

**COMMITTEE OF ADJUSTMENT
NORTH YORK PANEL**

Hearing Date: Thursday September 14, 2017

Time: 9:30 am and 1:30 pm.

Location: North York Civic Centre Council Chambers – 5100 Yonge Street

1. OPENING REMARKS:

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

2. DEPUTATIONS ITEMS

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

Item	File Number	Owner	Property	Community (Ward)
1.	B0017/17NY	MIN DENG	65 GLENDORA	Willowdale (23)
1a.	A0196/17NY	MIN DENG	65 GLENDORA	Willowdale (23)
1b.	A0197/17NY	MIN DENG	65 GLENDORA	Willowdale (23)
2.	B0029/17NY	SOMAYEH BADALI	143 NORTON/ 360 WILLOWDALE	Willowdale (23)
2a.	B0030/17NY	SOMAYEH BADALI	143 NORTON/ 360 WILLOWDALE	Willowdale (23)
2b.	A0369/17NY	SOMAYEH BADALI	143 NORTON/ 360 WILLOWDALE (LOT C PARTS 5 & 6)	Willowdale (23)
2c.	A0370/17NY	SOMAYEH BADALI	143 NORTON/ 360 WILLOWDALE (LOT B PARTS 3 & 4)	Willowdale (23)
2d.	A0371/17NY	SOMAYEH BADALI	143 NORTON/ 360 WILLOWDALE (LOT A PARTS 1 & 2)	Willowdale (23)

3	B0020/17NY	ANTONIO DIDIANO TONY DIDIANO	24 MONTANA AVE	York Centre (09)
3a.	A0271/17NY	ANTONIO DIDIANO TONY DIDIANO	24 MONTANA AVE	York Centre (09)
3b.	A0272/17NY	ANTONIO DIDIANO TONY DIDIANO	24 MONTANA AVE	York Centre (09)
4.	A0652/17NY	CATHERINE SUSAN TREMBLAY ROBERT CHARLES SCADDING	353 LAIRD DRIVE	Don Valley West (26)
5.	A0613/17NY	FUSION DEVELOPMENT GROUP LTD	2559 YONGE ST	Don Valley West (25)
6.	A0626/17NY	MEHMET KAMAHLI	51 ROE AVENUE	Eglinton-Lawrence (16)
7.	A0627/17NY	CARLY DOUGHERTY ADRIAN DOUGHERTY	191 DELORAINE AVENUE	Eglinton-Lawrence (16)
8.	A0628/17NY	DAVID OTHEN	14 BERKINSHAW CRES	Don Valley West (25)
9.	A0629/17NY	AMIRHOSSEIN HOMAYOUNISARVESTA NI	12 WINTON ROAD	Don Valley West (25)
10.	A0632/17NY	MICHAEL DAVID WILLIAMS	62 PARK HOME AVE	Willowdale (23)
11.	A0633/17NY	MARY ELLEN HORGAN JOSEPH MICHAEL HORGAN	93 TEDDINGTON PARK AVE	Don Valley West (25)
12.	A0634/17NY	CONCORD ADEX INVESTMENTS LIMITED	1001 SHEPPARD AVE E	Willowdale (24)

13.	A0635/17NY	STEVEN NIGHTINGALE LESLEY LAZARUS	36 BELVIDERE AVENUE	Eglinton-Lawrence (15)
14.	A0636/17NY	ALESSANDRA SACCAL MAXIME TREMBLAY	77 GLENVALE BLVD	Don Valley West (26)
15.	A0639/17NY	YONG HYO JO HENG ZHOU	29 BAYVIEW RIDGE	Don Valley West (25)
16.	A0640/17NY	KAREN LAUREN AIMEE CHAN SANDERS PABBIES	179 DELORAINE AVENUE	Eglinton-Lawrence (16)
17.	A0641/17NY	SEPEHR REZAEI-HARIRI IRINA ZABASHTA	267 EMPRESS AVENUE	Willowdale (23)
18.	A0642/17NY	DILFIROZ YILMAZ	224 HOUNSLOW AVENUE	Willowdale (23)
19.	A0643/17NY	NEDA MISAGHI SORUSH MISAGHI	207 BURNDALE AVENUE	Willowdale (23)
20.	A0644/17NY	MEREDITH LEE WENGER	403 ELM ROAD	Eglinton-Lawrence (16)
21.	A0645/17NY	SHUAIXIAN LIU	189 GLENVIEW AVENUE	Eglinton-Lawrence (16)
22.	A0646/17NY	ANTONIO RAMIRES	34 REGENT RD	York Centre (09)
23.	A0647/17NY	AZADEH MOTAVLIBASHINAEINI NIMA ZARBAKHS	34 CAMERON CRES	Don Valley West (26)
24	A0427/17NY	BESSIE KUNIGELIS	339 ELLERSLIE AVENUE	Willowdale (23)

FILES TO BE HEARD AT 1:30 pm, OR SHORTLY THEREAFTER:

25.	A0648/17NY	CARLA GLICK ARI GLICK	165 BRIAR HILL AVENUE	Eglinton-Lawrence (16)
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26.	A0649/17NY	RACHEL NAGASHIMA JEFFREY NAGASHIMA	120 GLENVIEW AVENUE	Eglinton-Lawrence (16)
27.	A0650/17NY	NADER RAFFI	79 ELMWOOD AVENUE	Willowdale (23)
28.	A0651/17NY	UMANA ROSALES	196 GOULDING AVENUE	Willowdale (23)
29.	A0653/17NY	LING LING CHEN	15 FLAREMORE CRES	Willowdale (24)
30.	A0654/17NY	77 PARKWOODS VILLAGE LTD	77 PARKWOODS VILLAGE DR	Don Valley East (34)
31.	A0655/17NY	WILLIAM G TYNKALUK	46 PALOMINO CRES	Willowdale (24)
32.	A0745/17NY	AILA MAKOOLI PARVANH BACKMIRZIE	55 DE VERE GDNS	Eglinton-Lawrence (16)
33.	A0288/17NY	CARLA MARIEIRO PINHEIRO	859 GLENCAIRN AVE	Eglinton-Lawrence (15)
34.	A0377/17NY	HONGBO HE WEINA WANG	44 MUIRCREST DR	Don Valley East (34)
35.	A0004/17NY	ADOLFO LUCAS	14 PLEASANT HOME BLVD	York Centre (09)
36.	A0601/17NY	ANDREI MELECHTCHENKO	184 GOULDING AVENUE	Willowdale (23)

3. OTHER BUSINESS

1. 65 GLENDORA AVE

File Number:	B0017/17NY	Zoning	R7 (ZZC)
Owner(s):	MIN DENG	Ward:	Willowdale (23)
Agent:	JS BARMİ ARCHİTECT	Heritage:	Not Applicable
Property Address:	65 GLENDORA AVE	Community:	North York
Legal Description:	PLAN 1967 LOT 979		

THE CONSENT REQUESTED:

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

CONVEYED - Part 1

Lot 46 has a proposed lot area of 274.1 m². The proposed lot frontage is 7.62 m. The property will be redeveloped as the site of a new detached dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A196/17NY

RETAINED - Part 2

Part 1 and Part 2 have a proposed lot area of 274.1 m². The proposed lot frontage is 7.62 m. The property will be redeveloped as the site of a new detached dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0197/17NY

File Numbers B0017/17NY, A0196/17NY, A0197/17NY will be considered jointly.

1a. 65 GLENDORA AVE

File Number:	A0196/17NY	Zoning	R7 (ZZC)
Owner(s):	MIN DENG	Ward:	Willowdale (23)
Agent:	JS BARMİ ARCHİTECT	Heritage:	Not Applicable
Property Address:	65 GLENDORA AVE	Community:	North York
Legal Description:	PLAN 1967 LOT 979		

PURPOSE OF THE APPLICATION:

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

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

- 1. Section 6(24), By-law No. 7625**
The maximum permitted rear deck projection is 2.1 m and a maximum width of 2.82 m.
The proposed deck projects 2.13 m and is 5.64 m wide.
- 2. Section 14-B(3), By-law No. 7625**
The minimum required lot area is 278 m².
The proposed lot area is 274.09 m².
- 3. Section 14-B(4), By-law No. 7625**
The minimum required lot frontage is 9 m.
The proposed lot frontage is 7.62 m.
- 4. Section 14-B(5)(a), By-law No. 7625**
The minimum required front yard setback is 5 m.
The proposed front yard setback is 4.51 m.
- 5. Section 14-B(5)(b), By-law No. 7625**
The minimum required east side yard setback is 1.2 m.
The propose east side yard setback is 0.76 m.
- 6. Section 14-B(9), By-law No. 7625**
The maximum permitted building length is 15.3 m.
The proposed building length is 17.12 m.
- 7. Section 14-B(8), By-law No. 7625**
The maximum permitted building height is 8 m.
The proposed building height is 9.45 m.
- 8. Section 14-B(8), By-law No. 7625**
The maximum permitted number of floors is 2.
The proposed number of floors is 3.
- 9. Section 14-B(6), By-law No. 7625**
The maximum permitted lot coverage is 30%.
The proposed lot coverage is 49%.

