Dan Antonacci Manager & Deputy Secretary Treasurer Committee of Adjustment North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000

Tel: 416-395-7000 Fax: 416-395-7200

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)



Dan Antonacci Manager & Deputy Secretary Treasurer Committee of Adjustment North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000 Fax: 416-395-7200

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).



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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.



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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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2 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 Bylaw(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 Bylaw(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 - Community: North York

PART 1

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 vard 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 - Community: North York

DADE 2

PART 2

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 vard 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.



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3 B0070/16NY

File Number: B0070/16NY Zoning R4/RD(f15;a550)(x5)[ZONI

NG]

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)[ZONI

NG]

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.



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3B A0903/16NY

File Number: A0903/16NY Zoning R4/RD(f15;a550)(x5)[ZONI

NG]

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:

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.



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3C A0904/16NY

File Number: A0904/16NY Zoning R4/RD(f15;a550)(x5)[ZONI

NG]

Owner(s): Ward: Willowdale (23)
Agent: Heritage: Not Applicable

Property Address: 151 & 149 ESTELLE AVE – Community: North York

PART 2 & 3

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:

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.



Dan Antonacci **Manager & Deputy Secretary Treasurer** **Committee of Adjustment** North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000 Fax: 416-395-7200

3D A0906/16NY

File Number: A0906/16NY Zoning R4/RD(f15;a550)(x5)[ZONI

NG]

Owner(s): Ward: Willowdale (23) Agent: Heritage: Not Applicable Property Address: Community: North York 149 ESTELLE AVE – PART 1

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:

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.



Dan Antonacci Manager & Deputy Secretary Treasurer Committee of Adjustment North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000 Fax: 416-395-7200

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.



Dan Antonacci Manager & Deputy Secretary Treasurer Committee of Adjustment North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000 Fax: 416-395-7200

4A A0188/17NY

File Number: A0188/17NY Zoning R2 / RM [WAIVER]
Owner(s): Ward: Eglinton-Lawrence (15)

Agent: Heritage: Not Applicable

Property Address: 485 RIDELLE AVE - PART 2 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 east 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 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.



Dan Antonacci Manager & Deputy Secretary Treasurer Committee of Adjustment North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000 Fax: 416-395-7200

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 Community: York

AND 601 CALEDONIA RD.

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:

1. 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.

2. 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.

3. Section 3.5, By-law No. 1-83

The minimum required landscaping is 1.50m to parking that abuts an R zone.

4. 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.

5. 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.



City Planning Division Dan Antonacci
Manager & Deputy Secretary Treasurer

Committee of Adjustment North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000

Tel: 416-395-7000 Fax: 416-395-7200

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.

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

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.

Section 13.2.6, By-law No. 7625 10.

The maximum permitted building height is 8.8 m. The proposed building height is 9.18 m.



Dan Antonacci Manager & Deputy Secretary Treasurer Committee of Adjustment North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000 Fax: 416-395-7200

7 A0338/17NY

File Number: A0338/17NY Zoning RD/R4[ZONING]
Owner(s): Ward: Don Valley East (33)
Agent: Heritage: Not Applicable
Property Address: 48 SILKWOOD CRES Community: North York

Legal Description: PLAN 7141 LOT 312

PURPOSE OF THE APPLICATION:

To construct a second floor addition above the existing one-storey portion of the dwelling and a two-storey rear and side addition.

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

1. Chapter 10.5.40.60.(2), By-law No. 569-2013

A canopy, awning or similar structure not covering a platform may encroach in a front yard or rear yard: 2.5m, if it is no closer to a side lot line than the minimum required side yard setback.

The proposed canopy encroaches 1.2m and is 0.84m closer to the east side lot line than the required setback.

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

The permitted maximum area of each platform at or above the second storey of a detached house is 4.0m^2

The proposed area of each platform at or above the second storey is 11.45m².

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

The maximum area for canopies is 2.3m² or less in area that shall be permitted to project into one minimum side yard setback not more than 1.6m but no closer than 0.6m from any side lot line. The proposed east side canopy is 10.71m² in area

4. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.8m The proposed building height is 9.12m.

