

**COMMITTEE OF ADJUSTMENT  
 NORTH YORK PANEL**

**Hearing Date:** Thursday August 31, 2017

**Time:** 9:30 am and 2:00 pm.

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

**1. OPENING REMARKS:**

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

**2. DEPUTATIONS ITEMS**

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

Item	File Number	Owner	Property	Community (Ward)
1	B0024/17NY	LILIANA HALPERN RICHARD REINHART	116 BOGERT AVE	Willowdale (23)
1 a.	A0299/17NY	LILIANA HALPERN RICHARD REINHART	116 BOGERT AVE	Willowdale (23)
1 b.	A0300/17NY	LILIANA HALPERN RICHARD REINHART	116 BOGERT AVE	Willowdale (23)
2	B0027/17NY	BABAK ZARGHAMI	82-84 EMPRESS AVE	Willowdale (23)
2 a.	B0028/17NY	BABAK ZARGHAMI	82-84 EMPRESS AVE	Willowdale (23)
2 b.	A0347/17NY	BABAK ZARGHAMI	82-84 EMPRESS AVE	Willowdale (23)
2c	A0349/17NY	BABAK ZARGHAMI	82-84 EMPRESS AVE	Willowdale (23)

2d.	A0350/17NY	BABAK ZARGHAMI	82-84 EMPRESS AVE	Willowdale (23)
3.	A0424/17NY	MICHELE BRAUN JERRY TOPOLSKI	28 KAPPELE AVE	Don Valley West (25)
4.	A0549/17NY	YAT LING	48 MILLGATE CRES	Willowdale (24)
5.	A0561/17NY	NIGEL GREENE NICOLE KESTER- GREENE	241 PARK HOME AVE	Willowdale (23)
6.	A0570/17NY	MARYAM REZAZADEH TOROGHI	100 BRENTCLIFFE RD	Don Valley West (26)
7.	A0585/17NY	DANIEL SOBERANO	8 YORK DOWNS DRIVE	York Centre (10)
8.	A0591/17NY	NORTH YORK MEDICAL BUILDING INC	1017 WILSON AVE	York Centre (09)
9.	A0592/17NY	HIEN NGUYEN THANH TU LUU	47 MARCIA AVE	Eglinton-Lawrence (15)
10.	A0593/17NY	DAVID NEAL ADAM STACEY CAROLYN SHAPIRA	129 COLDSTREAM AVE	Eglinton-Lawrence (16)
11.	A0594/17NY	CATHERINE ELIZABETH HOWELL HELMUT HOCK	228 BRAR HILL AVE	Eglinton-Lawrence (16)
12.	A0595/17NY	PATRICIA ELIZABETH WILLISTON BRIAN ALAN MARTIN	269 AIRDRIE RD	Don Valley West (26)
13.	A0596/17NY	KRESHNIK MATI ENKELEJDA LAPARDHAJA	104 CALVINGTON DRIVE	York Centre (09)

14.	A0597/17NY	MICHAEL VOLAVKA	190 BANFF ROAD	Don Valley West (25)
15.	A0598/17NY	HAMID TALEBI	309 CHURCHILL AVE	Willowdale (23)
16.	A0599/17NY	ANGELA SO ERNEST LEUNG	2 PARIS CRT	Don Valley East (34)
17.	A0600/17NY	NORMA L JENKIN RICHARD D T JENKIN	295 GLENCAIRN AVE	Eglinton-Lawrence (16)
18.	A0601/17NY	ANDREI MELECHTCHENKO	184 GOULDING AVE	Willowdale (23)
19.	A0602/17NY	HA TUYET DU TO HA	29 TOFINO CRES	Don Valley West (25)
20.	A0606/17NY	COSTEL FODOREAN ADRIANA RODICA FODOREAN	595 CONACHER DRIVE	Willowdale (24)
21.	A0607/17NY	MOIRA CROWTHER DEAN	212 THREE VALLEYS DR	Don Valley East (34)
22.	A0608/17NY	CATERINA ANDREACCHI PIETRO ANDREACCHI	96 FAIRBANK AVE	Eglinton-Lawrence (15)

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

23.	A0540/17NY	PENDAR SOLEIMANI	39 TREMONT CRES	Don Valley West (25)
24.	A0609/17NY	LIHUA HUANG	1 CEDARBANK CRES	Don Valley East (24)
25.	A0610/17NY	2342378 ONTARIO INC	50 GWENDOLEN CRES	Willowdale (23)
26.	A0611/17NY	2342378 ONTARIO INC	48 GWENDOLEN CRES	Willowdale (23)

