

**COMMITTEE OF ADJUSTMENT
ETOBICOKE- YORK PANEL**

Hearing Date: Thursday June 22, 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	Property	Community (Ward)
1	B0012/17NY	35 MARQUETTE AVE	Eglinton-Lawrence (15)
1A	A0167/17NY	35 MARQUETTE AVE - PART A	Eglinton-Lawrence (15)
1B	A0168/17NY	35 MARQUETTE AVE - PART B	Eglinton-Lawrence (15)
2	B0013/17NY	1174 GLENCAIRN AVE	Eglinton-Lawrence (15)
2A	A0174/17NY	1174 GLENCAIRN AVE - PART 1	Eglinton-Lawrence (15)
2B	A0178/17NY	1174 GLENCAIRN AVE - PART 2	Eglinton-Lawrence (15)
3	B0070/16NY	149-151 ESTELLE AVE	Willowdale (23)

3A	B0071/16NY	149 -151ESTELLE AVE	Willowdale (23)
3B	A0903/16NY	149-151 ESTELLE AVE	Willowdale (23)
3C	A0904/16NY	149-151 ESTELLE AVE	Willowdale (23)
3D	A0906/16NY	149 -151ESTELLE AVE	Willowdale (23)
4	A0187/17NY	485 RIDELLE AVE - PART 1	Eglinton-Lawrence (15)
4A	A0188/17NY	485 RIDELLE AVE - PART 2	Eglinton-Lawrence (15)
5	A0289/17NY	2204, 2212 EGLINTON AVE W & 601 CALEDONIA RD	Eglinton-Lawrence (15)
6	A0337/17NY	90 BEVDALE RD	Willowdale (23)
7	A0338/17NY	48 SILKWOOD CRES	Don Valley East (33)
8	A0339/17NY	254 AIRDRIE RD	Don Valley West (26)
9	A0340/17NY	23 DONNALYN DR	Willowdale (23)
10	A0341/17NY	251 CODSELL AVE	York Centre (10)
11	A0342/17NY	26 THORNCLIFFE PARK DR	Don Valley West (26)
12	A0343/17NY	427 DOUGLAS AVE	Eglinton-Lawrence (16)
13	A0346/17NY	85 BRUCEWOOD CRES	Eglinton-Lawrence (15)
14	A0348/17NY	342 HORSHAM AVE	Willowdale (23)
15	A0351/17NY	42 GLENBOROUGH PARK CRES	Willowdale (23)
16	A0352/17NY	186 JOHNSTON AVE	Willowdale (23)
17	A0353/17NY	42 GWENDOLEN AVE	Willowdale (23)

18	A0354/17NY	65 GLENVALE BLVD	Don Valley West (26)
19	A0355/17NY	4246 BATHURST ST	York Centre (10)
20	A0356/17NY	82 LAWRENCE CRES	Don Valley West (25)
21	A0357/17NY	5 MASON BLVD	Eglinton-Lawrence (16)
22	A0358/17NY	115 BURNETT AVE	Willowdale (23)
23	A0359/17NY	396 PRINCESS AVE	Willowdale (23)

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

24	A0361/17NY	15 MCGILLIVRAY AVE	Eglinton-Lawrence (16)
25	A0362/17NY	51 HESKETH CRT	Don Valley East (34)
26	A0363/17NY	15 BARWICK DR	York Centre (10)
27	A0364/17NY	69 STUART CRES	Willowdale (23)
28	A0365/17NY	248 BYNG AVE UNIT 12/01/2017	Willowdale (23)
29	A0366/17NY	143 LEACREST RD	Don Valley West (26)
30	A0367/17NY	17 DROMORE CRES	Willowdale (23)
31	A0368/17NY	12 DROMORE CRES	Willowdale (23)
32	A0372/17NY	1780 AVENUE RD	Eglinton-Lawrence (16)
33	A0373/17NY	476 BROADWAY AVE	Don Valley West (26)
34	A0374/17NY	222 ELMHURST AVE	Willowdale (23)

35	A0375/17NY	63 PARKVIEW AVE	Willowdale (23)
36	A0376/17NY	43 CHARNWOOD RD	Don Valley West (25)
37	A0377/17NY	44 MUIRCREST DR	Don Valley East (34)
38	A0378/17NY	2135 SHEPPARD AVE E	Don Valley East (33)
39	A0379/17NY	341 HILLHURST BLVD	Eglinton-Lawrence (15)
40	A0382/17NY	82 AMHERST AVE	Eglinton-Lawrence (15)
41	A0455/17NY	321 BYNG AVE	Willowdale (23)
42	A0321/17NY	190 POYNTZ AVE	Willowdale (23)
43	A0297/17NY	233 CARMICHAEL AVE	Eglinton-Lawrence (16)
44	A1058/16NY	6 REVCOE DR	Willowdale (24)



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1. B0012/17NY

File Number:	B0012/17NY	Zoning	RM / RM5 (ZR)
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	35 MARQUETTE AVE	Community:	North York
Legal Description:	PLAN 2053 LOT 139 PT LOTS 138 AND 140		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two undersized residential lots. Applications B0012/17NY, A0167/17NY, A0168/17NY will be considered jointly.

CONVEYED - Part 1

Address to be assigned

The frontage is 7.62 m and the lot area is 266.90 m². The proposed will be redeveloped as one-half of a new semi-detached dwelling requiring variances to the applicable zoning By-law(s).