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

The minimum required front yard soft landscaping is 75%.

The proposed front yard soft landscaping is 49%.

1b. 65 GLENDORA AVE

File Number:	A0197/17NY	Zoning	R7
Owner(s):	MIN DENG	Ward:	Willowdale (23)
Agent:	JS BARMİ ARCHİTECT	Heritage:	Not Applicable
Property Address:	65 GLENDORA AVE	Community:	North York
Legal Description:	PLAN 1967 LOT 979		

PURPOSE OF THE APPLICATION:

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

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

- 1. Section 14-B(3), By-law No. 7625**
The minimum required lot area is 278 m².
The proposed lot area is 274.09 m².
- 2. Section 14-B(4), By-law No. 7625**
The minimum required lot frontage is 9 m.
The proposed lot frontage is 7.62 m.
- 3. 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.
- 4. Section 14-B(5)(a), By-law No. 7625**
The minimum required front yard setback is 5 m.
The proposed front yard setback is 4.51 m.
- 5. Section 14-B(6), By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 34.9% of the lot area.
- 6. Section 14-B(5)(b), By-law No. 7625**
The minimum required west side yard setback is 1.2 m.
The proposed west side yard setback is 0.76 m.
- 7. Section 14-B(9), By-law No. 7625**
The maximum permitted building length is 15.3 m.
The proposed building length is 17.12 m.
- 8. Section 14-B(8), By-law No. 7625**
The maximum permitted building height is 8 m.
The proposed building height is 9.45 m.
- 9. Section 7.4A, By-law No. 7625**
The minimum required front yard soft landscaping is 75%.
The proposed front yard soft landscaping is 49%.

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

The maximum rear deck projection is 2.1 m and a maximum permitted width of 2.82 m.
The proposed rear deck projects 2.13 m and is 5.64 m wide.

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

The maximum permitted number of floors is 2
The proposed number of floors is 3.

2. 360 WILLOWDALE AVE

File Number:	B0029/17NY	Zoning	RD/R6 [ZZC]
Owner(s):	SOMAYEH BADALI	Ward:	Willowdale (23)
Agent:	HOSSEINI HOMES CORPORATION	Heritage:	Not Applicable
Property Address:	360 WILLOWDALE AVE	Community:	North York
Legal Description:	PLAN 2633 LOT 83		

THE CONSENT REQUESTED:

To obtain consent to sever a portion of the land for the purpose of a lot addition, to create three new lots.

CONVEYED - Part 1

Part 1 will have a lot area of 173.30m² and will be added to the Part 2 (severed from file # B0030/17NY) to create a new building lot with a frontage of 12.89m and a lot area of 369.15m². Parts 1 and 2 will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning By-law(s) as outlined in file # A0371/17NY.

CONVEYED - Part 4

Part 4 will have a lot area of 173.10m² and will be added to the Part 3 (severed from file # B0030/17NY) to create a new building lot with a frontage of 12.89m and a lot area of 369.15m². Parts 3 and 4 will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning By-law(s) as outlined in file # A0370/17NY.

CONVEYED - Part 5

Part 5 will have a lot area of 172.80m² and will be added to the Part 6 (severed from file # B0030/17NY) to create a new building lot with a frontage of 12.88m and a lot area of 369.15m². Parts 5 and 6 will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning By-law(s) as outlined in file # A0369/17NY.

File Numbers B0029/17NY, B0030/17NY, A0369/17NY, A0370/17NY and A0371/17NY, will be considered jointly.

2a. 360 WILLOWDALE AVE

File Number:	B0030/17NY	Zoning	RD/R6 [ZZC]
Owner(s):	SEYFEDDIN HOSSEINI	Ward:	Willowdale (23)
Agent:	HOSSEINI HOMES CORPORATION	Heritage:	Not Applicable
Property Address:	143 NORTON AVE	Community:	North York
Legal Description:	PLAN 2633 LOT 82		

THE CONSENT REQUESTED:

To obtain consent to sever a portion of the land for the purpose of a lot addition, to create three new lots.

CONVEYED - Part 2

Part 2 will have a lot area of 196.40m² and will be added to the Part 1 (severed from file # B0029/17NY) to create a new building lot with a frontage of 12.89m and a lot area of 369.15m². Parts 1 and 2 will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning By-law(s) as outlined in file # A0371/17NY.

CONVEYED - Part 3

Part 3 will have a lot area of 196.40m² and will be added to the Part 4 (severed from file # B0029/17NY) to create a new building lot with a frontage of 12.89m and a lot area of 369.15m². Parts 3 and 4 will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning By-law(s) as outlined in file # A0370/17NY.

CONVEYED - Part 6

Part 6 will have a lot area of 190.90m² and will be added to the Part 5 (severed from file # B0029/17NY) to create a new building lot with a frontage of 12.88m and a lot area of 369.15m². Parts 5 and 6 will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning By-law(s) as outlined in file # A0369/17NY.

CONVEYED - Part 7

Part 7 will be conveyed for the purposes of a corner rounding.

File Numbers B0029/17NY, B0030/17NY, A0369/17NY, A0370/17NY and A0371/17NY, will be considered jointly.

2b. 360 WILLOWDALE AVE

File Number:	A0369/17NY	Zoning	RD/R6 [ZZC]
Owner(s):	SEYFEDDIN HOSSEINI	Ward:	Willowdale (23)
Agent:	HOSSEINI HOMES CORPORATION	Heritage:	Not Applicable
Property Address:	143 NORTON AVE (LOT C PARTS 5 & 6)	Community:	North York
Legal Description:	PLAN 2633 LOT 82		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. File Numbers B0029/17NY, B0030/17NY, A0369/17NY, A0370/17NY and A0371/17NY, will be considered jointly.

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

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

The maximum permitted driveway width is 5.18m.
The proposed driveway width is 5.90m.

2. Chapter 10.20.30.10.(1), By-law No. 569-2013

The minimum required lot area is 370.00m².
The proposed lot area is 369.15m².

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

The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 33.90% of the lot area.

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

The minimum required side yard setback is 3.00m for a corner lot and also where there is an adjacent lot fronting on the street abutting the side lot line.
The proposed east side yard setback is 2.70m.

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 is from the fronting street.

6. Chapter 10.5.40.50.(2), By-law No. 569-2013

A platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.30m of a building, must comply with the required minimum building setbacks for the zone; 3.00m.
The proposed platform has a side yard setback of 2.70m.

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

The minimum required parking space must have a minimum width of 5.80m for 2 spaces.
The proposed parking space(s) will have a width of 5.18m.

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

The minimum required lot area is 371.00m².
The existing lot area is 369.15m².

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 33.90% of the lot area.

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

The minimum required parking space width is 5.80m.

The proposed parking space width is 5.18m.

2c. 360 WILLOWDALE AVE

File Number:	A0370/17NY	Zoning	RD/R6 [ZZC]
Owner(s):	SEYFEDDIN HOSSEINI	Ward:	Willowdale (23)
Agent:	HOSSEINI HOMES CORPORATION	Heritage:	Not Applicable
Property Address:	143 NORTON AVE (LOT B PARTS 3 & 4)	Community:	North York
Legal Description:	PLAN 2633 LOT 82		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. File Numbers B0029/17NY, B0030/17NY, A0369/17NY, A0370/17NY and A0371/17NY, will be considered jointly.

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

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

The maximum permitted driveway width is 5.18m.
The proposed driveway width is 5.90m.

2. Chapter 10.20.30.10.(1), By-law No. 569-2013

The minimum required lot area is 370.00m².
The proposed lot area is 369.15m².

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

The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 33.90% of the lot area.

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the east side exterior main walls facing a side lot line is 7.84m.

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

The minimum required parking space must have a minimum width of 5.80m.
The proposed parking space(s) will have a width of 5.18m.

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

The minimum required lot area is 371.00m².
The existing lot area is 369.15m².

7. 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 33.90% of the lot area.

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

The maximum permitted building height is 8.80m.
The proposed building height is 9.15m.

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 1.55m.

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

The minimum required parking space width is 5.80m.
The proposed parking space width is 5.18m.

2d. 360 WILLOWDALE AVE

File Number:	A0371/17NY	Zoning	RD/R6 [ZZC]
Owner(s):	SEYFEDDIN HOSSEINI	Ward:	Willowdale (23)
Agent:	HOSSEINI HOMES CORPORATION	Heritage:	Not Applicable
Property Address:	143 NORTON AVE (LOT A PARTS 1 & 2)	Community:	North York
Legal Description:	PLAN 2633 LOT 82		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. File Numbers B0029/17NY, B0030/17NY, A0369/17NY, A0370/17NY and A0371/17NY, will be considered jointly.

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

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

The maximum permitted driveway width is 5.18m.
The proposed driveway width is 5.90m.

2. Chapter 10.20.30.10.(1), By-law No. 569-2013

The minimum required lot area is 370.00m².
The proposed lot area is 369.15m².

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

The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 33.90% of the lot area.

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 walls facing a side lot line is 7.58m.

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 east side exterior main walls facing a side lot line is 8.14m.