27.	A0614/17NY	2292531 ONTARIO LTD	1763 BAYVIEW AVE	Don Valley West (26)
28.	A0615/17NY	YUQING HE YU HENG HE	238 DUNVIEW AVE	Willowdale (23)
29.	A0616/17NY	ZOHREH DIVANI	125 POYNTZ AVE	Willowdale (23)
30.	A0617/17NY	SEYEDEBRAHIM MASOUMI	26 LLOYNDMISTER CRES	Willowdale (24)
31.	A0618/17NY	PHILIP LEE KARIN YU-PIK HUI	314 MELROSE AVE	Eglinton-Lawrence (16)
32.	A0619/17NY	SHIRIN ANSARI	42 MILLGATE AVE	Willowdale (24)
33.	A0621/17NY	VIVIEN GREEN NORMAN HELFAND	10 ALONZO RD	Willowdale (23)
34.	A0622/17NY	XIAOYAN JIANG	17 BRANBLE DRIVE	Don Valley West (25)
35.	A0623/17NY	ERGO PROPERTIES LTD.	53 LAIRD DRIVE	Don Valley West (26)
36.	A0624/17NY	2439187 ONTARIO INC	199 GOULDING AVE	Willowdale (23)
37.	A0625/17NY	DARIOUSH NOBAHAR	463 KENNETH AVE	Willowdale (23)
38.	A0070/17NY	ISSA SOBHANI	81 GLENDORA AVE	Willowdale (23)
39.	B0099/16NY	TIESHAN HU GUYING PAN	359 GREENFIELD AVE	Willowdale (23)
39a.	A1150/16NY	TIESHAN HU GUYING PAN	359 GREENFIELD AVE PT 1	Willowdale (23)

39b.	A1151/17NY	TIESHAN HU GUYING PAN	359 GREENFIELD AVE PT 2	Willowdale (23)
40.	A0402/17NY	ARIF KHIMJI CINDY MARY KHIMJI	26 RYCKERT CRES	Don Valley West (26)
41.	A0401/17	DANIELA TIXI	42 MCRAE DRIVE	Don Valley West (26)
42.	A0408/17NY	RAMZAN KHAN MOHAMMAD	117 HARLANDALE AVE	Willowdale (23)
43.	A0605/17NY	SZE-WAI YU	614 LAUDER AVE	Eglinton-Lawrence (15)

### 3. OTHER BUSINESS

**1. 116 BOGERT AVE**

File Number:	B0024/17NY	Zoning	RD (f15.0; a550) (x5)/R4[ZZC]
Owner(s):	LILIANA HALPERN RICHARD REINHART	Ward:	Willowdale (23)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	<b>116 BOGERT AVE</b>	Community:	North York
Legal Description:	PLAN 1743 LOT 1088 LOT 1089		

**THE CONSENT REQUESTED:**

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

**CONVEYED - Part 3**

Part 3 has a proposed lot area of 255.8 m<sup>2</sup>. 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 A0299/17NY

**RETAINED - Part 1 & Part 2**

Part 1 and Part 2 have a proposed lot area of 255.8 m<sup>2</sup>. 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 A0300/17NY

## 1B 116 BOGERT

File Number:	A0299/17NY	Zoning	RD (f15.0; a550) (x5)/R4[ZCC]
Owner(s):	LILIANA HALPERN RICHARD REINHART	Ward:	Willowdale (23)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	<b>116 BOGERT AVE</b>	Community:	North York
Legal Description:	PLAN 1743 LOT 1088 LOT 1089		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.4.010.(5), By-law No. 569-2013**  
A minimum of 10 m<sup>2</sup> of the first floor area must be within 4 m of the front wall.  
There is 4.2 m<sup>2</sup> proposed within 4 m of the front wall.
- 2. Chapter 10.5 40.60.(1), By-law No. 569-2013**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no height than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer to a side lot line than 1.36 m.  
The proposed platform encroaches 2.1 m into the required rear yard setback and is 0.6 m from the west side lot line.
- 3. Chapter 10.5.60.20.(6), By-law No. 569-2013**  
The minimum side yard setback for an ancillary building containing a parking space where it is on a corner lot, and vehicle access is front the street abutting the side lot line, is 6.0 m.  
The proposed side yard setback for the ancillary building is 0.91 m.
- 4. Chapter 10.20.30.10.(1), By-law No. 569-2013**  
The required minimum lot area is 550 m<sup>2</sup>.  
The proposed lot area is 255.8 m<sup>2</sup>.
- 5. Chapter 10.20.30.20.(1), By-law No. 569-2013**  
The required minimum lot frontage is 15 m.  
The proposed lot frontage is 7.62 m.
- 6. 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 41.9 % of the lot area.
- 7. 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 0.9 m.