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

Canopies shall be permitted to project into the minimum front yard setback not more than 2.1m but no closer to the side lot line than the minimum side yard setback for the main building. The proposed front canopy projects 1.2m and it is 0.84m from the east lot line.

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

The maximum permitted balcony area is 3.8m².

The proposed balcony area is 11.45m².



Dan Antonacci **Manager & Deputy Secretary Treasurer** **Committee of Adjustment** North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000 Fax: 416-395-7200

8 A0339/17NY

File Number: A0339/17NY Zoning RM (d0.6) (x263)/ R2A Ward: Owner(s): Don Valley West (26) Agent: Heritage: Not Applicable

Community:

Property Address: 254 AIRDRIE RD

Legal Description: PLAN 2120 LOT 146

PURPOSE OF THE APPLICATION:

To construct a new one-storey front addition, a rear one-storey addition and a rear second storey addition.

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

1. Chapter 10.5.40.70, By-law No. 569-2013

The minimum required front yard setback is 8.49m.

The proposed front yard setback is 6.98m.

2. Chapter 10.80.40.20.(1), By-law No. 569-2013

The maximum permitted building length is 17.00m.

The proposed building length 18.27m.

3. Chapter 10.5.40.60.(1)(A)(i), 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 2.50m into the required front vard setback.

The proposed porch encroaches 2.58m into the front yard setback.

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

A minimum of 50.00% of the required front yard must be landscaping.

The proposed front yard landscaping area is 45.90%

5. Chapter 200.5.10.1.(1), By-law No. 569-2013

The minimum required number of parking spaces for the dwelling unit in a detached house is one. The proposed number of parking spaces is zero.

6. Section 6.4.3, By-law No. 1916

The maximum permitted building length is 16.75m.

The proposed building length is 18.27m.

7. Section 6.4.3, By-law No. 1916

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.



Dan Antonacci Manager & Deputy Secretary Treasurer Committee of Adjustment North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000 Fax: 416-395-7200

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.



Dan Antonacci Manager & Deputy Secretary Treasurer Committee of Adjustment North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000 Fax: 416-395-7200

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.



Dan Antonacci Manager & Deputy Secretary Treasurer Committee of Adjustment North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000 Fax: 416-395-7200

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.



Dan Antonacci Manager & Deputy Secretary Treasurer Committee of Adjustment North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000 Fax: 416-395-7200

12 A0343/17NY

File Number: A0343/17NY Zoning RD (f12.0; a370) (x1463)/

(R6(20) [ZZC]

Owner(s): Ward: Eglinton-Lawrence (16)

Agent: Heritage: Not Applicable
Property Address: 427 DOUGLAS AVE Community: North York

Legal Description: PLAN 1537 PT LOT 981

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) A), By-law No. 569-2013

The maximum permitted lot coverage is 30.00% of the lot area. The proposed lot coverage is 36.00% of the lot area.

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

The maximum permitted height of all side main walls is 7.50m. The proposed height of the east and west side exterior main walls is 8.29m.

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

The maximum permitted lot coverage is 30.00% of the lot area. The proposed lot coverage is 36.00% of the lot area.

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

The maximum permitted building height is 8.80m. The proposed building height is 9.14m.



Dan Antonacci Manager & Deputy Secretary Treasurer Committee of Adjustment North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000 Fax: 416-395-7200

13 A0346/17NY

File Number: A0346/17NY Zoning RD/R4 [ZZC]

Owner(s): Ward: Eglinton-Lawrence (15)

Agent: Heritage: Not Applicable Property Address: **85 BRUCEWOOD CRES** Community: North York

Legal Description: PLAN 3826 LOT 284

PURPOSE OF THE APPLICATION:

To construct a full second storey addition over the existing dwelling, in conjunction with a new one-storey addition to the front north portion.

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

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

The minimum required front yard setback is 7.90m. The proposed front yard setback is 5.349m.

2. Section 14.2.3(a), By-law No. 7625

The minimum required front yard setback is $7.50m \pm 1.00m. \,$

The proposed front yard setback is 5.349m.