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

The minimum required parking space must have a minimum width of 5.80m for two spaces.
The proposed parking space(s) will have a width of 5.18m.

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

The minimum required lot area is 371.00m².
The existing lot area is 369.15m².

8. 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 33.90% of the lot area.

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

The maximum permitted building height is 8.80m.
The proposed building height is 9.10m.

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

The minimum required parking space width is 5.80m.
The proposed parking space width is 5.18m.

3. 24 A MONTANA AVE

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

THE CONSENT REQUESTED:

To obtain consent to sever the property into two undersized residential lots (convert the existing as-built semi-detached dwelling, [issued under Building Permit #14-248449] linked at the foundation walls only, to two (2) single family detached dwellings). The linked footings at the front, would be removed. Please note this application was previously deferred Thursday, August 17, 2017 in order to allow for proper notification.

Conveyed - PART 2

Address to be assigned

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

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

Retained - PART 1

Address to be assigned

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

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

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

3a. 24 A MONTANA AVE

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

PURPOSE OF THE APPLICATION:

To maintain the existing dwelling as constructed. Please note this application was previously deferred Thursday, August 17, 2017 in order to allow for proper notification.

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

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

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

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

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

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

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

4. Section 13.2.1, By-law No. 7625

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

5. Section 13.2.2, By-law No. 7625

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

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

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

7. Section 13.2.6, By-law No. 7625

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

3b. 24 A MONTANA AVE

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

PURPOSE OF THE APPLICATION:

To maintain the existing dwelling as constructed. Please note this application was previously deferred Thursday, August 17, 2017 in order to allow for proper notification.

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

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

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

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

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

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

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

4. Section 13.2.1, By-law No. 7625

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

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

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

6. Section 13.2.6, By-law No. 7625

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

7. Section 13.2.2, By-law No. 7625

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

4. 353 LAIRD DR

File Number:	A0652/17NY	Zoning	RD (f9.0; a275; dO.45)/R1A[ZZC]
Owner(s):	CATHERINE SUSAN TREMBLAY ROBERT CHARLES SCADDING	Ward:	Don Valley West (26)
Agent:	KNEIDER ARCHITECTS	Heritage:	Not Applicable
Property Address:	353 LAIRD DR	Community:	East York
Legal Description:	PLAN 3111 LOT 953		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 38% of the lot area.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0m.
The proposed building length is 20.31m.
- 3. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.0m.
The proposed building depth is 20.27m.
- 4. Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0m.
The proposed width of the rear deck stairs are 4.61m.
- 5. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0m².
The proposed area of the rear balcony is 8.3m².
- 6. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.45 times the area of the lot.
The proposed floor space index is 0.693 times the area of the lot.
- 7. Section 6.2.3, By-law No. 1916**
The maximum permitted building length is 16.75m.
The proposed building length is 20.27m.
- 8. Section 6.2.3, By-law No. 1916**
The maximum permitted floor space index is 0.45 x the lot area.

The proposed floor space index is 0.693 x the lot area.

5. 2559 YONGE ST

File Number:	A0613/17NY	Zoning	CR 3.0 (c2.0; r2.5) SS2 (x2422)/MCR T3.0 C2.0 R2.5.[WAV]
Owner(s):	FUSION DEVELOPMENT GROUP LTD	Ward:	Don Valley West (25)
Agent:	ARMANDO BARBINI	Heritage:	Not Applicable
Property Address:	2559 YONGE ST	Community:	Toronto
Legal Description:	PLAN 1481 LOTS 1 & 2 PT LOT 3 PT LOT 5 WITH ROW		

PURPOSE OF THE APPLICATION:

To construct a third floor addition, and interior alterations to convert existing bank to a restaurant with 224 occupant load and outside patio with 32 seats.

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

- 1. Chapter 12(2)(270)(a)(ii), By-law No. 569-2013**
No person in an MCR zone is to use a building or construct an addition for the purpose of a restaurant, where total non-residential GFA is greater than 2.0 times the lot area.
The proposed restaurant is 2.3 times the lot area.
- 2. Chapter 12(2)269(ii), By-law No. 569-2013**
No person shall erect or use a building or structure that is in excess of 550m² of non-residential GFA, and used as a restaurant, unless parking is provided on the lot at 1 for every 30m², 25 parking spaces.
The proposed has 0 parking spaces.
- 3. Chapter 40.10.40.40.(1)(B), By-law No. 569-2013**
The permitted maximum floor space index is 2 times that of the lot area.
The proposed is 2.66 times the lot area.
- 4. Chapter 230.5.10.1(1), By-law No. 569-2013**
The minimum required short term bicycle parking is 3 and the long term bicycle parking is 2.
The proposed is 0 short term bicycle parking and 2 long term bicycle parking.
- 5. Chapter 40.10.20.100.(1), By-law No. 569-2013**
An eating establishment is a permitted use provided that the total interior floor area of all eating establishments on a lot within 6.1m of a lot in the Residential Zone category and on a lot which is subject to Development Standard Set 2 (SS2) may not exceed 400m².
The proposed total interior floor area is 544.45m².
- 6. Chapter 40.10.20.100.(21)(D), By-law No. 569-2013**
An outdoor patio is a permitted use provided that it is set back at least 30.0m from a lot in the Residential Zone category or Residential Apartment Zone category.
The proposed outdoor patio is setback 7.22m from a lot in the Residential Zone category or Residential Apartment Zone category.
- 7. Chapter 40.10.20.100.(21)(F), By-law No. 569-2013**

An outdoor patio is a permitted use provided that if it is in the rear yard of a lot which abuts a lot in the Residential Zone category or Residential Apartment Zone category it has a fence installed along the portion of the outdoor patio parallel to the rear lot line.
The proposed outdoor patio has no fence.

8. Chapter 40.5.40.60.(1), By-law No. 569-2013

A canopy, awning or similar structure, with or without structural support, may encroach into a required building setback that abuts a street, if no part of the canopy, awning or similar structure is located more than 5.0m above the elevation of the grade directly below it.
The proposed structure is 10.97m above the elevation of the grade directly below it.

9. Chapter 40.10.40.70.(2)(B)(i), By-law No. 569-2013

A building must be set back at least 7.5m from the rear lot line.
The proposed building is setback 0m from the rear lot line.

10. Section 8(3) Part I 2, By-law No. 438-86

The by-law requires that the non-residential gross floor area be not more than 2 times the area of the lot.
The proposed non-residential gross floor area of the building 2.3 times the lot area.

11. Section 8(3) Part II 4(A), By-law No. 438-86

The by-law requires the building to be set back a distance of at least 7.5m from a lot in a residential or park district.
The proposed building is setback 5.22m.

12. Section 8(3) Part II 4(C)(III), By-law No. 438-86

The by-law requires the building to be within the 45 degree angular plane projected over the lot from an elevation of 10m above the average elevation of the ground at a distance of 7.5m from a lot in a residential or park district.
The proposed building will penetrate the 45 degree angular plane.

13. Section 8(3) Part XI 1, By-law No. 438-86

The by-law requires that no building fronts on or gains entrance from the flanking street.
The proposed building does not comply.

14. Section 12(2)270(a)(ii), By-law No. 438-86

No person in an MCR zone is to use a building or construct an addition for the purpose of a restaurant, where total non-residential GFA is greater than 2.0 times the lot area.
The proposed restaurant is 2.3 times the lot area.

15. Section 12(2)269(ii), By-law No. 569-2013

No person shall erect or use a building or structure that is in excess of 550m² of non-residential GFA, and used as a restaurant, unless parking is provided on the lot at 1 for every 30m², 25 parking spaces.
The proposed has 0 parking spaces.

6. 51 ROE AVE

File Number:	A0626/17NY	Zoning	R/R2 Z0.6 [ZZC]
Owner(s):	MEHMET KAMAHLI	Ward:	Eglinton-Lawrence (16)
Agent:	MURAT OZGUR	Heritage:	Not Applicable
Property Address:	51 ROE AVE	Community:	Toronto
Legal Description:	PLAN 496E PT LOT 39		

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 3.30m² within 4.00m of the main front wall.

2. Chapter 10.5.40.10.(4), By-law No. 569-2013

The minimum required side yard setback is 0.45m.
The proposed west side yard setback is 0.30m.

3. Chapter 10.10.40.40.(1), By-law No. 569-2013

The maximum permitted floor space index is 0.60 times the lot area.
The proposed floor space index is 0.82 times the lot area.

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the side exterior main walls facing a side lot line is 9.50m (84.00% of the walls are 8.20m in height).

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

Roof eaves may project a maximum of 0.90m provided that they are no closer than 0.30m to a lot line.
The proposed eaves are 0.15m from the lot line.

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

The minimum required front yard landscaping is 50.00%.
The proposed front yard landscaping is 39.00%.

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

The minimum required side yard setback is 0.45m.
The proposed west side yard setback is 0.30m.

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

The By-law requires a building to be located no closer than 0.90m to the side wall of an adjacent building that contains no openings.
The proposed building is located 0.54m from the adjacent building to the west.

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

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

The proposed gross floor area is 0.80 times the lot area.

