 10.10.40.70.(1), By-law No. 569-2013**
The minimum required side yard setback is 0.9m.
The proposed east side yard setback is 0.3m.
- 7. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.0m² of the first floor must be within 4.0m of the front main wall.
The proposed area of the first floor within 4.0m of the front wall is 3.40m².
- 8. Chapter 10.10.80.40.(1), By-law No. 569-2013**
Vehicle entrances through the front main wall of the building are permitted provided the lot has a minimum frontage of 7.6m.
The proposed lot frontage is 7.16m.

- 9. Section 6(3) Part II, 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 0.82 times the area of the lot.
- 10. Section 6(3) Part II 2(II), By-law No. 438-86**
The minimum required front yard setback is 4.32m.
The proposed front yard setback is 4.01m.
- 11. Section 6(3) Part II 3(I), By-law No. 438-86**
The by-law requires a building to be located no closer that 0.90m to the side wall of an adjacent building that contains no openings.
The proposed building is located 0.51m from the adjacent building.
- 12. 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 does not contain openings is 0.9m
The proposed east side lot line setback is 0.3m.
- 13. 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 east side lot line setback is 0.3m.
- 14. 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.
- 15. Section 6(3) Part III 3(d)i(D), By-law No. 438-86**
The minimum required front yard soft landscaping area is 75%.
The proposed front yard soft landscaping area is 31.1%.
- 16. Section 6(3) Part IV 3(I), By-law No. 438-86**
The by-law does not permit an integral garage in a building on a lot having a frontage of less than 7.62m where access to the garage is located in a wall facing the front lot line.
The proposed integral garage is in a wall that faces the front lot line.
- 17. Section 6(3) Part IV 3(II), By-law No. 438-86**
Below-grade garage is not permitted.
The proposed is a below-grade garage.
- 18. Section 4(4)C, By-law No. 438-86**
The bylaw requires the access to a parking space to have a minimum width of 2.6m.
The proposed access width is 2.19m.

32. 17 FARMCOTE RD

File Number:	A0191/17NY	Zoning	RD / R4 (ZR)
Owner(s):		Ward:	Don Valley East (34)
Agent:		Heritage:	Not Applicable
Property Address:	17 FARMCOTE RD	Community:	North York
Legal Description:	PLAN 4760 LOT 912		

PURPOSE OF THE APPLICATION:

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

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

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

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

The proposed lot coverage is 25.3% of the lot area.

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

The required minimum front yard setback is 10.32 m.

The proposed front yard setback is 7.62 m.

3. Section 13.2.4, By-law No. 7625

The maximum permitted lot coverage is 25% of the lot area.

The proposed lot coverage is 25.3% of the lot area.

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

The maximum permitted building length is 16.8 m.

The proposed building length is 20.15 m.

33. 11 FOREST GLEN CRES

File Number:	A0192/17NY	Zoning	RD / R3 (ZR)
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	11 FOREST GLEN CRES	Community:	North York
Legal Description:	PLAN 1975 LOT 27		

PURPOSE OF THE APPLICATION:

To construct a new circular driveway and to legalize and maintain the existing dwelling as constructed.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 37.5% of the lot area.
- 2. Chapter 10.5.50.10.(1), By-law No. 569-2013**
A minimum of 60% of the front yard must be landscaping.
The proposed front yard landscaping area is 50.5%
- 3. Section 12.6, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 37.5% of the lot area.
- 4. Section 7.4A, By-law No. 7625**
The minimum required front yard landscaping is 60%.
The proposed front yard landscaping is 50.5%.

34. 83 YORKMINSTER RD

File Number:	A0193/17NY	Zoning	RD/R3 [WAV]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	83 YORKMINSTER RD	Community:	North York
Legal Description:	PLAN 3563 LOT 306		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 37.00% of the lot area.
- 2. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.22m for the first 6.78m portion of the dwelling only.
- 3. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 18.88m.
- 4. Section 12.6, By-law No. 7625**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 37.00% of the lot area.
- 5. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.22m for the first 6.78m portion of the dwelling only.
- 6. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 8.95m.
- 7. Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 18.88m.