Dan Antonacci Manager & Deputy Secretary Treasurer Committee of Adjustment North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000 Fax: 416-395-7200

14 A0348/17NY

File Number: A0348/17NY Zoning RD / R4 (ZR)
Owner(s): Ward: Willowdale (23)
Agent: Heritage: Not Applicable
Property Address: 342 HORSHAM AVE Community: North York

Legal Description: PLAN 2057 W PT LOT 119 E PT LOT 122

PURPOSE OF THE APPLICATION:

To construct a new dwelling with attached garage. The existing dwelling, shed and detached garage 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 in not pa permitted projection The excavation area below the front porch may remain.

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

Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 m.

The proposed stairs are 2.14 m wide.

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

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

The proposed lot coverage is 37% of the lot area.

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

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 20.45 m.

5. 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 20.45 m.

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

The required minimum side yard setback is 1.8 m.

There proposed east side yard setback is 1.52 m.

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.



Dan Antonacci Manager & Deputy Secretary Treasurer Committee of Adjustment North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000 Fax: 416-395-7200

15 A0351/17NY

File Number: A0351/17NY Zoning R4/RD (f15.0; a550)

(x5)[WAIVER]

Owner(s): Ward: Willowdale (23)
Agent: Heritage: Not Applicable
Property Address: 42 GLENBOROUGH PARK Community: North York

CRES

Legal Description: PLAN 4058 LOT 31

PURPOSE OF THE APPLICATION:

To legalize and to maintain the currently under construction two-storey dwelling. A previous application (A0054/16) went before the Committee of Adjustment on March 10, 2016, approved variances related to exterior main wall height, building length, lot coverage and platform area.

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 17m.

The proposed building length including one-storey is 18.54m.

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

The maximum permitted building length is 19m provided that the extension to the building is less than 5m in height and is one storey.

The proposed extension to the building is 5.22m in height.

3. 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 32.56% of the lot area.

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

The maximum permitted area of each platform at or above second storey is 4m².

The proposed balcony area is 7.2m².

5. Section 13.2.4, By-law No. 7625

The maximum permitted lot coverage is 30%

The proposed lot coverage is 32.56%.

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

The maximum permitted balcony area is $3.8m^2$.

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.



Dan Antonacci Manager & Deputy Secretary Treasurer Committee of Adjustment North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000 Fax: 416-395-7200

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%.



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17 A0353/17NY

File Number: A0353/17NY Zoning RD/R6 [ZZC]
Owner(s): Ward: Willowdale (23)
Agent: Heritage: Not Applicable
Property Address: 42 GWENDOLEN AVE Community: North York

Legal Description: PLAN M442 W PT LOT 101

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

For a detached house or semi-detached house, and for an individual townhouse dwelling unit where an individual private driveway leads directly to the dwelling unit, the elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street: 150.45m.

The proposed elevation of the lowest point of a vehicle entrance in a main wall of the building is 150.13m.

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

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

The proposed lot coverage is 33.50% of the lot area.

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

The maximum permitted building height is 10.00m.

The proposed building height is 10.31m.

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

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

The proposed height of the west side exterior main wall facing a side lot line is 8.60m.

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 0.90m.

6. 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.

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.



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18 A0354/17NY

File Number: A0354/17NY Zoning RD / R1B (ZR)
Owner(s): Ward: Don Valley West (26)
Agent: Net Applicable

Agent: Heritage: Not Applicable
Property Address: **65 GLENVALE BLVD** Community: East York

Legal Description: PLAN 3110 PT LOT 432 PT LOT 433

PURPOSE OF THE APPLICATION:

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

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

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

A minimum of 10 m² of the first floor area must be within 4 m of the front wall. There is 7.6 m² proposed within the front wall.

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

The permitted maximum height of a building or structure is 8.5 m.

The proposed height of the building is 8.8 m.

3. Chapter 10.20.4.040.(1), By-law No. 569-2013

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

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

4. 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 0.9 m.

5. 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 east side yard setback is 0.9 m.

6. Section 6.3.3, By-law No. 1916

The maximum permitted building height is 8.5 m.

The proposed building height is 8.8 m.

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.



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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.



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20 A0356/17NY

File Number: A0356/17NY Zoning RD (f15,d0.35)(x1432)/ R1

Z0.35 [ZZC]

Owner(s): Ward: Don Valley West (25)

Agent: Heritage: Not Applicable

Property Address: 82 LAWRENCE CRES Community: Toronto

Legal Description: PLAN 1534 LOT 171

PURPOSE OF THE APPLICATION:

To add a new second floor to an existing dwelling and undertake partial reconstruction of the ground floor.