RETAINED - Part 2.

Address to be assigned

The frontage is 7.62 m and the lot area is 268.60 m². The property will be redeveloped as one-half of a new semi-detached dwelling requiring variances to the applicable zoning By-law(s).

1A A0167/17NY

File Number:	A0167/17NY	Zoning	RM / RM5 (ZR)
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	35 MARQUETTE AVE	Community:	North York
Legal Description:	PLAN 2053 LOT 139 PT LOTS 138 AND 140		

PURPOSE OF THE APPLICATION:

To construct a new semi-detached dwelling with integral garage. Applications B0012/17NY, A0167/17NY, A0168/17NY will be considered jointly.

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

- 1. By-law 1676-2013**
The minimum size of the front vestibule is 10 m².
The proposed vestibule is 3.34 m².
- 2. Chapter 10.20.30.40.(1), By-law No. 769-2013**
The permitted maximum lot coverage is 35% of the lot area.
The proposed lot coverage is 38.8% of the lot area.
- 3. Chapter 10.80.40.10, By-law No. 769-2013**
The maximum permitted height of a dwelling is 10 m.
The proposed dwelling height is 10.31 m.
- 4. Chapter 10.20.40.10.(2), By-law No. 769-2013**
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 8.08 m.
- 5. Chapter 10.80.40.70.(3), By-law No. 769-2013**
The required minimum side yard setback for a semi-detached house is 1.5 m.
The proposed side yard setback is 1.22 m.
- 6. Section 17(4)(a), By-law No. 7625**
The minimum required lot area is 300 m²
The proposed lot area is 266.92 m².
- 7. Section 17(4)(b), By-law No. 7625**
The minimum required lot frontage is 8.5 m.
The proposed lot frontage is 7.62 m.

- 8. Section 6(8), By-law No. 7625**
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed.
- 9. Section 17(3)(d) / 17(4)(d), By-law No. 7625**
The maximum permitted lot coverage is 35% of the lot area
The proposed lot coverage is 38.8% of the lot area.
- 10, Section 17(3)(c)(i) / 17(4)(c)(i), By-law No. 7625**
The minimum required front yard setback is 7.5 m.
The proposed front yard setback is 5.55 m.
- 11. Section 17(3)(e) / 17(4)(e), By-law No. 7625**
The maximum permitted building height is 9.2 m.
The proposed building height is 9.75 m.
- 12. Section 6(9), By-law No. 7625**
The maximum rear stair projection is 2.1 m.
The proposed rear stair projection is 3 m.

1B**A0168/17NY**

File Number:	A0168/17NY	Zoning	RM / RM5 (ZR)
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	35 MARQUETTE AVE	Community:	North York
Legal Description:	PLAN 2053 LOT 139 PT LOTS 138 AND 140		

PURPOSE OF THE APPLICATION:

To construct a new semi-detached dwelling with integral garage. Applications B0012/17NY, A0167/17NY, A0168/17NY will be considered jointly.

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

- 1. By-law 1676-2013**
The minimum size of the front vestibule is 10 m².
The proposed vestibule is 3.34 m².
- 2. Chapter 10.20.30.40.(1), By-law No. 769-2013**
The permitted maximum lot coverage is 35% of the lot area.
The proposed lot coverage is 38.5% of the lot area.
- 3. Chapter 10.80.40.10, By-law No. 769-2013**
The maximum permitted height of a dwelling is 10 m.
The proposed dwelling height is 10.31 m.
- 4. Chapter 10.20.40.10.(2), By-law No. 769-2013**
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 8.08 m.
- 5. Chapter 10.80.40.70.(3), By-law No. 769-2013**
The required minimum side yard setback for a semi-detached house is 1.5 m.
The proposed west side yard setback is 1.24 m.
- 6. Section 17(3)(a) / 17(4)(a), By-law No. 7625**
The minimum required lot area is 300 m²
The proposed lot area is 268.6 m².
- 7. Section 17(4)(b), By-law No. 7625**
The minimum required lot frontage is 8.5 m.
The proposed lot frontage is 7.62 m.

- 8. Section 6(8), By-law No. 7625**
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed.
- 9. Section 17(3)(d) / 17(4)(d), By-law No. 7625**
The maximum permitted lot coverage is 35% of the lot area
The proposed lot coverage is 38.5% of the lot area.
- 10, Section 17(3)(c)(i) / 17(4)(c)(i), By-law No. 7625**
The minimum required front yard setback is 7.5 m.
The proposed front yard setback is 5.55 m.
- 11. Section 17(3)(e)(i), By-law No. 7625**
The maximum permitted building height is 9.2 m.
The proposed building height is 9.75 m.
- 12. Section 6(9), By-law No. 7625**
The maximum rear stair projection is 2.1 m.
The proposed rear stair projection is 3 m.



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B0013/17NY

File Number:	B0013/17NY	Zoning	RD/R7 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	1174 GLENCAIRN AVE	Community:	North York
Legal Description:	PLAN 2502 LOT 41		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two undersized residential lots. Applications B0013/17NY, A0174/17NY, A0175/17NY will be considered jointly.

Retained - Part 1

Address to be assigned

The lot frontage is 7.62m and has a lot area of 306.50m².

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 # A0174/17NY.