35. 99 GOSFORD BLVD

File Number:	A0194/17NY	Zoning	RM(f18.0; a665;u2)/RM2[ZONING]
Owner(s):		Ward:	York West (08)
Agent:		Heritage:	Not Applicable
Property Address:	99 GOSFORD BLVD	Community:	North York
Legal Description:	PLAN 9064 N PT LOT 1		

PURPOSE OF THE APPLICATION:

To alter the front yard by extending the existing driveway

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

- Chapter 10.5.50.10.(1), By-law No. 569-2013**
A minimum required front yard landscaping area is 50%.
The proposed front yard landscaping area is 38.7%.
- Chapter 10.5.50.10.(1), By-law No. 569-2013**
A minimum required front yard soft landscaping area is 75%.
The proposed front yard soft landscaping area is 52.7%.
- Chapter 10.5.80.10.(3), By-law No. 569-2013**
A parking space may not be located in a front yard or a side yard abutting a street.
The proposed parking spot is located in the front yard.
- Chapter 10.5.80.40.(1), By-law No. 569-2013**
The maximum permitted width of the driveway is 6.0m.
The proposed width of the driveway is 6.96m.
- Section 15.8(e) & (f), By-law No. 7625**
A minimum required front yard landscaping area is 50%.
The proposed front yard landscaping area is 36.4%.
- Section 15.8(e) & (f), By-law No. 7625**
A minimum required front yard soft landscaping area is 75%.
The proposed front yard soft landscaping area is 52.7%.
- Section 6A(5), By-law No. 7625**
The maximum access required for parking area is 6.0m.
The proposed access to parking is 6.96m.

36. 411 KEEWATIN AVE

File Number:	A0198/17NY	Zoning	R (f7.5; u2; d0.6) (x958)/ R1S Z0.6 [ZZC]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	411 KEEWATIN AVE	Community:	Toronto
Legal Description:	PLAN M257 LOT 64		

PURPOSE OF THE APPLICATION:

To construct a new two-storey rear addition and back deck. The existing basement walkout would be demolished.

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

- 1. Chapter 10.10.40.30.(1) A, By-law No. 569-2013**
The maximum permitted building depth is 17.00m.
The proposed building depth is 19.63m.
- 2. Chapter 10.10.40.70.(3) A(i), By-law No. 569-2013**
The minimum required side yard setback for a detached house is 0.90m.
The proposed east side yard setback is 0.55m.
- 3. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side lot setback is 0.90m for the portion of a building not exceeding 17.00m depth.
The proposed east side lot setback is 0.55m.
- 4. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side lot setback is 7.50m for the portion of a building exceeding 17.00m depth.
The proposed east side setback is 0.55m.
- 5. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side lot setback is 7.50m for the portion of a building exceeding 17.00m depth.
The proposed west side setback is 1.08m

37. 4979 BATHURST ST

File Number:	A0199/17NY	Zoning	RA/RM6 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	4979 BATHURST ST	Community:	North York
Legal Description:	CON 1 WY LOT 21		

PURPOSE OF THE APPLICATION:

To permit interior alterations for the creation of seven additional rental dwelling units (six, one-bedroom and one, two-bedroom units) within the existing six-storey rental apartment building.

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

- 1. Chapter 15.10.40.50.(1), By-law No. 569-2013**
An apartment building with twenty (20) or more dwelling units must provide amenity space at a minimum rate of 4.00m² for each unit of which a minimum of 2.00m² for each dwelling unit must be indoor amenity space; the required indoor amenity space for the seven (7) proposed units is 14.00m². The proposed indoor amenity space is 0.00m².
- 2. Chapter 15.5.80.10.(2), By-law No. 569-2013**
A minimum of 50.00% of the parking spaces for an apartment building, other than required visitor parking spaces, must be located in a building or underground structure.
- 3. Chapter 200.5.10.1(1), By-law No. 569-2013**
The minimum required number of parking spaces is 85 spaces.
The proposal will have 79 spaces.
- 4. Chapter 200.5.10.1(1), By-law No. 569-2013**
The required minimum number of visitor parking spaces is 15 spaces.
The proposal will have 11 spaces.
- 5. Section 6A(2)a, By-law No. 7625**
The minimum required number of parking spaces is 126 spaces and 25 visitor spaces.
The proposed number of parking spaces is 79 spaces and 11 visitor spaces.
- 6. Section 6A(16)a, By-law No. 7625**
The minimum required number of loading spaces is 1 space.
The proposed number of loading spaces is 0.