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

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

The minimum required rear yard setback is 11.27m. The proposed and existing rear yard setback is 1.07m.

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

The maximum permitted floor space index is 0.350 times the area of the lot.

The proposed floor space index is 0.596 times the area of the lot.

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

The maximum permitted building length is 17.00m.

The proposed and existing building length is 33.53m.

4. Chapter 10.20.40.30.(1), By-law No. 569-213

The maximum permitted building depth is 19.00m.

The proposed and existing building depth is 38.58m.

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

The minimum required rear yard setback is 7.50m.

The proposed and existing rear yard setback is 1.07m.

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

The minimum required flanking street setback is 6.00m.

The proposed and existing flanking street setback is 4.82m.

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

The maximum permitted gross floor area is 0.350 times the area of the lot.

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.



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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:

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

The maximum permitted building height is 10.00m. The proposed building height is 10.80m.

2. 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.

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 0.95m.

4. Chapter 5.10.40.70.(6), By-law No. 569-2013

If the Toronto and Region Conservation Authority determines that a shoreline hazard limit or a stable top-of-bank crosses a lot, a building or structure on that lot must be set back a minimum of 10 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.

5. Section 12.2, By-law No. 7625

The minimum required lot frontage is 18.00m.

The existing lot frontage is 15.57m.

6. 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.



City Planning Division Dan Antonacci
Manager & Deputy Secretary Treasurer

Committee of Adjustment North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7

Tel: 416-395-7000 Fax: 416-395-7200

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 m^2 . The existing lot is 546.51 m^2 .



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23 A0359/17NY

File Number: A0359/17NY Zoning R4/RD (f15.0; a550)

(x5)[ZONING]

Owner(s): Ward: Willowdale (23)
Agent: Heritage: Not Applicable
Property Address: 396 PRINCESS AVE Community: North York

Legal Description: PLAN 1609 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 10.20.30.40.(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 10.20.40.10.(2), By-law No. 569-2013

The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m. The proposed height of the side exterior main walls facing a side lot line is 7.8m.

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

The required minimum side yard setback is 1.8m. The proposed north side yard setback is 1.22m

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

The required minimum side yard setback is 1.8m. The proposed south side yard setback is 1.52m.

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

The required minimum side yard setback is 1.8m. The proposed north side yard setback is 1.22m

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

The required minimum side yard setback is 1.8m. The proposed south 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 9.49m.

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.



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24 A0361/17NY

File Number: A0361/17NY Zoning RD/R6(20) [WAV]

Owner(s): Ward: Eglinton-Lawrence (16)

Agent: Heritage: Not Applicable Property Address: 15 MCGILLIVRAY AVE Community: North York

Legal Description: PLAN 1669 WPT

PURPOSE OF THE APPLICATION:

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

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

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

A minimum of 10.00m² of the first floor area must be within 4.00m of the main front wall. The proposed first floor area is 8.30m² within 4.00m of the main front wall.

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

The maximum permitted lot coverage is 30.00% of the lot area. The proposed lot coverage is 39.20% of the lot area.

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

The maximum permitted building height is 7.20m.

The proposed building height is 9.68m.

4. 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 1.20m.

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

The maximum permitted area of each platform at or above the second storey is 4.00m². The proposed rear platform at or above the second storey is 6.30m².

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

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

The proposed lot coverage is 39.20% of the lot area.

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

The maximum permitted building height is 8.00m.

The proposed building height is 9.33m.

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).



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25 A0362/17NY

File Number: A0362/17NY Zoning RD (ZR)

Owner(s): Ward: Don Valley East (34)
Agent: Heritage: Not Applicable
Property Address: 51 HESKETH CRT Community: North York

Legal Description: PLAN M725 LOT 423

PURPOSE OF THE APPLICATION:

To construct a new garage addition to the east side of the existing dwelling

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

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

For a detached house or semi-detached house, and for an individual townhouse dwelling unit where an individual private driveway leads directly to the dwelling unit, the elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street. The proposed elevation of the lowest point of a vehicle entrance in a main wall of the building can not be determined, as there are no given spot elevations where Established Grade was taken.