Conveyed - Part 2

Address to be assigned

The lot frontage is 7.62m and has a lot area of 306.50m².

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 # A0175/17NY.

Application numbers B0013/17NY, A0174/17NY & A0175/17NY will be considered jointly.



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2A

A017417NY

File Number:	A0174/17NY	Zoning	RD/R7 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	1174 GLENCAIRN AVE - PART 1	Community:	North York
Legal Description:	PLAN 2502 LOT 41		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with an integral garage. The existing dwelling would be demolished. Application numbers B0013/17NY, A0174/17NY & A0175/17NY will be considered jointly.

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

1. By-law No. 1676-2013
The minimum required size of the front vestibule is 10.00m².
The proposed front vestibule is 6.44m².
2. Chapter 10.20.30.20.(1), By-law No. 569-2013
The minimum required lot frontage is 9.00m.
The proposed lot frontage is 7.62m.
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 17.17m.
4. Chapter 10.20.40.70.(3), By-law No. 569-2013
The minimum required side yard setback is 0.90m.
The proposed west side yard setback is 0.65m.
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 8.64m.
6. Section 14-B(4), By-law No. 7625
The minimum required lot frontage is 9.00m.
The proposed lot frontage is 7.62m.
7. Section 6(8), By-law No. 7625

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

8. Section 14-B(5)(b), By-law No. 7625

The minimum required side yard setback is 1.20m.

The proposed west side yard setback is 0.65m.

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

The minimum required side yard setback is 1.20m.

The proposed east side yard setback is 0.92m.

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

The maximum permitted building length is 15.30m.

The proposed building length is 17.17m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.84m.

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

The maximum permitted building height is 8.80m.

The proposed building height is 9.79m.



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2B

A0175/17NY

File Number:	A0175/17NY	Zoning	RD/R7 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	1174 GLENCAIRN AVE - PART 2	Community:	North York
Legal Description:	PLAN 2502 LOT 41		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with an integral garage. The existing dwelling would be demolished. Application numbers B0013/17NY, A0174/17NY & A0175/17NY will be considered jointly.

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

1. By-law No. 1676-2013
The minimum required size of the front vestibule is 10.00m².
The proposed front vestibule is 6.44m².
2. Chapter 10.20.30.20.(1), By-law No. 569-2013
The minimum required lot frontage is 9.00m.
The proposed lot frontage is 7.62m.
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 17.17m.
4. Chapter 10.20.40.70.(3), By-law No. 569-2013
The minimum required side yard setback is 0.90m.
The proposed east side yard setback is 0.65m.
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 8.64m.
6. Section 14-B(4), By-law No. 7625
The minimum required lot frontage is 9.00m.
The proposed lot frontage is 7.62m.
7. Section 6(8), By-law No. 7625

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

8. Section 14-B(5)(b), By-law No. 7625

The minimum required side yard setback is 1.20m.

The proposed west side yard setback is 0.92m.

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

The minimum required side yard setback is 1.20m.

The proposed east side yard setback is 0.65m.

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

The maximum permitted building height is 8.80m.

The proposed building height is 9.81m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.84m.

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

The maximum permitted building length is 15.30m.

The proposed building length is 17.17m.

3**B0070/16NY**

File Number:	B0070/16NY	Zoning	R4/RD(f15;a550)(x5)[ZONING]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	149 ESTELLE AVE	Community:	North York
Legal Description:	PLAN 3691 PT LOT 125		

THE CONSENT REQUESTED:

To obtain consent to sever a portion of land from 149 and 151 Estelle Avenue for the purpose of lot additions to create 3 lots from 2 existing lots. A new detached dwelling is proposed to be constructed on each new lot. The existing dwellings would be demolished. Related minor variance applications have been submitted to accommodate the proposed development.

149 Estelle Ave (part1) House C
151 Estelle Ave (part2&3) House B
151 Estelle Ave (part 4) House A.

B0070/16NY - 149 Estelle Ave**RETAINED - Part 1**

Part 1 has a lot frontage of 13.15m and a lot area of 471.2m². The lot will be redeveloped with a new detached residential dwelling.

CONVEYED - Part 2

Part 2 has a lot frontage of 9.15m and a lot area of 327.9m². Part 2 will be added to the Part 3 (severed from B071/16NY) to create a new building lot with a frontage of 13.72m and a lot area of 491.6m². Parts 2 and 3 will be redeveloped with a new detached residential dwelling.

Applications B0070/16NY, B0071/16NY, A0903/16NY, A0904/16NY, A906/16NY will be considered jointly.



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3A

B0071/16NY

File Number:	B0071/16NY	Zoning	R4/RD(f15;a550)(x5)[ZONING]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	151 ESTELLE AVE	Community:	North York
Legal Description:	PLAN 3691 S 123		

THE CONSENT REQUESTED:

To obtain consent to sever a portion of land from 149 and 151 Estelle Avenue for the purpose of lot additions to create 3 lots from 2 existing lots. A new detached dwelling is proposed to be constructed on each new lot. The existing dwellings would be demolished. Related minor variance applications have been submitted to accommodate the proposed development.

149 Estelle Ave (part1) House C
151 Estelle Ave (part2&3) House B
151 Estelle Ave (part 4) House A.

RETAINED - Part 4

Part 4 has a lot frontage of 13.72m and a lot area of 491.7m². The lot will be redeveloped with a new detached residential dwelling.