38. 4981 BATHURST ST

File Number:	A0200/17NY	Zoning	RA/RM6 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	4981 BATHURST ST	Community:	North York
Legal Description:	CON 1 WY PT LOT 22		

PURPOSE OF THE APPLICATION:

To permit interior alterations for the creation of four additional rental dwelling units (four, one-bedroom units) within the existing six-storey rental apartment building.

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

- 1. Chapter 15.5.80.10.(2), By-law No. 569-2013**
A minimum of 50.00% of the parking spaces for an apartment building, other than required visitor parking spaces, must be located in a building or underground structure.
- 2. Chapter 15.10.40.50.(1), By-law No. 569-2013**
An apartment building with twenty (20) or more dwelling units must provide amenity space at a minimum rate of 4.00m² for each unit of which a minimum of 2.00m² for each dwelling unit must be indoor amenity space; the required indoor amenity space is 8.00m².
The proposed indoor amenity space is 0.00m².
- 3. Chapter 200.5.10.1(1), By-law No. 569-2013**
The minimum required number of parking spaces is 95 spaces.
The proposal will have 75 spaces.
- 4. Chapter 200.5.10.1(1), By-law No. 569-2013**
The required minimum number of visitor parking spaces is 19 spaces.
The proposal will have 9 spaces.
- 5. Section 6A(2)a, By-law No. 7625**
The minimum required number of parking spaces is 123 spaces and 24 visitor spaces.
The proposed number of parking spaces is 75 spaces and 9 visitor spaces.
- 6. Section 6A(16)a, By-law No. 7625**
The minimum required number of loading spaces is 1 space.
The proposed number of loading spaces is 0.

39. 99 DONWOODS DR

File Number:	A0201/17NY	Zoning	R3/RD (f18.0; a690) (x871)[ZONING]
Owner(s):		Ward:	Don Valley West (25)
Agent:		Heritage:	Not Applicable
Property Address:	99 DONWOODS DR	Community:	North York
Legal Description:	PLAN 2469 LOT 16 RP 64R10349 PART 3 IRREG		

PURPOSE OF THE APPLICATION:

To construct a one-storey porch enclosure and deck to the existing two-storey dwelling. The existing decks would be demolished.

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

- 1. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 20.08m.
- 2. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.0m.
The proposed building depth is 24.46m.
- 3. Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 20.08m.

40. 1718 AVENUE RD

File Number:	A0328/17NY	Zoning	CR[ZONING]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	1718 AVENUE RD	Community:	North York
Legal Description:	PLAN 2247 PT LOTS 98 & 99		

PURPOSE OF THE APPLICATION:

Proposal for a new second floor outdoor patio in existing restaurant - "Tutto Pronto"

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

1. Section 40.10.20.100.(21), By-law No. 569-2013

An outdoor patio is a permitted use provided that if it is located above the first storey of the building, it is at least 40.0m from a lot in the Residential Zone category or Residential Apartment Zone category. The proposed outdoor patio is setback 28.2m from a lot in the Residential Zone category or Residential Apartment Zone category

41. 459 FAIRLAWN AVE

File Number:	A0081/17NY	Zoning	RD / R6(20) (ZR)
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	459 FAIRLAWN AVE	Community:	North York
Legal Description:	PLAN 2247 PT LOT 55A		

PURPOSE OF THE APPLICATION:

To construct a rear deck and accessory structure. Please note this application was previously deferred Thursday, April 6, 2017 in order to update the purpose of the application.