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

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



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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.



City Planning Division Dan Antonacci
Manager & Denuty Secretary Trea

 Dan Antonacci
 Committee of Adjustment

 Manager & Deputy Secretary Treasurer
 North York Civic Centre

5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000 Fax: 416-395-7200

27 A0364/17NY

File Number: A0364/17NY Zoning RD (f12.0; a370)/ R6 [ZZC]

Owner(s): Ward: Willowdale (23)
Agent: Heritage: Not Applicable
Property Address: 69 STUART CRES Community: North York

Legal Description: PLAN M468 W PT LOT 49 W PT LOT 50

PURPOSE OF THE APPLICATION:

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

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

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

A minimum of 10.00m² of the first floor area must be within 4.00m of the front wall. There is 7.35m² proposed within 4.00m of the front wall.

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 32.00% of the lot area.

3. Chapter 10.20.40.10.(1)A), By-law No. 569-2013

The maximum permitted height of a building is 10.00m.

The proposed height of the building is 10.30m.

4. Chapter 10.20.40.10.(6)B), By-law No. 569-2013

The maximum permitted height of the exterior side main walls for a detached house is 7.50m. The proposed height of the side exterior main walls facing a side lot line is 8.78m.

5. 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 1.83m.

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

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

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

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

The maximum permitted building height is 8.80m.

The proposed building height is 9.25m.

8.

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



Dan Antonacci Manager & Deputy Secretary Treasurer Committee of Adjustment North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000 Fax: 416-395-7200

28 A0365/17NY

File Number: A0365/17NY Zoning RD / R4 (ZW)
Owner(s): Ward: Willowdale (23)
Agent: Heritage: Not Applicable
Property Address: 248 BYNG AVE Community: North York

Legal Description: PLAN 2399 PT LOT 141

PURPOSE OF THE APPLICATION:

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

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

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

A minimum of 10 m² of the first floor mist be within 4 m of the main front wall. A proposed 5.0 m² of the first floor is within 4 m of the main 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 7.5 m. The proposed height of the side exterior main wall facing the side lot line is 7.90 m for 25% of the width of the wall.

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

The minimum required lot frontage is 12 m.

The proposed lot frontage is 10.38 m.

4. 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.

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

The maximum permitted building height is 8.8 m.

The proposed building height is 9.2 m.

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

The maximum permitted building length is 15.3 m.

The proposed building length is 17.41 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 1.59 m.

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.



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29 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:

1. 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.



City Planning Division Dan Antonacci **Manager & Deputy Secretary Treasurer** **Committee of Adjustment** North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000

Fax: 416-395-7200

30 A0367/17NY

File Number: A0367/17NY Zoning RD (f15.0; a550) (x5)/ R4

[ZZC]

Owner(s): Ward: Willowdale (23) Agent: Heritage: Not Applicable Community: Property Address: North York 17 DROMORE CRES

Legal Description: PLAN 4259 LOT 236

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with attached garage. The existing building would be demolished.

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

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

The minimum required front yard landscaping is 60.00% of the front yard area.

The proposed landscaping is 54.00% of the front yard area.

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

The maximum combined width of all vehicle entrances through the front main wall is 6.00m. The proposed combined width of all vehicle entrances through the front main wall is 8.17m.

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

The maximum width of a driveway is 6.00m. The proposed driveway width is 8.18m.

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

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

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

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

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

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

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

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

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.



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31 A0368/17NY

File Number: A0368/17NY Zoning RD / R4 (ZW)
Owner(s): Ward: Willowdale (23)
Agent: Heritage: Not Applicable
Property Address: 12 DROMORE CRES Community: North York

Legal Description: PLAN 4259 LOT 270

PURPOSE OF THE APPLICATION:

Proposal to construct a new 2 storey detached single family dwelling with integral garage and finished basement

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

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

The minimum side yard setback is 1.8 m. The proposed south side yard setback is 1.56 m.

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

The maximum permitted combined width of all vehicle entrances through the front main wall is 6.0 m. The proposed combined width of all vehicle entrances through the front main wall is 8.17 m.

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

The maximum permitted width of a private driveway that leads directly to the dwelling is 6.0 m. The proposed two storey dwelling will have a driveway width of 8.17 m.