CONVEYED - Part 3

Part 3 has a lot frontage of 4.57m and a lot area of 163.7m². Part 3 will be added to the Part 2 (severed from B070/16NY) to create a new building lot with a frontage of 13.72m and a lot area of 491.6m². Parts 2 and 3 will be redeveloped with a new detached residential dwelling.

Applications B0070/16NY, B0071/16NY, A0903/16NY, A0904/16NY, A906/16NY will be considered jointly.

3B**A0903/16NY**

File Number:	A0903/16NY	Zoning	R4/RD(f15;a550)(x5)[ZONING]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	151 ESTELLE AVE – PART 4	Community:	North York
Legal Description:	PLAN 3691 S 123		

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 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed north side yard setback is 1.75m.
- Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback is 1.75m.
- Chapter 10.20.30.20.(1), By-law No. 569-2013**
The minimum required lot frontage is 15m.
The proposed lot frontage is 13.72m.
- 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.
- Chapter 10.20.30.10.(1), By-law No. 569-2013**
The minimum required lot area is 550m².
The proposed lot area is 491.7m².
- Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m for 100% of the width of the walls.
The proposed height of the north side exterior main wall facing a side lot line is 7.88m for 11.5% of the width of the wall.
- Chapter 10.20.40.10.(2), By-law No. 569-2013**

The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m for 100% of the width of the walls.

The proposed height of the south side exterior main wall is 7.88m for 12.4% of the width of the wall.

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

The minimum required lot frontage and width is 15m.

The proposed lot frontage and width is 13.72m.

9. Section 13.2.2, By-law No. 7625

The minimum required lot area is 550m².

The proposed lot area is 491.7m²

10. 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.

11. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.8m.

The proposed building height is 8.99m.

3C

A0904/16NY

File Number:	A0904/16NY	Zoning	R4/RD(f15;a550)(x5)[ZONING]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	151 & 149 ESTELLE AVE – PART 2 & 3	Community:	North York
Legal Description:	PLAN 3691 S 123		

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 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed north side yard setback is 1.75m.
- Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback is 1.75m.
- Chapter 10.20.30.10.(1), By-law No. 569-2013**
The minimum required lot area is 550m².
The proposed lot area is 491.6m².
- Chapter 10.20.30.20.(1), By-law No. 569-2013**
The minimum required lot frontage is 15m.
The proposed lot frontage is 13.72m.
- 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.
- 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 7.5m for 100% of the width of the walls.
The proposed height of the north side exterior main wall facing a side lot line is 7.88m. for 11.5% of the width of the wall.

- 7. 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 7.5m for 100% of the width of the walls.
The proposed height of the south side exterior main wall facing a side lot line is 7.88m. for 12.4% of the width of the wall.
- 8. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 7.83m.
The proposed front yard setback is 7.78m.
- 9. Section 13.2.1, By-law No. 7625**
The minimum required lot frontage and width is 15m.
The proposed lot frontage and width is 13.72m.
- 10. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 491.6m².
- 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 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 8.99m.
- 13. Section 6(30)a, By-law No. 7625**
The maximum permitted finished first floor height is 1.5m.
The proposed finished first floor height is 1.64m.

3D**A0906/16NY**

File Number:	A0906/16NY	Zoning	R4/RD(f15;a550)(x5)[ZONING]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	149 ESTELLE AVE – PART 1	Community:	North York
Legal Description:	PLAN 3691 PT LOT 125		

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 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed north side yard setback is 1.52m.
- Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback is 1.52m.
- Chapter 10.20.30.10.(1), By-law No. 569-2013**
The minimum required lot area is 550m².
The proposed lot area is 471.2m².
- Chapter 10.20.30.20.(1), By-law No. 569-2013**
The minimum required lot frontage is 15m
The proposed lot frontage is 13.1m.
- 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 32.9% of the lot area.
- Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 7.83m.
The proposed front yard setback is 7.78m.
- Chapter 10.20.40.10.(2), By-law No. 569-2013**

The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m for 100% of the width of the walls.

The proposed height of the north side exterior main wall facing a side lot line is 7.88m for 12.3% of the width of the wall.

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

The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m for 100% of the width of the walls.

The proposed height of the south side exterior main wall is 7.88m for 11.8% of the width of the wall.

9. Section 13.2.1, By-law No. 7625

The minimum required lot frontage and width is 15m.

The proposed lot frontage and width is 13.1m.

10. Section 13.2.2, By-law No. 7625

The minimum required lot area is 550m².

The proposed lot area is 471.2m².

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 32.9% of the lot area.

12. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.8m.

The proposed building height is 8.99m.

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

The maximum permitted finished first floor height is 1.5m.

The proposed finished first floor height is 1.65m.

14. Section 13.2.3A, By-law No. 7625

The minimum required side yard setback is 1.6m.

The proposed north side yard setback is 1.52m.

15. Section 13.2.3A, By-law No. 7625

The minimum required side yard setback is 1.6m.

The proposed south side yard setback is 1.52m.

4 A0187/17NY

File Number:	A0187/17NY	Zoning	R2 / RM [WAIVER]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	485 RIDELLE AVE - PART 1	Community:	York
Legal Description:	PLAN 1775 PT LOT 433 EPT 434		

PURPOSE OF THE APPLICATION:

To construct a four-storey semi-detached single family dwelling with integral garage. The existing building would be demolished.