- 8. 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 0.6 m.
- 9. Section 13.2.1, By-law No. 7625**  
The minimum required lot frontage is 15 m.  
The proposed lot frontage is 7.62 m.
- 10. Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550 m<sup>2</sup>.  
The proposed lot area is 255.8 m<sup>2</sup>.
- 11. Section 13.2.3(a), By-law No. 7625**  
The minimum required front yard setback is 7.5 m.  
The proposed front yard setback is 4.57 m.
- 12. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The propose lot coverage is 41.9% of the lot area.
- 13. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8 m.  
The proposed building height is 9.17 m.
- 14. Section 6(30)a, By-law No. 7625**  
The maximum finished first floor height is 1.5 m.  
The proposed finished first floor height is 2.06 m.
- 15. 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.
- 16. 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 space.
- 17. 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 0.9 m
- 18. 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 0.6 m.
- 19. Section 6(23)D(I) & (II), By-law No. 7625**  
A garage shall not be located closer than 5 m from the side or rear lot line abutting a street that the vehicle entry door faces.  
The proposed garage is located 0.91 m from the side lot line.
- 20. Section 6(24)(d), By-law No. 7625**



In the rear yard, unexcited porches and decks attached to or detached from the main building shall be located no closer to the side lot lines than the minimum side yard setback for the main building. The minimum side yard setback is 1.8 m.  
The proposed deck is located 0.6 m from the side lot line.

## 1B 116 BOGERT AVE

**LOCATION:** Council Chamber, North York Civic Centre, 5100 Yonge St., M2N 5V7

File Number:	A0300/17NY	Zoning	RD (f15.0; a550) (x5)/R4[ZCC]
Owner(s):	LILIANA HALPERN RICHARD REINHART	Ward:	Willowdale (23)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	<b>116 BOGERT AVE</b>	Community:	North York
Legal Description:	PLAN 1743 LOT 1088 LOT 1089		

### PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.4.010.(5), By-law No. 569-2013**  
A minimum of 10 m<sup>2</sup> of the first floor area must be within 4 m of the front wall.  
There is 3.44 m<sup>2</sup> proposed within 4 m of the front wall.
- Chapter 10.5 40.60.(1), By-law No. 569-2013**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no height than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer to a side lot line than 2.2 m.  
The proposed platform encroaches 2.1 m into the required rear yard setback and is 0.6 m from the west side lot line.
- Chapter 10.5.50.10.(1), By-law No. 569-2013**  
A minimum of 75% of the required front yard landscaping must be soft landscaping.  
The proposed front yard soft landscaping area is 52%.
- Chapter 10.20.30.10.(1), By-law No. 569-2013**  
The required minimum lot area is 550 m<sup>2</sup>.  
The proposed lot area is 255.8 m<sup>2</sup>.
- Chapter 10.20.30.20.(1), By-law No. 569-2013**  
The required minimum lot frontage is 15 m.  
The proposed lot frontage is 7.62 m.
- Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 30% of the lot area.  
The proposed lot coverage is 32 % of the lot area.
- Chapter 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 0.6 m.

- 8. 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 0.9 m.
- 9. 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 the west side lot line is 8.53 m.
- 10. Section 13.2.1, By-law No. 7625**  
The minimum required lot frontage is 15 m.  
The proposed lot frontage is 7.62 m.
- 11. Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550 m<sup>2</sup>.  
The proposed lot area is 255.8 m<sup>2</sup>.
- 12. Section 13.2.3(a), By-law No. 7625**  
The minimum required front yard setback is 7.5 m.  
The proposed front yard setback is 4.57 m.
- 13. 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 0.6 m.
- 14. 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 0.9 m.
- 15. 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.
- 16. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8 m.  
The proposed building height is 9.43 m.
- 17. 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 1.77 m.
- 18. 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 1.77 m.
- 19. 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 space.

**20. Section 7.4A, By-law No. 7625**

The minimum required soft landscaping is 75%.

The proposed soft landscaping is 52%.

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

In the rear yard, unexcited porches and decks attached to or detached from the main building shall be located no closer to the side lot lines than the minimum side yard setback for the main building. The minimum side yard setback is 1.8 m.