4. 10.5.50.10.(1), By-law No. 569-2013

A minimum of 60% of the front yard must be landscaping. The proposed front yard landscaping is 59%.

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

The minimum required landscaping is 60%.

The proposed landscaping is 59%.

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

The maximum permitted access for parking areas & driveway width for parking areas is 6.0 m. The proposed access and driveway width is 8.17 m.

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

The minimum side yard setback is 1.8 m.

The proposed south side yard setback is 1.56 m.



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32 A0372/17NY

File Number: A0372/17NY Zoning C4(12)[ZONING]
Owner(s): Ward: Eglinton-Lawrence (16)

Agent: Heritage: Not Applicable
Property Address: 1780 AVENUE RD Community: North York
Legal Description: PLAN 1706 PT LOTS 113 AND 114 EXPROP PLAN 7613 PART 1

PURPOSE OF THE APPLICATION:

The proposal is for interior alterations to the existing Alphabet Treehouse Childcare.

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

1. Section 26(7), By-law No. 7625

The minimum required number of parking spaces is 31. The existing number of parking spaces is 6.

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

The minimum required number of loading spaces is 1.

The proposed number of loading spaces is 0.



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33 A0373/17NY

File Number: A0373/17NY Zoning RD (f12.0; a370; d0.6)/R1B

[ZN]

Owner(s): Ward: Don Valley West (26)

Agent: Heritage: Not Applicable East York Property Address: Community: 476 BROADWAY AVE

Legal Description: PLAN 3110 LOT 357 PT LOT 356 PT LOT 358

PURPOSE OF THE APPLICATION:

To construct a new two-storey rear and side addition off the existing dwelling and make interior alterations.

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

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

A minimum of 10.00m² of the first floor area must be within 4.00m of the front wall. There is 5.50m² proposed within 4.00m of the front wall.

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

The maximum permitted height of a building is 8.50m.

The proposed height of the building is 8.80m.

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

The maximum permitted height of the first floor above established grade is 1.20m.

The proposed height of the first floor above established grade is 1.50m.

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

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

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

5. 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 0.60m.

6. 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 0.58m.

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

The maximum permitted building height is 8.50m.

The proposed building height is 8.80m.

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.



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34 A0374/17NY

File Number: A0374/17NY Zoning Rd / R6

Owner(s): Ward: Willowdale (23)
Agent: Heritage: Not Applicable
Property Address: 222 ELMHURST AVE Community: North York

Legal Description: PLAN M407 W PT LOT 292

PURPOSE OF THE APPLICATION:

Proposed demolition of existing dwelling to be replaced by new 2 storey detached dwelling with finished basement.

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

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

An area of 10 m² of the first floor above established grade must be within 4 m of the front main wall. An area of 8.3 m² of the first floor above established grade would be within 4 m of the front main wall.

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

The maximum permitted lot coverage is 30% of the lot area. The proposed lot coverage is 31.95% of the lot area.

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

The maximum permitted main wall height is 7.5 m.

The proposed main wall height is 8.11 m.

4. Chapter 10.5.80.40.(3), By-law No. 569-2013

Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street. The proposed vehicle access to a parking space is from the front lot line.

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 31.95% of the lot area.

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

The maximum permitted building height is 8.8 m.

The proposed building height is 9.21 m.



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35 A0375/17NY

File Number: A0375/17NY Zoning RD (f15.0;

a550)(x5)/R4[ZONING]

Owner(s): Ward: Willowdale (23)
Agent: Heritage: Not Applicable
Property Address: 63 PARKVIEW AVE Community: North York

Legal Description: PLAN 1790 LOT 571

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted lot area covered by a rear deck is 5%. The proposed lot area covered by the rear deck is 12.14%.

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

The maximum permitted lot coverage is 30% of the lot area. The proposed lot coverage is 38.39% of the lot area.

3. Chapter 10.5.50.10.(3), By-law No. 569-2013

The minimum required soft landscaping in the rear yard is 50%. The proposed soft landscaping in the rear yard is 29.1%.

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

All porches or deck shall not occupy more than 5% of the lot area.

The proposed deck occupies 12.14% of the lot area.