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

- 1. Chapter 10.80.40.70(3)(b), By-law No. 569-2013**
The minimum required side yard setback is 1.500m.
The proposed west side yard setback is 0.914m.
- 2. Chapter 10.80.40.40(1)(a), By-law No. 569-2013**
The maximum required gross floor area is 0.80 times the area of the lot.
The proposed gross floor area is 0.93 times the area of the lot.
- 3. Chapter 10.80.30.20(1)(a)(c), By-law No. 569-2013**
The minimum required lot frontage is 6.000m.
The proposed lot frontage is 5.715m.
- 4. Chapter 10.80.40.50(2)(b), By-law No. 569-2013**
The maximum permitted area of a platform or balcony at or above the second storey is 4.00m².
The proposed area of the platform is 14.63m².
- 5. Chapter 10.80.40.50.(2)(c), By-law No. 569-2013**
The minimum required setback for a rear platform at or above the second storey of a semi-detached dwelling is 1.80m from the common wall dividing the dwelling units.
The proposed rear platform will be located 0.00m from the common wall.
- 6. Section 8.3.(a), By-law No. 1-83**
The minimum required lot frontage is 6.000m.
The proposed lot frontage is 5.715m.
- 7. Section 8.3.(a), By-law No. 1-83**

The minimum required side yard setback is 1.200m.
The proposed west side yard setback is .914m.

8. Section 8.3.(a), By-law No. 1-83

The maximum required gross floor area is 0.80 times the area of the lot.
The proposed gross floor area is 0.93 times the area of the lot.

9. Section 8.3.(a), By-law No. 1-83

The maximum permitted height of a building is 11.00m with not more than 3 storeys.
The proposed building height is 11.00m with not more than 4 storeys.

The minimum required side yard setback is 1.200m.
The proposed east side yard setback is .914m.

8. Section 8.3.(a), By-law No. 1-83

The maximum required gross floor area is 0.80 times the area of the lot.
The proposed gross floor area is 0.93 times the area of the lot.

9. Section 8.3.(a), By-law No. 1-83

The maximum permitted height of a building is 11.00m with not more than 3 storeys.
The proposed building height is 11.00m with not more than 4 storeys.

5 A0289/17NY

File Number:	A0289/17NY	Zoning	CR/MCR [PPR]
Owner(s):		Ward:	Eglinton-Lawrence (15)
Agent:		Heritage:	Not Applicable
Property Address:	2204, 2212 EGLINTON AVE W AND 601 CALEDONIA RD.	Community:	York
Legal Description:	PRT LOTS 1, 2 & 4 PLAN 1700		

PURPOSE OF THE APPLICATION:

To permit the development of a municipal surface parking lot. The existing structures would be demolished.

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

- Chapter 10.40.10.100, By-law No. 569-2013**
All parking must be setback 1.50m from an R Zone.
The proposed has one (1) parking space 0.00m from an R Zone.
- Chapter 10.40.20.100.(11), By-law No. 569-2013**
Public parking in a surface parking lot is a permitted use provided that a fence along all lot lines that abut a street, except for the portions used for vehicle and pedestrian access.
The proposed surface public parking lot requires a fence.
- Section 3.5, By-law No. 1-83**
The minimum required landscaping is 1.50m to parking that abuts an R zone.
- Section 3.5.5, By-law No. 1-83**
All parking must be setback 1.50m from an R Zone.
The proposed has one (1) parking space within the 1.50m required setback abutting an R Zone.
- Section 11.2.1(16), By-law No. 1-83**
A parking lot shall be conducted wholly within a fully enclosed building.
The proposed parking lot is not conducted wholly within a fully enclosed building.

6 A0337/17NY

File Number:	A0337/17NY	Zoning	RD / R4 (ZR)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	90 BEVDALE RD	Community:	North York
Legal Description:	PLAN 3912 LOT 31		

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 maximum permitted 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 8.62 m.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**
On a lot with a minimum required lot frontage of 18.0 m or less, the permitted maximum building length for a detached house is 17.0 m.
The proposed building length is 18.8 m.
- 3. 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 20.4 m.
- 4. Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
The proposed west side yard setback is 1.5 m.
- 5. Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
The proposed east side yard setback is 1.5 m.
- 6. Section 13.2.1 and 6(8), By-law No. 7625**
The minimum required lot frontage and lot width is 15 m.
The existing lot frontage and lot width is 13.9 m.
- 7. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed east side yard setback is 1.5 m.

- 8. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed west side yard setback is 1.5 m.
- 9. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 20.12 m.
- 10. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.18 m.

The proposed balcony area is 11.45m².

The minimum required number of off-street parking spaces is one space behind the main front wall.
The proposed number of parking spaces is zero.

9 A0340/17NY

File Number:	A0340/17NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	23 DONNALYN DR	Community:	North York
Legal Description:	PLAN 6715 LOT 121		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 34.40% of the lot area.
- 2. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.24m.
- 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 1.55m.
- 4. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.24m.
- 5. 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 1.55m.
- 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 34.40% of the lot area.
- 7. 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 is greater than 1.00m in height and projects 3.05m from the rear wall.