7. 191 DELORAINE AVE

File Number:	A0627/17NY	Zoning	R2 Z0.6/R (f7.5; d0.6) (x604)[ZZC]
Owner(s):	CARLY DOUGHERTY ADRIAN DOUGHERTY	Ward:	Eglinton-Lawrence (16)
Agent:	DREW LASZLO ARCHITECT	Heritage:	Not Applicable
Property Address:	191 DELORAINE AVE	Community:	Toronto
Legal Description:	PLAN 1494 PT LOTS 76 TO 78		

PURPOSE OF THE APPLICATION:

To construct a new three storey dwelling, and a shed at the rear of the property. 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 10.0m² of the first floor must be within 4.0m of the front main wall.
The proposed is 4.3m² within the first 4m of the front main wall.
- 2. Chapter 10.10.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 0.9m.
The proposed east side yard setback is 0.61m.
- 3. Chapter 10.10.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 10m.
- 4. Chapter 10.10.40.10.(5), By-law No. 569-2013**
The permitted maximum width of dormers is 40% of the total width of the building's main walls.
The proposed width of dormers is 86.57%.
- 5. Chapter 10.10.40.30.(1), By-law No. 569-2013**
The permitted maximum building depth is 17.0m.
The proposed building depth is 17.98m.
- 6. Chapter 10.10.40.40.(1), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.6 times the area of the lot.
The proposed Floor Space Index is 0.776 times the area of the lot.
- 7. Chapter 10.5.60.20.(2), By-law No. 569-2013**
The minimum required rear yard setback for the ancillary building is 2m.
The proposed rear yard setback for the ancillary building is 0.61m.
- 8. Chapter 200.15.10, By-law No. 569-2013**
The required minimum number of accessible parking spaces is 1.
The proposed number of accessible parking space(s) is 0.
- 9. Section 6(3) Part II 3.B(II), By-law No. 438-86**

A minimum side lot line setback for that portion of the building not exceeding 17.0m in depth, where the side wall contains openings is 0.9m.

The proposed east side lot line setback is 0.61m.

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

The minimum required side lot line setback for that portion of the building exceeding 17.0m depth is 7.5m.

The proposed west side lot line setback is 1.04m

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

The minimum required side lot line setback for that portion of the building exceeding 17.0m depth is 7.5m.

The proposed east side lot line setback is 0.61m.

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

The by-law requires that the proposed building be located no closer than 1.2m to the portion of the side wall of an adjacent building that contains openings.

The proposed building is located 0.72m from the adjacent building on the East.

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

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

The proposed floor space index is 0.776 times the area of the lot.

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

The by-law requires that a dwelling unit contain at least one parking space.

The proposed dwelling has no parking space.

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

The minimum required setback for the accessory structure is 3.0m from all lot lines.

The proposed rear yard setback is 0.61m, east lot line is 1.2m, west lot line is 1.2m.

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

The maximum permitted building height is 10m.

The proposed building height is 10.22m.

8. 14 BERKINSHAW CRES

File Number:	A0628/17NY	Zoning	RD / R5 (ZZC)
Owner(s):	DAVID OTHEN	Ward:	Don Valley West (25)
Agent:	ARASH FARNIA	Heritage:	Not Applicable
Property Address:	14 BERKINSHAW CRES	Community:	North York
Legal Description:	PLAN 4332 PT LOTS 316 & 317		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 25% of the lot area.
The proposed lot coverage is 30% of the lot area.
- 2. Chapter 10.20.40.10.(4), By-law No. 569-2013**
The permitted maximum height is 7.2 m.
The proposed height is 9.4 m.
- 3. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 7.65 m.
The proposed front yard setback is 7.62 m.
- 4. Chapter 10.5.40.60.(5), By-law No. 569-2013**
A chimney breast on a building may encroach into a required building setback a maximum of 0.6 m, if it is not wider than 2.0 m.
The proposed chimney is 2.74 m wide.
- 5. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8 m.
The proposed building height is 9.54 m.
- 6. Section 6(9), By-law No. 7625**
The maximum permitted projection for chimney breasts into a required side yard setback is 0.5 m.
The proposed chimney projects 0.61 m.

9. 12 WINTON RD

File Number:	A0629/17NY	Zoning	R3/RD[ZZC]
Owner(s):	AMIRHOSSEIN HOMAYOUNISARVESTANI	Ward:	Don Valley West (25)
Agent:	URBAN GROWTH INC	Heritage:	Not Applicable
Property Address:	12 WINTON RD	Community:	North York
Legal Description:	PLAN 2405 LOT 42		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(4), By-law No. 569-2013**
The maximum permitted building height is 7.2m.
The proposed building height is 8m.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17m.
The proposed building length is 23.09m.
- 3. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19m.
The proposed building depth is 21.16m.
- 4. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The maximum permitted front yard setback is 8.92m.
The proposed front yard setback is 6.98m.
- 5. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The maximum permitted side yard setback is 1.8m.
The proposed north side yard setback is 1.2m.
- 6. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The maximum permitted side yard setback is 1.8m.
The proposed south side yard setback is 1.48m.
- 7. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The maximum permitted platform area at or above the second storey is 4.0m².
The proposed platform area is 16.1m².
- 8. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed north side yard setback is 1.2m.
- 9. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback is 1.48m.

- 10. Section 12.5(a), By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 23.10m.
- 11. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8m.
The proposed building height is 8.3m.
- 12. Section 12.7A, By-law No. 7625**
The maximum permitted balcony area is 3.8m².
The proposed balcony area is 16.1m²

10. 62 PARK HOME AVE

File Number:	A0632/17NY	Zoning	R4/RD(f15.0; a550)(x5)[WAV]
Owner(s):	MICHAEL DAVID WILLIAMS	Ward:	Willowdale (23)
Agent:	ALEX BOROS DESIGN INC.	Heritage:	Not Applicable
Property Address:	62 PARK HOME AVE	Community:	North York
Legal Description:	PLAN 3967 LOT 20		

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 10.20.30.40 (1), By-Law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32.8% of the lot area.
- 2. Section 10.20.40.70 (6), By-Law No. 569-2013**
The minimum required side yard setback from a side lot line abutting a street is 3.0m for a corner lot with lot frontage 12.0m or more.
The proposed side yard setback from a side lot line abutting a street is 2.5m.
- 3. Section 900.3.10(5), By-law No. 569-2013**
The minimum required east side yard setback is 1.8m.
The proposed east side yard setback of 1.5m.
- 4. Section 10.5.80.40 (3), By-Law No. 569-2013**
The vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
The proposed vehicle access to a parking space is from the front street.
- 5. Section 13.2.4(a), By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32.8% of the lot area.
- 6. Section 13.2.3(b)(iii), By-law No. 7625**
The minimum required side yard setback from a side lot line abutting a street is 3.0m.
The proposed side yard setback from a side lot line abutting a street is 2.5m.
- 7. Section 13.2.3(b)(i), By-law No. 7625**
The minimum required east side yard setback is 1.8m.
The proposed east side yard setback of 1.5m.

11. 93 TEDDINGTON PARK AVE

File Number:	A0633/17NY	Zoning	RD / R1 (ZZC)
Owner(s):	MARY ELLEN HORGAN JOSEPH MICHAEL HORGAN	Ward:	Don Valley West (25)
Agent:	ANTHONY BELCHER ARCHITECT	Heritage:	Not Applicable
Property Address:	93 TEDDINGTON PARK AVE	Community:	Toronto
Legal Description:	PLAN 1605 PT LOTS 13 & 14		

PURPOSE OF THE APPLICATION:

To construct a new rear first floor bay window addition to the existing house.

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

- 1. Chapter 10.20.40.70.(5), By-law No. 569-2017**
The required minimum side yard setback is 7.5 m where the building depth is greater than 17.0 m from the main wall of the building.
The proposed side yard setback is 1.55 m at the east side.
- 2. Chapter 10.20.40.40.(1), By-law No. 569-2017**
The permitted maximum floor space index is 0.35 times the area of the lot.
The proposed floor space index is 0.579 times the area of the lot.
- 3. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side lot line setback is 7.5 m from the side lot line for any portion of the building exceeding 17.0 m in depth.
The proposed side lot line setback is 1.55 m on the east side.
- 4. 6(3) Part I 1, By-law No. 438-86**
The maximum permitted gross floor area is 0.35 times the area of the lot.
The proposed gross floor area is 0.579 times the area of the lot.

12. 1001 SHEPPARD AVE E

File Number:	A0634/17NY	Zoning	RM6[WAV]
Owner(s):	CONCORD ADEX INVESTMENTS LIMITED	Ward:	Willowdale (24)
Agent:	AIRD AND BERLIS	Heritage:	Not Applicable
Property Address:	1001 SHEPPARD AVE E	Community:	North York
Legal Description:	PLAN 66M2518 BLK 7		

PURPOSE OF THE APPLICATION:

To construct two towers of 33 and 36 storeys linked by a podium containing lobby and amenity space together with townhouse units, total 692 dwelling units and 674 parking spaces.