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

The maximum permitted rear deck projection is 2.1m having an above height of 1.0m and a width no greater than half the width of the dwelling.

The proposed deck projection is 8.32m with a height of 1.29m above grade and is 68% of the width of the dwelling.

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

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

The proposed east side yard setback for the deck is 1.54m.



Dan Antonacci Manager & Deputy Secretary Treasurer Committee of Adjustment North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000

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36 A0376/17NY

File Number: A0376/17NY Zoning RD/R4 [WAIVER]
Owner(s): Ward: Don Valley West (25)
Agent: Heritage: Not Applicable

Property Address: 43 CHARNWOOD RD Community: North York

Legal Description: PLAN 4768 L 807

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with integral garage. 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 main wall height is 7.50m for 100.00% of the side walls. The proposed main wall height is 7.50m for 81.80% of the side wall length.

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

The maximum permitted lot coverage is 25.00% of the lot area. The proposed lot coverage is 27.70% of the lot area.

3. Chapter 10.10.40.10 (6), By-law no. 569-2013

The maximum permitted first floor elevation is 1.20m. The proposed first floor elevation is 1.71m.

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

The minimum required front yard setback is 9.01m.

The proposed front yard setback is 7.50m.

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

The maximum permitted deck projection into the rear yard is 2.10m. The proposed deck projects 4.21m.

6. Section 13.2.4(a), By-law No. 7625

The maximum permitted lot overage is 25.00% of the lot area.

The proposed lot coverage is 27.70% of the lot area.

7. Section 6.30.(a), By-law No. 7625

The maximum permitted first floor elevation is 1.50m.

The proposed first floor elevation is 1.91m.



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37 A0377/17NY

File Number: A0377/17NY Zoning RD / R4 (ZW)

Owner(s): Ward: Don Valley East (34)

Agent: Heritage: Not Applicable
Property Address: 44 MUIRCREST DR Community: North York

Property Address: **44 MUIRCREST DR** Community: Legal Description: PLAN M744 LOT 168

PURPOSE OF THE APPLICATION:

To add a 1 storey addition to rear yard and a second storey addition above the existing dwelling.

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

1. Chapter 10.20.30.20, By-law No. 569-2013

The required minimum lot frontage is 15.0 m. The existing lot frontage is 12.19 m.

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

The permitted driveway width is 2.79 m. The existing driveway width is 6.81 m.

3. 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 1.30 m.

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

The required minimum rear yard setback is 9.82 m. The existing and proposed rear yard setback is 9.06 m.

5. Section 13.2.1.(1), By-law No. 7625

The minimum required lot frontage is 15 m. The existing lot frontage is 12.19 m.

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

The permitted driveway width is 6.0 m. The existing driveway length is 6.81 m.

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

The minimum required side yard setback is 1.8 m. The existing and proposed east side yard setback is 1.30 m.

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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38 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:

1. 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.



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39 A0379/17NY

File Number: A0379/17NY Zoning RD/ R4 [ZZC]

Owner(s): Ward: Eglinton-Lawrence (15)

Agent: Heritage: Not Applicable Property Address: **341 HILLHURST BLVD** Community: North York

Legal Description: PLAN 4832 LOT 27

PURPOSE OF THE APPLICATION:

To construct a second floor addition and undertake interior alterations to an existing two-storey dwelling.

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

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

The minimum required front yard setback is 8.70m. The proposed front yard setback is 8.67m.

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

The minimum required side yard setback is 1.80m. The proposed and existing west side yard setback is 1.22m.

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

The minimum required side yard setback is 1.80m. The proposed and existing west side yard setback is 1.22m.

4. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m. The proposed building height is 9.11m.



Dan Antonacci Manager & Deputy Secretary Treasurer Committee of Adjustment North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000 Fax: 416-395-7200

40 A0382/17NY

File Number: A0382/17NY Zoning RM / R2 (ZR)

Owner(s): Ward: Eglinton-Lawrence (15)

Agent: Heritage: Not Applicable

Property Address: 82 AMHERST AVE Community: York

Legal Description: PLAN 2311 PT LOTS 5 TO 7

PURPOSE OF THE APPLICATION:

The construct a rear addition and detached garage. To make interior alterations for the purpose of converting the dwelling into two units.