10 A0341/17NY

File Number:	A0341/17NY	Zoning	RD / R4 (ZR)
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	251 CODSELL AVE	Community:	North York
Legal Description:	CON 2 WY PT LOT 16		

PURPOSE OF THE APPLICATION:

To bring the existing enclosed glass veranda at the rear of the property into compliance.

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 34% of the lot area.
- 2. Chapter 900 exception (5), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
The proposed side yard setback is 0.28 m.
- 3. 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 0.28 m and are 0 m from the east lot line.
- 4. Section 13.2.3.(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed east side yard setback is 0.28 m.
- 5. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 34% of the lot area.



City Planning Division

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11 A0342/17NY

File Number:	A0342/17NY	Zoning	RA/R3A[ZONING]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	26 THORNCLIFFE PARK DR	Community:	North York
Legal Description:	PLAN M768 LOT 5		

PURPOSE OF THE APPLICATION:

To convert storage space in apartment building to new three bedroom apartment unit.

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

- 1. Chapter 200.5.10.11.(2), By-law No. 569-2013**
The minimum required number of additional parking spaces for tenants is 1.
The proposed parking space for tenants is 0.
- 2. Chapter 200.5.10.11.(2), By-law No. 569-2013**
The minimum required number of additional parking spaces for visitor is 1.
The proposed parking space for visitors is 0.
- 3. Chapter 230.5.10.11.(4), By-law No. 569-2013**
The required minimum number of additional long term bike parking spaces is 1
The proposed additional long term spaces is 0.
- 4. Chapter 230.5.10.11.(4), By-law No. 569-2013**
The required minimum number of additional short term bike parking spaces is 1.
The proposed additional short term bike parking spaces is 0.
- 5. Section 6.7.3, By-law No. 1916**
The minimum required number of parking spaces is 77 spaces.
The existing number of parking spaces is 59 spaces.

7. **Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
There proposed west side yard setback is 1.53 m.
8. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed east side yard setback is 1.52 m.
9. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed west side yard setback is 1.53 m.
10. **Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 37% of the lot area.
11. **Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 20.45 m.
12. **Section 13.2.6, By-law No. 7625**
The maximum permitted height is 8.8 m.
The proposed building height is 9.84 m.
13. **Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5 m.
The proposed first floor height is 1.86 m.

- 6. Section 13.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.8m².
The proposed balcony area is 7.2m².
- 7. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length including one-storey addition is 18.54m.
- 8. Section 13.2.5A.3, By-law No. 7625**
The maximum permitted length of dwelling may be increased from 16.80m to a maximum of 18.90m by a one-storey extension to the rear of dwelling, if the extension is no more than 5m in height.
The proposed one-storey extension at the rear has a height of 5.50m.

16 A0352/17NY

File Number:	A0352/17NY	Zoning	RD/ R4 [ZZC]
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	186 JOHNSTON AVE	Community:	North York
Legal Description:	PLAN 1743 LOT 106 E PT LOT 107		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with integral garage. The

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 west side exterior main wall is 8.96m.
- 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 east side exterior main wall is 9.26m.
- 3. Chapter 10.5.50.10.(1), By-law No. 569-2013**
The minimum required front yard soft landscaping area is 75.00%.
The proposed front yard soft landscaping area is 72.00%
- 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. Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.20m.
- 6. Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.20m.
- 7. Chapter 10.5.40.50.(2), By-law No. 569-2013**
A platform without main walls such as a deck, porch or balcony must adhere to the minimum side yard setback: 1.80m.
The proposed rear deck side yard setback is 1.20m.

- 8. Chapter 10.5.40.50.(2), By-law No. 569-2013**
A platform without main walls such as a deck, porch or balcony must adhere to the minimum side yard setback: 1.80m.
The proposed front porch side yard setback is 1.20m.
- 9. Section 13.2.1, By-law No. 7625**
The minimum required lot frontage is 15.00m.
The proposed lot frontage is 12.19m.
- 10. Section 6(8), By-law No. 7625**
The minimum required lot width is 15.00m.
The proposed lot width is 12.19m.
- 11. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550.00m².
The proposed lot area is 482.97m².
- 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 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 6.50m.
The proposed front yard setback is 5.34m.
- 14. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.52m.
The proposed west side yard setback is 1.20m.
- 15. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.52m.
The proposed east side yard setback is 1.20m.
- 16. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.32m.
- 17. Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.50m.
The proposed finished first floor height is 1.59m.
- 18. Section 7.4A, By-law No. 7625**
The minimum required front yard soft landscaping is 75.00%.
The proposed front yard soft landscaping is 72.00%.

- 7. Section 14-A(5)c, By-law No. 7625**
The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 0.90m.
- 8. Section 14-A(5)c, By-law No. 7625**
The minimum required side yard setback is 1.20m.
The proposed west side yard setback is 0.90m.
- 9. 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 33.50% of the lot area.
- 10. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.17m.
- 11. Section 6(30), By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.69m.
- 12. Section 6A(7(d), By-law No. 7625**
The elevation of the lowest point of an opening to an area that may be used for parking or storage of a vehicle located inside or abutting the dwelling shall be:
(A) higher than the elevation of the street, arterial road or minor arterial road, the lot abuts measured at its centreline directly across from the driveway leading to the parking space; and
(B) higher than the elevation of a public lane that the lot abuts measured at its centreline directly across from the driveway leading to the parking space.
The elevations of the garage are lower than the elevation of the street.
- 13. Section 14-B(9), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 16.42m.