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

- Section 64.20-A(208)A-G RM6(208)A-G(p)(i) Zoning By-law 7625**
On Parcel F the podium height shall not exceed 14 metres and 3 storeys measured from established grade as shown on Schedule RM6(208)F.
A portion of the proposed building has a maximum podium height of 15.5 metres and 5 storeys measured from established grade.
- Section 64.20-A(208) A-G RM6(208)A-G (p)(i) & (x)(i) Zoning By-law 7625**
Building 12 on Parcel F shall be set back/stepped back a minimum of 20 metres from the north lot line.
The proposed Building 12 will be set back/stepped back 17.4 metres from the north lot line.
- Section 64.20-A(208)A-G RM6(208)A-G(r)(iv) Zoning By-law 7625**
The maximum gross floor area of a floor in any portion of a building located above a height of 15 metres and 4 storeys will not exceed 750 square metres.
The proposed gross floor area of the 5th storey in Building 12, above a height of 15 metres, is 859 square metres.
- Section 64.20-A(208)A-G RM6(208)A-G (s)(i) & (s)(iii) Zoning By-law 7625**
A building wall or acoustic wall equivalent having a minimum height of 6 metres is required to be located within 18 metres of the southerly property line of Parcel F, extending from the west limit to the east limit of Parcel F excluding the area within the required yard setbacks, comprising a total required length of 128.2 metres, and the acoustic wall may be used to satisfy no more than 12 metres of this requirement and the balance of the requirement shall be satisfied with building wall(s).
The proposed building wall and acoustic wall will extend for a length of 128.2 metres and the acoustic wall will be used to satisfy no more than 50 metres of that total.
- Section 64.20-A(208)A-G RM6(208)A-G(s)(ii) Zoning By-law 7625**
For 75% of the frontage on Parcels E, F and G there shall be a building wall having a minimum height of 10 metres constructed along or within 2 metres of the required front setback line.
The proposed building wall having a minimum height of 10 metres constructed along or within 2 metres of the required front setback line will be 65 % of the frontage of Parcels E, F and G.

13. 36 BELVIDERE AVE

File Number:	A0635/17NY	Zoning	RM/R2 [WAV]
Owner(s):	STEVEN NIGHTINGALE LESLEY LAZARUS	Ward:	Eglinton-Lawrence (15)
Agent:	STEVEN NIGHTINGALE	Heritage:	Not Applicable
Property Address:	36 BELVIDERE AVE	Community:	York
Legal Description:	PLAN 1862 W PT LOT 22 TO LOT 26		

PURPOSE OF THE APPLICATION:

To construct a second storey addition to the front and rear of the existing two-storey dwelling, in conjunction with other interior and exterior alterations.

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

1. Chapter 10.5.40.70 (1)(B), By-Law 569-2013

The minimum required front yard setback is 4.89m.

The proposed front yard setback is 2.247m.

2. Chapter 10.80.40.70 (3)(A), By-Law 569-2013

The minimum side yard setback is 1.20m.

The proposed west side yard setback is 0.341m.

3. Chapter 10.5.40.60 (7) (B), By-Law 569-2013

The eaves of a roof may encroach into a required minimum building setback a maximum of 0.90m, if they are no closer to a lot line than 0.30m.

The proposed eaves on the west side is 0.00m from the lot line.

4. Section 3(a), By-Law 1-83

The minimum side yard setback is 0.50m on one side and 1.20m on the other.

The proposed side yard setback is 0.341m on the west side and 1.61m on the other.

5. Section 3(a), By-Law 1-83

The maximum floor space index is 0.80 times the lot area.

The proposed floor space index is 0.82 times the lot area.

6. Section 3(b), By-Law 1-83

The minimum front yard setback is 3.89m.

The proposed front yard setback is 2.247m.

14. 77 GLENVALE BLVD

File Number:	A0636/17NY	Zoning	RD (f12.0; a370; d0.6)/R1B[ZCC]
Owner(s):	ALESSANDRA SACCAL MAXIME TREMBLAY	Ward:	Don Valley West (26)
Agent:	URBANSCAPE ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	77 GLENVALE BLVD	Community:	East York
Legal Description:	PLAN 3110 LOT 384		

PURPOSE OF THE APPLICATION:

To construct a second floor addition on the south portion of the existing two-storey dwelling including interior alterations.

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 for a detached house is 17.0m.
The proposed building length is 18.81m.
- 2. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.6 times the area of the lot.
The proposed Floor Space Index is 0.68 times the area of the lot.
- 3. Chapter 10.5.80.10.(3), By-law No. 569-2013**
A parking space may not be located in a front yard or a side yard abutting a street.
The proposed parking spot is located in the front yard.
- 4. Chapter 10.5.80.40.(3)(b), 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 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 0.68 times the lot area.
- 6. Section 6.3.3, By-law No. 1916**
The maximum permitted building length is 16.75 m.
The proposed building length is 18.81m.
- 7. Section 6.3.3, By-law No. 1916**
The minimum required number of parking is 1 space behind the main front wall.
The proposed number of parking is 1 space in front of the main front wall.

15. 29 BAYVIEW RIDGE

File Number:	A0639/17NY	Zoning	RD / R3 (ZZC)
Owner(s):	YONG HYO JO HENG ZHOU	Ward:	Don Valley West (25)
Agent:	REZA VAHDATI	Heritage:	Not Applicable
Property Address:	29 BAYVIEW RIDGE	Community:	North York
Legal Description:	PLAN 3681 LOT 20		

PURPOSE OF THE APPLICATION:

To construct a new front porch and a second storey addition over the existing attached garage.

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

- 1. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m
The proposed north-west side yard setback is 1.25 m.
- 2. Chapter 10.20.40.10.(4), By-law No. 569-2013**
The permitted maximum height is 7.2 m
The proposed height is 11.41 m.
- 3. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed north-west side yard setback is 1.25 m.
- 4. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.0 m.
The proposed building height is 11.91 m.

16. 179 DELORAINA AVE

File Number:	A0640/17NY	Zoning	R/R2 Z0.6 [ZZC]
Owner(s):	KAREN LAUREN AIMEE CHAN SANDERS PABBIES	Ward:	Eglinton-Lawrence (16)
Agent:	LORNE ROSE	Heritage:	Not Applicable
Property Address:	179 DELORAINA AVE	Community:	Toronto
Legal Description:	PLAN 1494 PT LOT 80		

PURPOSE OF THE APPLICATION:

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

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

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

A minimum of 10.00m² of the first floor area must be within 4.00m of the main front wall.
The proposed first floor area is 5.81m² within 4.00m of the main front wall.

2. Chapter 10.10.40.40.(1), By-law No. 569-2013

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

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the side exterior main walls facing a side lot line is 9.33m.

4. Section 10.5.40.60.(5), By-law No. 569-2013

An architectural feature on a building may encroach into a required building setback a maximum of 0.60m, if it is no closer to a lot line than 0.30m.
The proposed architectural feature is 0.16m from the west lot line.

5. Section 10.5.40.60.(7), By-law No. 569-2013

Roof eaves may project a maximum of 0.90m provided that they are no closer than 0.30m to a lot line.
The proposed eaves project 0.30m and are 0.15m from the east lot line and 0.16m from the west lot line.

6. Section 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 2.00m.
The proposed front yard stairs are 2.29m wide.

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

The minimum required front yard soft landscaping is 75.00%.
The proposed front yard soft landscaping is 68.00%.

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

The maximum permitted building length is 17.00m.
The proposed building length is 20.58m.

9. Section 6(3) Part II 2(II), By-law No. 438-86

The minimum required front yard setback is 4.94m.

The proposed front yard setback is 4.87m.

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

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

The proposed west side yard setback is 0.46m for the portion of the dwelling exceeding 17.00m in depth.

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

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

The proposed east side yard setback is 0.45m for the portion of the dwelling exceeding 17.00m in depth.

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

The By-law requires the proposed building to be located no closer than 1.20m to the portion of the side wall of an adjacent building that contains openings.

The proposed building is located 0.47m from the adjacent building to the east.

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

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

The proposed gross floor area is 0.66 times the lot area.

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

The by-law limits the height of an uncovered platform which projects into the required setbacks to a maximum of 1.20m above grade.

The height of the rear deck is 2.33m above grade.

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

An uncovered platform may project into a required setback a maximum of 2.50m from the front or rear wall.

The proposed uncovered platform projects 3.66m from the rear wall.

17. 267 EMPRESS AVE

File Number:	A0641/17NY	Zoning	RD (x5)/R4[ZZC]
Owner(s):	SEPEHR REZAEI-HARIRI IRINA ZABASHTA	Ward:	Willowdale (23)
Agent:	GLENN RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	267 EMPRESS AVE	Community:	North York
Legal Description:	PLAN 1751 LOT 68		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 2. Chapter 10.20.40.10.(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 8.62m.
- 3. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.41m.