The proposed deck is located 0.6 m from the side lot line.

## 2. 82-84 EMPRESS AVE

File Number:	B0027/17NY	Zoning	RD/R4[ZZC]
Owner(s):	BABAK ZARGHAMI	Ward:	Willowdale (23)
Agent:	JANICE ROBINSON	Heritage:	Not Applicable
Property Address:	<b>84 EMPRESS AVE</b>	Community:	North York
Legal Description:	PLAN 1751 LOT 211		

### **THE CONSENT REQUESTED:**

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

### **RETAINED LOTS - PART 4**

#### **Address to be assigned**

Part 4 has a lot frontage of 10.67m and a lot area is 416.21m<sup>2</sup>. The lot will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A0347/17NY

### **CONVEYED - PART 3**

#### **Address to be assigned**

Part 3 has a lot frontage of 4.57m and a lot area is 178.37m<sup>2</sup>. Part 3 will be added to the Part 2 (severed from B0028/17NY) to create a new building lot with a frontage of 9.14m and a lot area of 356.74m<sup>2</sup>. The lot will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A0350/17NY

PART 6 would be subject to a right-of-way for road widening on Empress Avenue.

## 2A 82-84 EMPRESS AVE

File Number:	B0028/17NY	Zoning	RD/R4[ZZC]
Owner(s):	YADOLLAH ZARGHAMI	Ward:	Willowdale (23)
Agent:	JANICE ROBINSON	Heritage:	Not Applicable
Property Address:	<b>82 EMPRESS AVE</b>	Community:	North York
Legal Description:	PLAN 1751 LOT 212		

### **THE CONSENT REQUESTED:**

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

### **RETAINED LOTS - PART 1**

#### **Address to be assigned**

Part 1 has a lot frontage of 10.67m and a lot area is 416.21m<sup>2</sup>. The lot will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A0349/17NY

### **CONVEYED - PART 2**

#### **Address to be assigned**

Part 2 has a lot frontage of 4.57m and a lot area is 178.37m<sup>2</sup>. Part 2 will be added to the Part 3 (severed from B0027/17NY) to create a new building lot with a frontage of 9.14m and a lot area of 356.74m<sup>2</sup>. The lot will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A0350/17NY.

PART 5 would be subject to a right-of-way for road widening on Empress Avenue.

## 2B 82-84 EMPRESS AVE

File Number:	A0347/17NY	Zoning	RD/R4[ZZC]
Owner(s):	BABAK ZARGHAMI	Ward:	Willowdale (23)
Agent:	JANICE ROBINSON	Heritage:	Not Applicable
Property Address:	<b>84 EMPRESS AVE</b>	Community:	North York
Legal Description:	PLAN 1751 LOT 211		

### 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 East side yard setback is 1.22m.
- 2. Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed West side yard setback is 0.61m.
- 3. Chapter 10.5.40.10.(5), By-law No. 569-2013**  
A minimum of 10m<sup>2</sup> of the first floor area must be within 4m of the front wall.  
There is 6.3m<sup>2</sup> proposed within 4m of the front wall.
- 4. Chapter 10.20.30.10.(1), By-law No. 569-2013**  
The required minimum lot area is 550m<sup>2</sup>.  
The proposed lot area is 407.35m<sup>2</sup>.
- 5. Chapter 10.20.30.20.(1), By-law No. 569-2013**  
The required minimum lot frontage is 15m.  
The proposed lot frontage is 10.67m.
- 6. 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.
- 7. Chapter 10.5.40.60.(7), By-law No. 569-2013**  
Roof eaves may project a maximum of 0.9m provided that they are no closer than 0.30m to a lot line.  
The proposed eaves are 0.15m from the East lot line.
- 8. Section 13.2.1 & 6(8), By-law No. 7625**  
The minimum required lot frontage and width is 15m.  
The proposed lot frontage and width is 10.67m.

- 9. Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is 407.35m<sup>2</sup>.
- 10. Section 13.2.3(b), By-law No. 7625**  
The minimum required East side yard setback is 1.5m.  
The proposed East side yard setback is 1.22m.
- 11. Section 13.2.3(b), By-law No. 7625**  
The minimum required West side yard setback is 1.5m.  
The proposed West side yard setback is 0.61m.
- 12. 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.
- 13. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.1m.