7. Section 6.3.3, By-law No. 1916

The maximum permitted floor space index is 0.6 times the lot area.

The proposed floor space index is 0.66 times the lot area.

19 **A0355/17NY**

File Number:	A0355/17NY	Zoning	R4[ZONING]
Owner(s):		Ward:	York Centre (10)
Agent:		Heritage:	Not Applicable
Property Address:	4246 BATHURST ST	Community:	North York
Legal Description:	PLAN 2427 LOT 37 PT LOT 36		

PURPOSE OF THE APPLICATION:

To construct a ramp on the south and west portion of the existing two-storey medical building.

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

- 1. Section 6(9)(b), By-law No. 7625**
Exterior stairways and wheelchair ramps shall be permitted to project into the minimum front yard setback and minimum rear yard setback not more than 2.1m.
The proposed projection of the ramp is 2.13m.
- 2. Section 6(9)(b), By-law No. 7625**
For R and RM zones, exterior stairways, wheelchair ramps, and porches and decks 2.3m² or less in area, shall be permitted to project into one minimum side yard setback only, not more than 1.6m, but no closer than 0.6m. from any side lot line.
The proposed area of the ramp is 10.91m².

The proposed gross floor area is 0.596 times the area of the lot.

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

The minimum required side lot line setback is 7.50m.

The proposed and existing north side lot line setback is 1.53m.

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

The minimum required side lot line setback is 7.50m.

The proposed and existing south side lot line setback is 4.83m.

21 **A0357/17NY**

File Number:	A0357/17NY	Zoning	RD/R3 [ZZC]
Owner(s):		Ward:	Eglinton-Lawrence (16)
Agent:		Heritage:	Not Applicable
Property Address:	5 MASON BLVD	Community:	North York
Legal Description:	PLAN 1546 PTBLK C		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10.00m.
The proposed building height is 10.80m.
- Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 10.23m.
The proposed front yard setback is 1.86m.
- 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 0.95m.
- Chapter 5.10.40.70.(6), By-law No. 569-2013**
If the Toronto and Region Conservation Authority determines that a shoreline hazard limit or a stable top-of-bank crosses a lot, a building or structure on that lot must be set back a minimum of 10 metres from that shoreline hazard limit or stable top-of-bank.
The proposed building is set back 0.00m from the shoreline hazard limit or stable top-of-bank.
- Section 12.2, By-law No. 7625**
The minimum required lot frontage is 18.00m.
The existing lot frontage is 15.57m.
- 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.

- 7. Section 12.4(a), By-law No. 7625**
The minimum required front yard setback is 6.50m.
The proposed front yard setback is 1.86m.
- 8. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 0.95m.
- 9. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.12m.

22 A0358/17NY

File Number:	A0358/17NY	Zoning	RD / R4 (ZW)
Owner(s):		Ward:	Willowdale (23)
Agent:		Heritage:	Not Applicable
Property Address:	115 BURNETT AVE	Community:	North York
Legal Description:	PLAN M407 LOT 448		

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 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.(4), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
The proposed east side yard setback is 1.5 m.
- 3. Chapter 10.20.40.70.(4), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
The proposed west side yard setback is 1.5 m.
- 4. Chapter 10.5.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 8.84 m.
The proposed front yard setback is 8.53 m.
- 5. Chapter 10.5.80.40.(3), By-law No. 569-2013**
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
The proposed vehicle access to a parking space is from the front of the lot.
- 6. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed east side yard setback is 1.5 m.

- 7. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed west side yard setback is 1.5 m.
- 8. 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.
- 9 Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 17.69 m.
- 10. Section 6(30)a, By-law No. 7625**
The maximum permitted finished first floor height is 1.5 m
The proposed first floor height is 1.62 m.
- 11. Section 6(24), By-law No. 7625**
The maximum rear deck projection is 2.1 m.
The proposed rear deck projection is 2.8 m.
- 12. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550 m².
The existing lot is 546.51 m².

- 8. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.49m.
- 9. Section 13.2.6, By-law No. 7625**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
- 10. Section 13.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.8m².
The proposed balcony area (porch) is 5.33m²
- 11. Section 13.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.8m².
The proposed balcony area (rear deck) is 26.06m².

- 8. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 18.254m.
- 9. Section 14-A(5)(c)(ii)(a), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.20m.
- 10. Section 14-A(5)(c)(ii)(a), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.50m.
- 11. Section 14-A(10)(a), By-law No. 7625**
The maximum permitted balcony area is 3.80m².
The proposed rear balcony area is 6.30m².
- 12. 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 (in this case 6.26m).
The proposed rear deck projects 2.80m from the rear wall and is greater than half the width of the dwelling (9.53m).

26 A0363/17NY

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

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.10(5), By-law No. 569-2013**
An area of 10m² of the first floor must be within 4m of the front main wall.
The proposed is 4.4m² of the first floor (sunken foyer) is within 4m of the front main wall.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of the proposed dwelling is 10m.
The proposed height of the dwelling is 10.19m.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all front and rear exterior main walls is 7.5m.
The proposed height of the front and rear exterior main walls is 8.85m.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 18.52m.
- 5. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.0m.
The proposed building depth is 21.87m.
- 6. Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 21.36m.
- 7. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.10m.