18. 224 HOUNSLOW AVE

File Number:	A0642/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	DILFIROZ YILMAZ	Ward:	Willowdale (23)
Agent:	DILFIROZ YILMAZ	Heritage:	Not Applicable
Property Address:	224 HOUNSLOW AVE	Community:	North York
Legal Description:	PLAN 2057 W PT LOT 62		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 900.6.10(5), By-law No. 569-2013**
The minimum west side yard setback is 1.8 m.
The proposed west side yard setback is 1.22 m.
- 2. Chapter 900.6.10(5), By-law No. 569-2013**
The minimum east side yard setback is 1.8 m.
The proposed east side yard setback is 1.22 m.
- 3. Chapter 10.20.30.40(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 4. Section 13.2.1, By-law No. 7625**
The minimum required lot frontage is 15 m.
The existing lot frontage is 12.19 m.
- 5. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550 m².
The existing lot area is 486.74 m².
- 6. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.52 m.
The proposed west side yard setback is 1.22 m.
- 7. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.52 m.
The proposed east side yard setback is 1.22 m.
- 8. Section 6(8), By-law No. 7625**
The minimum lot width is not to be less than the lot required frontage of 15 m in which the building is to be constructed.
The existing lot width is 12.19 m.
- 9. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.07 m.

19. 207 BURNDALE AVE

File Number:	A0643/17NY	Zoning	RD/R6 [ZZC]
Owner(s):	NEDA MISAGHI SORUSH MISAGHI	Ward:	Willowdale (23)
Agent:	GLENN RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	207 BURNDALE AVE	Community:	North York
Legal Description:	PLAN M407 PT LOTS 301 & 302		

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 31.99% of the lot area.

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the side exterior main walls facing a side lot line is 8.02m.

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

The maximum permitted building height is 8.80m.
The proposed building height is 9.42m.

20. 403 ELM RD

File Number:	A0644/17NY	Zoning	R7(16)/RD[ZZC]
Owner(s):	MEREDITH LEE WENGER	Ward:	Eglinton-Lawrence (16)
Agent:	LORNE ROSE LORNE ROSE ARCHITECT INC	Heritage:	Not Applicable
Property Address:	403 ELM RD	Community:	North York
Legal Description:	PLAN 2529 PT LOT 81		

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 7.1m² of the first floor is within 4m of the front main wall.
- 2. Chapter 10.5.40.50.(2), By-law No. 569-2013**
In the Residential Zone category, a platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.3m of a building, must comply with the required minimum building setback of 0.90m.
The proposed portion of the rear deck not encroaching into the required rear yard setback is setback from the south side lot line by 0.82m.
- 3. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10m.
The proposed building height is 10.75m.
- 4. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the south side exterior main walls facing a side lot line is 10.08m.
- 5. 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 north side exterior main walls facing a side lot line is 8.14m.
- 6. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0m.
The proposed building length is 18.21m.
- 7. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 9.58m.
The proposed front yard setback is 2.67m.
- 8. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 0.9m.
The proposed south side yard setback is 0.74m.

- 9. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 44.8% of the lot area.
- 10. 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 Elm Road as opposed to Brooke Avenue which is the flanking street.
- 11. Chapter 10.5.40.60.(1), By-law No. 569-2013**
A platform without main walls, attached to or less than 0.3m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback by 2.5m if it is no closer to a side lot line than 2.15m.
The proposed platform encroaches 1.4m into the required rear yard setback and is 0.91m from the north side lot line.
- 12. Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0m.
The proposed stairs are 2.59m wide.
- 13. Section 14-B(4), By-law No. 7625**
The minimum required lot frontage is 9m.
The existing lot frontage is 6.11m.
- 14. Section 14-B(5)(a), By-law No. 7625**
The minimum required front yard setback is 5m.
The proposed front yard setback is 2.67m.
- 15. Section 14-B(5)(b), By-law No. 7625**
The minimum required side yard setback is 1.2m.
The proposed north side yard setback is 0.91m.
- 16. Section 14-B(5)(b), By-law No. 7625**
The minimum required side yard setback is 1.2m.
The proposed south side yard setback is 0.74m.
- 17. Section 14-B(8), By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 10.01m.
- 18. Section 14-B(9), By-law No. 7625**
The maximum permitted building length is 15.3m.
The proposed building length is 18.73m.
- 19. Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.67m.
- 20. Section 6A(2)a, By-law No. 7625**

The minimum required number of parking spaces is 2 spaces.
The proposed number of parking spaces is 1 spaces.

21. Section 14-B(5)c, By-law No. 7625

The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 8.37m.

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

All unexcavated porches or decks, attached to or detached from the main building, and located in the side and rear yard, shall not occupy more than 5% of the lot area.
The proposed deck occupies 5.6%.

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

Decks which are greater than 1m in height above all points of the adjacent ground are limited to projecting 2.1m from the wall and are not to be greater than 50% of the width of the building at the building's widest point.
The proposed deck projects 2.44m and is 100% of the width of the building.

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

In the rear yard, unexcavated porches or decks attached to or detached from the main building shall not be located closer to the side lot lines than the minimum side yard setback for the main building of 1.2m.
The proposed rear unexcavated deck is setback from the north side lot line is 0.91m

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

In the rear yard, unexcavated porches or decks attached to or detached from the main building shall not be located closer to the side lot lines than the minimum side yard setback for the main building of 1.2m.
The proposed rear unexcavated deck is setback from the north side lot line is 0.82m.

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

Porches and decks, either excavated or unexcavated, and canopies shall be permitted to project into the minimum front yard setback not more than 2.1m but not closer to the side lot line than the minimum side yard setback for the main building of 1.2m.
The proposed front porch and the canopy above projects 1.52m and is setback from the north side lot line by 0.91m.

21. 189 GLENVIEW AVE

File Number:	A0645/17NY	Zoning	RD / R1
Owner(s):	SHUAIXIAN LIU SHUAIXIAN LIU	Ward:	Eglinton-Lawrence (16)
Agent:	CHAUN LIANG	Heritage:	Not Applicable
Property Address:	189 GLENVIEW AVE	Community:	Toronto
Legal Description:	PLAN M299 PT LOT 20 PT LOT 21		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.10(5), By-law No. 569-2017**
A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
The proposed first floor is 2.7 m².
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2017**
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 7.92 m.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2017**
The required minimum side yard setback is 0.9 m.
The proposed west side yard setback is 0.45 m.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2017**
The permitted maximum building length is 17.0 m.
The proposed building length is 19.6 m.
- 5. Chapter 10.20.40.30.(1), By-law No. 569-2017**
The permitted maximum building depth for a detached house is 19.0 m.
The proposed depth is 19.69 m.
- 6. Chapter 10.20.40.40.(1), By-law No. 569-2017**
The permitted maximum floor space index is 0.35 times the area of the lot.
The proposed floor space index is 0.5929 times the area of the lot.
- 7. Chapter 10.5.50.10.(1), By-law No. 569-2017**
A minimum of 50% of the front yard must be landscaping.
The proposed front yard landscaping is 38%.
- 8. Chapter 10.5.50.10.(1), By-law No. 569-2017**
A minimum of 75% of the required front yard landscaping must be soft landscaping.
The proposed front yard soft landscaping is 68%.
- 9. Section 6(3) Part II 3.B(II), By-law No. 438-86**
A minimum side yard setback of 0.9 m is required for the portion of the building not exceeding 17.0 m in depth, where the side wall contains opening.

The proposed west side lot line setback is 0.45 m.

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

A minimum side yard setback of 7.5 m is required for the portion of the building exceeding 17.0 m in depth.

The proposed west side lot line setback is 0.45 m.

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

A minimum side yard setback of 7.5 m is required for the portion of the building exceeding 17.0 m in depth.

The proposed east side lot line setback is 1.2 m.

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

The proposed building must not be located closer than 1.2 m to the portion of the side wall of an adjacent building that contains openings.

The proposed building is located 0.71 m from the adjacent building on the west.

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

The permitted maximum floor space index is 0.35 times the area of the lot.

The proposed floor space index is 0.5929 times the area of the lot.

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

An uncovered platform projecting into the required setback is permitted to a maximum of 2.5 m from the front or rear wall.

The proposed uncovered platform projects 5.28 m from the rear wall.

22. 34 REGENT RD

File Number:	A0646/17NY	Zoning	R6
Owner(s):	ANTONIO RAMIRES MARIA RAMIRES	Ward:	York Centre (09)
Agent:	EKP DESIGNS INC	Heritage:	Not Applicable
Property Address:	34 REGENT RD	Community:	North York
Legal Description:	PLAN 1764 PART LOT 240 RP 66R13955 PART 1		

PURPOSE OF THE APPLICATION:

To construct a new rear canopy over the existing concrete patio.

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

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

The maximum permitted building length is 15.30m.

The proposed building length is 23.34m.