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

1. Chapter 10.5.50.10.(3), By-law No. 569-2013

25% of the required rear yard landscaping must be soft landscaping.

The proposed rear yard soft landscaping area is 0%.

2. Chapter 10.5.60.20.(3), By-law No. 569-2013

The minimum side yard set back for an ancillary building or structure in a rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.

The proposed east side yard setback for the ancillary building is 0.05 m.

3. Chapter 10.5.60.20.(3), By-law No. 569-2013

The minimum side yard set back for an ancillary building or structure in a rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.

The proposed west side yard setback for the ancillary building is 0.08 m.

4. Chapter 10.5.60.20.(5), By-law No. 569-2013

The minimum rear yard setback for an ancillary building or structure containing a parking space where the rear lot line abuts a lane and vehicle access to the parking space in the ancillary building is from the lane is 1.0 m.

The proposed rear yard setback for the ancillary building is 0.86 m.

5. Chapter 10.5.60.70.(1), By-law No. 569-2013

The total area on a lot covered by ancillary buildings or structures may not exceed 10% of the lot area. The proposed ancillary building covers 20% of the lot area.

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

The required minimum front year setback is 2.74 m.

The proposed front yard setback is 1.18 m.

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 wetback 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.



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41 A0455/17NY

File Number: A0455/17NY Zoning RD (f15.0;

a550)/R4[ZONING]

Owner(s): Ward: Willowdale (23)
Agent: Heritage: Not Applicable
Property Address: 321 BYNG AVE Community: North York

Legal Description: PLAN 3691 W PT LOT 129

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please be advised the subject property went before the Committee of Adjustment on March 22, 2017, approved development proposal.

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

1. Section 13.2.5A, By-law No. 569-2013

The maximum permitted building length is 16.8m. The proposed building length is 19.98m.



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42 A0321/17NY

File Number: A0321/17NY Zoning RD(f15.0;a550)(x5)/ R4

[ZZC]

Owner(s): Ward:

Agent: Heritage: Not Applicable Property Address: 190 POYNTZ AVE Community: North York

Legal Description: PLAN 1743 LOT 844 TO 845

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) A), By-law No. 569-2013

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

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

2. Chapter 10.20.4010.(2) B)(ii), By-law No. 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m. The proposed height of the side exterior main walls facing a side lot line 8.01m.

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

The minimum required front yard setback is 7.50 +/- 1.00m.

The proposed front yard setback is 6.00m.

4. 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.

5. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 9.22m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.61m.

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

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.



Dan Antonacci Manager & Deputy Secretary Treasurer Committee of Adjustment North York Civic Centre 5100 Yonge Street Toronto ON M2N 5V7 Tel: 416-395-7000 Fax: 416-395-7200

43 A0297/17NY

File Number: A0297/17NY Zoning RD / R4 (ZW)

Owner(s): Ward: Eglinton-Lawrence (16)

Agent: Heritage: Not Applicable Property Address: 233 CARMICHAEL AVE Community: North York

Legal Description: PLAN 1831 PT LOTS 55 & 56

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted lot coverage is 30%.

The proposed lot coverage is 35%.

2. Chapter 10.20.40.70 & Exception RD5, By-law No. 569-2013

The minimum required west side yard setback is 1.8 m.

The proposed west side yard setback is 1.2 m.

3. Chapter 10.20.40.70 & Exception RD5, By-law No. 569-2013

The minimum required east side yard setback is 3.0 m.

The proposed east side yard setback is 1.2 m.

4. Chapter 10.5.40.60(1), By-law No. 569-2013

The minimum required setback for a front porch from the west side lot line is 1.8 m.

The proposed front porch is 1.2 m from the west side lot line.

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

The minimum required lot frontage and width is 15 m.

The existing lot frontage and width is 12.19 m.

6. Section 13.2.2, By-law No. 7625

The minimum required lot area is 550 m².

The existing lot is 427.25 m².

7. Section 13.2.4, By-law No. 7625

The maximum permitted lot coverage is 30%.

The proposed lot coverage is 35%.

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.

Section 13.2.6, By-law No. 7625 10.

The maximum permitted building height is 8.8 m. The proposed building height is 9.1 m.



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44 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 $1.80 \mathrm{m}$.

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).