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

Exterior stairs shall be permitted to project into the minimum rear yard setback not more than 2.1m.
The proposed rear stairs project 2.74m into the rear yard.

8. **Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 19.14m.

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

The minimum required landscaping is 50% of the front yard.

The proposed landscaping is 46% of the front yard.



City Planning Division

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A0366/17NY

File Number:	A0366/17NY	Zoning	R1A[WAIVER]
Owner(s):		Ward:	Don Valley West (26)
Agent:		Heritage:	Not Applicable
Property Address:	143 LEACREST RD	Community:	East York
Legal Description:	PLAN 3279 LOT 51 PT LOT 50 PT LOT 52		

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:

- Section 6.2.3, By-Law No.1916**
The maximum permitted floor space index is 0.45 times the lot area.
The proposed floor space index is 0.48 times the lot area.

The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.22m.

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

The maximum permitted building length is 16.80m.
The proposed building length is 17.34m.

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

The minimum/maximum access required for parking areas is 6.00m.
The proposed access to parking is 8.17m.

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

The maximum permitted driveway width is 6.00m.
The proposed width is 8.18m.

8. Section 6.3.3, By-law No. 1-83

The maximum permitted floor space index is 0.60 times the area of the lot.
The proposed floor space index is 0.66 times the area of the lot.

9. Section 6.3.3, By-law No. 1-83

The minimum required side yard setback is 0.90m.
The proposed west side yard setback is 0.60m.

10. Section 6.3.3, By-law No. 1-83

The minimum required side yard setback is 0.90m.
The proposed east side yard setback is 0.58m.

- 8. Section 13.2.3(c), By-law No. 7625**
The required minimum rear yard setback is 9.50 m.
The existing and proposed rear yard setback is 9.06 m.



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A0378/17NY

File Number:	A0378/17NY	Zoning	C1(133)[WAIVER]
Owner(s):		Ward:	Don Valley East (33)
Agent:		Heritage:	Not Applicable
Property Address:	2135 SHEPPARD AVE E	Community:	North York
Legal Description:	PLAN 7612 BLK A CON 4 EY PT LOT 15		

PURPOSE OF THE APPLICATION:

To construct an enclosed vehicular access ramp for Building 'D' Phase One.

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

- Section 2.(m) and C1(142), By-law No. 1182-2016**
The maximum permitted side yard setback is 7.0m.
The proposed north side yard setback for the covered access ramp is 2.0m.

- 7. Chapter 200.5.10.1.(1), By-law No. 569-2013**
The required minimum number of parking space(s) for a detached house is 2 spaces.
The proposed detached house will have 1 space.
- 8. Section 3.2.1 (v), By-law No. 1-83**
The owner or occupant of every building or structure to be erected or used for the purpose of any residential use shall provide and maintain motor vehicle parking facilities on the lot which the residential use is situated. The proposed dwelling requires 2 residential parking spaces.
The site can provide 1 parking space.
- 9. Section 3.(b), By-law No. 1-83**
The minimum front yard setback is 1.74 m.
The proposed front yard setback is 1.18 m.
- 10. Section 3.1.4, By-law No. 1-83**
The by-law requires an accessory building where the garage entrance faces a laneway to be setback a minimum of 1.5 m.
The proposed accessory building setback is 0.86 m.

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

Exterior stairways and wheelchair ramps shall be permitted to project into the front yard and rear yard a maximum of 2.10m.

The proposed basement walkout stairs project 2.13m.

8. Section 13.2.2, By-law No. 7625

The minimum required lot area is 550.00m².

The proposed lot area is 510.96m².

- 8. Section 13.2.3 & 13.2.3A, By-law No. 7625**
The minimum required west side yard setback is 1.5 m.
The proposed west side yard setback is 1.2 m.
- 9. Section 13.2.3 & 13.2.3A, By-law No. 7625**
The minimum required east side yard setback is 1.5 m.
The proposed east side yard setback is 1.2 m.
- 10. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.1 m.

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A1058/16NY

File Number:	A1058/16NY	Zoning	RD/R4 [ZZC]
Owner(s):		Ward:	Willowdale (24)
Agent:		Heritage:	Not Applicable
Property Address:	6 REVCOE DR	Community:	North York
Legal Description:	PLAN 5345 L 14		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please note this application was deferred Sine Die, February 9, 2017, in order to give the applicant an opportunity to consult with Planning, Urban Forestry Ravine & Natural Feature Protection Staff and the Toronto and Region Conservation Authority.

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

- 1. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.50m.
- 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 1.50m.
- 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 east side exterior main wall facing a side lot line is 8.23m for 13.50% of the width of the wall.
- 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. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 6.00m.
The proposed front yard setback is 5.25m.

- 6. Chapter 5.10.40.70.(6), By-law No. 569-2013**
If the Toronto and Region Conservation Authority determines that a shoreline hazard limit or a stable top-of-bank crosses a lot, a building or structure on that lot must be set back a minimum of 10.00m from that shoreline hazard limit or stable top-of-bank.
The proposed building is set back 8.23m from that shoreline hazard limit or stable top-of-bank.
- 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 32.00% of the lot area.
- 8. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.10m.
- 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 1.68m.
- 10. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.50m.
- 11. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.50m.
- 12. Section 6A(2)a, By-law No. 7625**
The minimum required number of parking spaces is two (2).
The proposed number of parking spaces is one (1).