23. 34 CAMERON CRES

File Number:	A0647/17NY	Zoning	RD(f12.0; a370; d0.6)/R1B[ZZC]
Owner(s):	AZADEH MOTAVALIBASHINAEINI NIMA ZARBAKSH	Ward:	Don Valley West (26)
Agent:	SHAHRAM RASHVAND	Heritage:	Not Applicable
Property Address:	34 CAMERON CRES	Community:	East York
Legal Description:	PLAN 2121 PT LOT 150 PT LOT 151		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(6), By-law No. 569-2013**
The permitted maximum height of the first floor above established grade is 1.2m.
The proposed first floor height is 1.33m.
- 2. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.2m.
The proposed south side yard setback is 0.61m.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.2m.
The proposed north side yard setback is 0.61m.
- 4. Chapter 10.5.40.60.(7), By-law No. 569-2013**
Roof eaves may project a maximum of 0.9m provided that they are no closer than 0.3m to a lot line.
The proposed roof eaves project 0.46m and are 0.15m to the south and north side lot lines.
- 5. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.6 times the area of the lot.
The proposed floor space index is 0.6882 times the area of the lot.
- 6. Section 6.3.3, By-law No. 1916**
The maximum permitted floor space index is 0.6 x the lot area.
The proposed floor space index is 0.6941 x the lot area.
- 7. Section 6.3.3, By-law No. 1916**
The minimum required side yard setback is 0.9m.
The proposed south side yard setback is 0.61m.
- 8. Section 6.3.3, By-law No. 1916**
The minimum required side yard setback is 0.9m.
The proposed north side yard setback is 0.61m.

9. **Section 6.1.2, By-law No. 1916**
A below-grade garage is not permitted.
The proposed is a below-grade garage.

24. 165 BRIAR HILL AVE

File Number:	A0648/17NY	Zoning	R / R1 (ZZC)
Owner(s):	CARLA GLICK ARI GLICK	Ward:	Eglinton-Lawrence (16)
Agent:	CASALDOM ARCHITECT	Heritage:	Not Applicable
Property Address:	165 BRIAR HILL AVE	Community:	Toronto
Legal Description:	PLAN M25 PT LOT 45		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 900.2.10(949)A, By-law No. 569-2013**
The permitted maximum building depth for a detached house is 14.0 m.
The proposed building depth is 18.39 m.
- 2. Chapter 10.10.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.6 times the area of the lot.
The proposed floor space index is 0.71 times the area of the lot.
- 3. Chapter 10.10.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback for a detached house is 0.9 m.
The proposed east side yard setback is 0.51 m.
- 4. Chapter 10.10.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback for a detached house is 0.9 m.
The proposed west side yard setback is 0.61 m.
- 5. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.0 m² of first floor must be within 4.0 m of the front main wall.
The proposed area of the first floor within 4.0 m of the front wall is 0 m².
- 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 7.0 m.
The propose height of the side exterior main walls facing a side lot line is 8.09 m.
- 7. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot.
The proposed gross floor area is 0.71 times the area of the lot.
- 8. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum side yard setback is 7.5 m for the portion of the building that exceeds 17.0 m in depth.
The proposed east side yard setback is 0.51 m.
- 9. Section 6(3) Part II 3.B(II), By-law No. 438-86**

The minimum side yard setback is 7.5 m for the portion of the building that exceeds 17.0 m in depth.

The proposed west side yard setback is 0.61 m.

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

The minimum side yard setback is 0.9 m for the portion of the building not exceeding 17.0 m in depth.

The proposed east side yard setback is 0.51 m.

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

The minimum side yard setback is 0.9 m for the portion of the building not exceeding 17.0 m in depth.

The proposed west side yard setback is 0.45 m.

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

The maximum permitted building depth is 4.0 m.

The proposed building depth is 21.49 m.

25. 120 GLENVIEW AVE

File Number:	A0649/17NY	Zoning	RD/R1 Z0.35 [BLD]
Owner(s):	RACHEL NAGASHIMA JEFFREY NAGASHIMA	Ward:	Eglinton-Lawrence (16)
Agent:	RUDOLF HAU	Heritage:	Not Applicable
Property Address:	120 GLENVIEW AVE	Community:	Toronto
Legal Description:	PLAN M401 PT LOT 77		

PURPOSE OF THE APPLICATION:

To permit the rear one-storey addition, in conjunction with a rear deck.

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

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

The maximum permitted floor space index is 0.35 times the lot area.
The floor space index is 0.52 times the lot area.

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

The maximum permitted gross floor area is 0.35 times the lot area.
The gross floor area is 0.52 times the lot area.

26. 79 ELMWOOD AVE

File Number:	A0650/17NY	Zoning	RD/R4[WAV]
Owner(s):	NADER RAFFI	Ward:	Willowdale (23)
Agent:	ALI GOUDARZI	Heritage:	Not Applicable
Property Address:	79 ELMWOOD AVE	Community:	North York
Legal Description:	PLAN 1801 LOTS 334 AND 335		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40, By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 2. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10m² of the first floor must be within 4m of the main front wall.
The proposed first floor area is 0m² within 4m of the main front wall.
- 3. Chapter 10.20.40.10, By-law No. 569-2013**
The maximum permitted wall height is 7.50m.
The proposed wall height is 7.55m.
- 4. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 5. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 8.9m.

27. 196 GOULDING AVE

File Number:	A0651/17NY	Zoning	RD (f15.0; a610)/R4[ZZC]
Owner(s):	UMANA ROSALES	Ward:	Willowdale (23)
Agent:	ALI GOUDARZI	Heritage:	Not Applicable
Property Address:	196 GOULDING AVE	Community:	North York
Legal Description:	PLAN 2366 LOT 265		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40, By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.3% of the lot area.
- 2. Chapter 10.20.40.10, By-law No. 569-2013**
The maximum permitted side wall height is 7.5 m.
The proposed side wall height is 7.8 m.
- 3. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.3% of the lot area.
- 4. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.1 m.

28. 15 FLAREMORE CRES

File Number:	A0653/17NY	Zoning	RD & R3 (Waiver)
Owner(s):	LING LING CHEN	Ward:	Willowdale (24)
Agent:	BIJAN HOMES LTD	Heritage:	Not Applicable
Property Address:	15 FLAREMORE CRES	Community:	North York
Legal Description:	PLAN M676 LOT 76		

PURPOSE OF THE APPLICATION:

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

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

- 1. Section 12.6(a), By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 2. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.80 m.
The proposed west side yard setback is 1.22 m for the garage portion.
- 3. Section 12.7(ii), By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.1 m.
- 4. Section 12.5A(b), By-law No. 7625**
The maximum permitted building length is 16.8 m +2.1 m for a main floor extension.
The proposed building length is 16.8 m + 1.55 m on the ground and second floor.

29. 77 PARKWOODS VILLAGE DR

File Number:	A0654/17NY	Zoning	RA (f30.0; a1375; d1.5)/RM6[ZZC]
Owner(s):	77 PARKWOODS VILLAGE LTD	Ward:	Don Valley East (34)
Agent:	DALES CONSULTING	Heritage:	Not Applicable
Property Address:	77 PARKWOODS VILLAGE DR	Community:	North York
Legal Description:	PLAN 5439 PT BLK M		

PURPOSE OF THE APPLICATION:

To convert underutilized space in the 85 unit rental apartment building to 13 additional rental apartment units. To convert one, one-bedroom unit to a two-bedroom unit.

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

- 1. Chapter 15.5.50.10.(1), By-law No. 569-2013**
The required minimum landscaping for an apartment building is 50% of the lot area.
The proposed landscaping area is 30% of the lot area.
- 2. Chapter 15.5.80.10.(2), By-law No. 569-2013**
A required minimum of 50%: 45 parking spaces of the required parking spaces for an apartment building, other than required visitor parking spaces, must be located in a building or underground structure.
The proposed is 0 parking spaces located in the building/underground.
- 3. Chapter 200.5.10.1(1), By-law No. 569-2013**
The required minimum number of parking space(s) for the Apartment Building is 110 spaces: 91 Tenant spaces and 19 Visitor spaces.
The proposed is 78 spaces, 69 tenant spaces and 9 visitor spaces.
- 4. Chapter 220.5.10.1(2), By-law No. 569-2013**
The required minimum number of Type G Loading Spaces is 1.
The proposed Loading Spaces is 0.
- 5. Section 6A(2)a, By-law No. 7625**
The minimum required number of parking spaces is 145 spaces, 121 tenant spaces and 24 visitor spaces.
The proposed number of parking spaces is 78 spaces, 69 tenant spaces and 9 visitor spaces.

30. 46 PALOMINO CRES

File Number:	A0655/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	WILLIAM G TYNKALUK	Ward:	Willowdale (24)
Agent:	HOMELAND	Heritage:	Not Applicable
Property Address:	46 PALOMINO CRES	Community:	North York
Legal Description:	PLAN M677 LOT 31		

PURPOSE OF THE APPLICATION:

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

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

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

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

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

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

3. Section 13.2.1, By-law No. 7625

The minimum required lot frontage is 15.00m.
The existing lot frontage is 14.77m.

4. 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.

5. Section 13.2.4, By-law No. 7625

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

6. 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.

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

The maximum permitted building length is 16.80m.
The proposed building length is 19.73m.

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

The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.90m.

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

The maximum permitted front canopy projection is 2.10m.
The proposed front canopy projects 2.74m.

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

The maximum permitted canopy in the side yard is 2.30m².

The proposed canopy is 3.40m².