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

- 1. Chapter 10.5.50.10.(3), By-law No. 569-2013**
A lot with a residential building, other than an apartment building, must have a minimum of 50% of the rear yard for soft landscaping if the lot frontage is greater than 6.0 m.
The proposed rear yard landscaping area is 34.4%.
- 2. Chapter 10.20.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 35.3% of the lot area.
- 3. Chapter 10.20.40.20.(1), By-law No. 569-2013**
In the RD zone with a minimum required lot frontage of 18.0 m or less, the permitted maximum building length for a detached house is 17.0 m.
The proposed building length is 21 m.
- 4. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The permitted maximum building depth for a detached house is 19.0 m.
The proposed building depth is 21 m.
- 5. Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 35.3% of the lot area.
- 6. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 18.9 m
The proposed building length is 21 m.

42. 164 NORTON AVE

File Number:	A0108/17NY	Zoning	RD / R6 (ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	164 NORTON AVE	Community:	North York
Legal Description:	PLAN 2633 W PT LOTS 107 AND 108		

THE CONSENT REQUESTED:

To construct a new detached dwelling with attached garage. The existing dwelling will be demolished. This file was previously deferred from the April 19th, 2017 meeting.

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.98% 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 17.45 m.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.2 m where the required minimum lot frontage is 12.0 m to less than 15.0 m.
The proposed west side yard setback is 0.95 m.
- 4. Chapter 10.5.40.10, By-law No. 569-2013**
A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
The proposed first floor area is 4.70 m²
- 5. Section 6-24, By-law No. 7625**
The first 2.1 m projection of an unexcavated porch or deck in the rear may be higher than 1 m in height and shall not be wider than half of the width of the dwelling's widest point and not exceed the height of the first storey joists.
The proposed rear deck is projection 3.18 m into the rear yard.
- 6. Section 14-A(5)c, By-law No. 7625**
The minimum required west side yard setback is 1.2 m.
The proposed west side yard setback is 0.95 m.
- 7. Section 14-A(6), By-law No. 7625**
The permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.98% of the lot area.
- 8. Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5 m
The proposed first floor height is 3.03 m
- 9. Section 14-A(9), By-law No. 7625**

The maximum permitted building length is 15.30 m
The proposed building length is 17.45 m.

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

The permitted maximum height for the sloped roof is 8.80 m.
There proposed building height is 9.99 m.

43. 1451 AVENUE RD & 460 ROSEWELL AVE

File Number:	A0120/17NY	Zoning	R1/RD & RM4/RM [WAIVER]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Listed
Property Address:	1451 AVENUE RD & 460 ROSEWELL AVE	Community:	Toronto
Legal Description:	CON 1 WY PT LOT 5 ABUTTING NORTH YORK		

PURPOSE OF THE APPLICATION:

To construct a new three story addition for educational space to the upper school, as well as to construct a new two-storey addition for educational space to the junior school.

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

- 1. Chapter 5.10.40.70.(6), By-law No. 569-2013**
A building on a lot must be setback 10.00m from a shoreline hazard limit or a stable top-of-bank.
The proposed building is setback 0.00m from a shoreline hazard limit or a stable top-of-bank.
- 2. Chapter 10.5.80.10.(3), By-law No. 569-2013**
A parking space may not be located in a front yard or a side yard abutting a street.
The proposed parking spaces of the proposed building addition are located in the front and side yards.
- 3. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.35 times the area of the lot.
The proposed floor space index is 0.51 times the area of the lot.
- 4. Section 4(2)(a), By-law No. 438-86**
The maximum permitted height on the lot is 10.00m.
The height of the proposed Upper School building to the top of the peak of the clerestory and photovoltaic panel is 10.62m.
- 5. Section 6(3) Part II (5), By-law No. 438-86**
The maximum permitted depth of a building is 14.00m.
The depth of the proposed Junior School building addition from Lawrence Avenue is 258.70m
- 6. Section 6(3) Part II (5), By-law No. 438-86**
The maximum permitted depth of a building is 14.00m.
The depth of the proposed Upper School building addition from Lawrence Avenue is 328.40m.
- 7. Section 6(3) Part IV, 1(E), By-law No. 438-86**
A parking space may not be located between the front lot line and the front wall of a building.
Parking spaces are located between the front lot line and the front wall of the proposed building addition.

3. OTHER BUSINESS