31. 55 DE VERE GDNS

File Number:	A0745/17NY	Zoning	RD/R3(19) [ZZC]
Owner(s):	AILA MAKOOLI PARVANH BACKMIRZIE	Ward:	Eglinton-Lawrence (16)
Agent:	LORNE ROSE	Heritage:	Not Applicable
Property Address:	55 DE VERE GDNS	Community:	North York
Legal Description:	PLAN 2391 LOT 20		

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 July 20, 2017, the application was refused.

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

- 1. Chapter 10.5.40.10, By-law No. 569-2013**
A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
0.0 m² of the first floor is within 4.0 m of the front main wall.
- 2. Chapter 10.5.40.50, By-law No. 569-2013**
A platform without main walls such as a deck, porch, balcony, or similar structure, attached to or within 0.3 m of a building, must comply with the required minimum building setbacks of 1.8 m.
The proposed rear yard platform is 1.34 m from the south side lot line.
- 3. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building of structure is 10.0 m
The proposed height of the building is 10.51 m.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0 m.
The proposed building length is 19.57 m.
- 5. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 7.86 m.
The proposed front yard setback is 5.16 m.
- 6. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m where the required minimum lot frontage is 18.0m to less than 24.0 m.
The proposed north side yard setback is 1.25 m.
- 7. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m where the required minimum lot frontage is 18.0m to less than 24.0 m.
The proposed south side yard setback is 1.25 m.
- 8. Chapter 10.5.80.40.(3), By-law No. 569-2013**

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

The proposed vehicle access to a parking space is not from the flanking street.

- 9. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 35% of the lot area.
The proposed lot coverage is 39.5% of the lot area.
- 10. Chapter 10.5.40.60.(3)(A)(ii), 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 4.42 m wide.
- 11. Chapter 10.5.40.60.(3)(A)(iii), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to the lot line than 0.6 m.
The proposed stairs are 0.19 m from the south lot line.
- 12. Section 12.4(a), By-law No. 7625**
The minimum required front yard setback is 6.5 m.
The proposed front yard setback is 5.16 m.
- 13. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed north side yard setback is 1.25 m.
- 14. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed south side yard setback is 1.25 m.
- 15. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.09 m.
- 16. Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 19.57 m.
- 17. Section 6(24)(d)(ii)(a), By-law No. 7625**
In the rear yard, unexcavated porches or decks attached to or detached from the main building shall not be located closer to the side lot line than 1.8 m.
The proposed unexcavated deck in the rear yard is 1.34 m from the south side lot line.
- 18. Section 6(9), By-law No. 7625**
Exterior stairways, wheelchair ramps, and porches and decks 12.3 m² or less in area shall be permitted to project into one minimum side yard setback only, no more than 1.6 m, but no closer than 0.6 m from any side lot line.
The proposed porch is 3.18 m² in area.
- 19. Section 6(9), By-law No. 7625**

Exterior stairways, wheelchair ramps, and porches and decks 12.3 m² or less in area shall be permitted to project into one minimum side yard setback only, no more than 1.6 m, but no closer than 0.6 m from any side lot line.

The proposed stair is 2.7 m² and is 0.19 m from the south side lot line.

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

Canopies 2.3 m² or less in area shall be permitted to project into one minimum side yard setback. The proposed canopy has an area of 3.25 m².

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

Canopies shall be permitted to project into the minimum rear yard setback no more than 1.8 m. The proposed rear canopy projects 2.91 m.

22. Section 12.5A, By-law No. 7625

Any canopies projecting 1.8 m or less beyond the rear wall of the building shall be excluded in determining the length of the dwelling.

The proposed canopy projects 2.91 m from the rear wall of the building.

32. 339 ELLERSLIE AVE

File Number:	A0427/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	BESSIE KUNIGELIS	Ward:	Willowdale (23)
Agent:	CANTAM GROUP LTD	Heritage:	Not Applicable
Property Address:	339 ELLERSLIE AVE	Community:	North York
Legal Description:	PLAN 2334 W PT LOT 36		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.80.40.(3), By-law No. 569-2013**
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
The proposed vehicle access to a parking space is from the front street.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30.0% of the lot area.
The proposed lot coverage is 34.6% of the lot area.
- 3. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
The proposed west side yard setback is 1.22 m.
- 4. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
The proposed east side yard setback is 1.22 m.
- 5. Section 13.2.3(b), By-law No 7625**
The minimum required west side yard setback is 3.0 m.
The proposed west side yard setback is 1.22 m.
- 6. Section 13.2.4, By-law No 7625**
The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 34.6% of the lot area.
- 7. Section 13.2.3(b), By-law No 7625**
The minimum required east side yard setback is 1.8 m.
The proposed east side yard setback is 1.22 m.

33. 859 GLENCAIRN AVE

File Number:	A0288/17NY	Zoning	RD / R7 (ZR)
Owner(s):	CARLA MARIEIRO PINHEIRO	Ward:	Eglinton-Lawrence (15)
Agent:	EPIC DESIGNS INC	Heritage:	Not Applicable
Property Address:	859 GLENCAIRN AVE	Community:	North York
Legal Description:	PLAN 1911 E PT LOT 86		

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 10.5.40.60(7), By-law No. 569-2013**
The required eaves of a roof may project no closer to a line than 0.3 m.
The proposed west side eaves encroach 0.16 m
- 2. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.0 m² of the first floor must be within 4 m of the front main wall.
A proposed 3.65 m² of the first floor is within 4 m of the main front wall.
- 3. Chapter 10.80.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0 m.
The proposed building length is 18.11 m.
- 4. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 0.9 m.
The proposed west side yard setback is 0.46 m.
- 5. 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 west side exterior main wall facing a side line is 8.78 m.
- 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 7.5 m.
The proposed height of the east side exterior main wall facing a side line is 8.66 m.
- 7. Section 14-B(8), By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 10.00 m.
- 8. Section 14-B(4), By-law No. 7625**
The minimum required lot frontage is 9 m.
The existing lot frontage is 7.62 m.
- 9. 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.

- 10. Section 14-B(9), By-law No. 7625**
The maximum permitted building length is 15.3 m.
The proposed building length is 18.11 m.
- 11. Section 14-B(5)(b), By-law No. 7625**
The minimum required side yard setback is 1.2 m.
The proposed west side yard setback is 0.46 m.
- 12. 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 1.98 m.

34. 44 MUIRCREST DR

File Number:	A0377/17NY	Zoning	RD / R4 (ZW)
Owner(s):	HONGBO HE WEINA WANG	Ward:	Don Valley East (34)
Agent:	TAES ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	44 MUIRCREST DR	Community:	North York
Legal Description:	PLAN M744 LOT 168		

PURPOSE OF THE APPLICATION:

To add a one storey addition to rear yard and a second storey addition above the existing dwelling. This file was previously deferred on June 22nd.

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.
- 9. Section 13.2.6(II), By-law No. 7625**

The maximum permitted building height is 8.8 m.
The proposed building height is 9.52 m.

35. 14 PLEASANT HOME BLVD

File Number:	A0004/17NY	Zoning	R5/RD(x5) [ZZC]
Owner(s):	ADOLFO LUCAS	Ward:	York Centre (09)
Agent:	QBS ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	14 PLEASANT HOME BLVD	Community:	North York
Legal Description:	PLAN 3868 LOT 14		

PURPOSE OF THE APPLICATION:

To permit a secondary suite within the existing dwelling in conjunction with the construction of a new accessory structure. Also proposed are other interior and exterior renovations. Please note this application was previously deferred Wednesday, March 22, 2017, in order to allow the applicant an opportunity to make revisions.

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

1. Chapter 900.6.10.(5), By-law No. 569-2013

The minimum required side yard setback is 1.80m.

The south side yard setback is 0.686m.

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

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

The proposed lot coverage is 39.40% of the lot area.

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

The maximum permitted building length is 17.00m.

The building length is 18.70m.

4. Section 14.2.3.(b), By-law No. 7625

The minimum required side yard setback is 1.20m.

The south side yard setback is 0.686m.

5. Section 14.2.5.A, By-law No. 7625

The maximum permitted building length is 16.80m.

The building length is 18.70m.

36. 184 GOULDING AVE

File Number:	A0601/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	ANDREI MELECHTCHENKO	Ward:	Willowdale (23)
Agent:	MEMAR CONSULTANTS INC	Heritage:	Not Applicable
Property Address:	184 GOULDING AVE	Community:	North York
Legal Description:	PLAN 2366 LOT 271		

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.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 31.65% of the lot area.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building is 10 m.
The proposed height the building is 10.25 m.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.
The proposed height of the side exterior main walls facing a side lot line is 7.85 m.
- 4. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
The proposed west side yard setback is 1.52 m.
- 5. Section 13.2.3(b), By-law No. 7625**
The minimum required west side yard setback is 1.8 m.
The proposed west side yard setback is 1.52 m.
- 6. Section 6(24), By-law No. 7625**
Decks which are greater than 1 m in height above all points of the adjacent ground are limited to projecting 2.1 m from the wall and are not to be greater than 50% of the width of the building at the building's widest point.
The proposed deck projects 2.132 m and is 69.9% of the width of the building.
- 7. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.3 m.