## 2C 82-84 EMPRESS AVE

File Number:	A0349/17NY	Zoning	RD/R4[ZZC]
Owner(s):	YADOLLAH ZARGHAMI	Ward:	Willowdale (23)
Agent:	JANICE ROBINSON	Heritage:	Not Applicable
Property Address:	<b>82A EMPRESS AVE</b>	Community:	North York
Legal Description:	PLAN 1751 LOT 212		

### 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 required minimum side yard setback is 1.8m.  
The proposed East side yard setback is 0.61m.
- 2. Chapter 900.3.10(5), By-law No. 569-2013**  
The required minimum side yard setback is 1.8m.  
The proposed West side yard setback is 1.22m.
- 3. Chapter 10.5.40.10.(5), By-law No. 569-2013**  
A minimum of 10m<sup>2</sup> of the First Floor area must be within 4m of the front wall.  
There is 6.0m<sup>2</sup> proposed within 4m of the front wall.
- 4. Chapter 10.20.30.10.(1), By-law No. 569-2013**  
The required minimum lot area is 550m<sup>2</sup>.  
The proposed lot area is 407.35m<sup>2</sup>.
- 5. Chapter 10.20.30.20.(1), By-law No. 569-2013**  
The required minimum lot frontage is 15m.  
The proposed lot frontage is 10.67m.
- 6. 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.
- 7. Chapter 10.5.40.60.(7), By-law No. 569-2013**  
Roof eaves may project a maximum of 0.9m provided that they are no closer than 0.30m to a lot line.  
The proposed eaves project are 0.15m from the East lot line.
- 8. Section 13.2.1, By-law No. 7625**  
The minimum required lot frontage and width is 15m .  
The proposed lot frontage and width is 10.67m.

- 9. Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is 407.35m<sup>2</sup>
- 10. Section 13.2.3(b), By-law No. 7625**  
The minimum required East side yard setback is 1.5m.  
The proposed East side yard setback is 0.61m.
- 11. Section 13.2.3(b), By-law No. 7625**  
The minimum required West side yard setback is 1.5m.  
The proposed West side yard setback is 1.22m.
- 12. 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.
- 13. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.1m.

## 2D 82-84 EMPRESS AVE.

File Number:	A0350/17NY	Zoning	RD/R4[ZZC]
Owner(s):	YADOLLAH ZARGHAMI	Ward:	Willowdale (23)
Agent:	JANICE ROBINSON	Heritage:	Not Applicable
Property Address:	<b>82B EMPRESS AVE</b>	Community:	North York
Legal Description:	PLAN 1751 LOT 212		

### 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 required minimum side yard setback is 1.8m.  
The proposed East side yard setback is 0.61m.
- 2. Chapter 900.3.10(5), By-law No. 569-2013**  
The required minimum side yard setback is 1.8m.  
The proposed West side yard setback is 1.22m.
- 3. Chapter 10.5.40.10.(5), By-law No. 569-2013**  
A minimum of 10m<sup>2</sup> of the First Floor area must be within 4m of the front wall.  
There is 7.3m<sup>2</sup> proposed within 4m of the front wall.
- 4. Chapter 10.20.30.10.(1), By-law No. 569-2013**  
The required minimum lot area is 550m<sup>2</sup>.  
The proposed lot area is 356.74m<sup>2</sup>.
- 5. Chapter 10.20.30.20.(1), By-law No. 569-2013**  
The required minimum lot frontage is 15m.  
The proposed lot frontage is 9.14m.
- 6. 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.
- 7. Chapter 10.5.40.60.(7), By-law No. 569-2013**  
Roof eaves may project a maximum of 0.9m provided that they are no closer than 0.30m to a lot line.  
The proposed eaves are 0.15m from the East lot line.
- 8. Section 13.2.1 & Section 6(8), By-law No. 7625**  
The minimum required lot frontage width is 15m.  
The proposed lot frontage and width is 9.14m.

- 9. Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is 356.74m<sup>2</sup>.
- 10. Section 13.2.3(b), By-law No. 7625**  
The minimum required East side yard setback is 1.5m.  
The proposed East side yard setback is 0.61m.
- 11. Section 13.2.3(b), By-law No. 7625**  
The minimum required West side yard setback is 1.5m.  
The proposed West side yard setback is 1.22m.
- 12. 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.
- 13. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.1m.

### 3. 28 KAPPELE AVE

File Number:	A0424/17NY	Zoning	RD / R2 (ZZC)
Owner(s):	MICHELE BRAUN JERRY TOPOLSKI	Ward:	Don Valley West (25)
Agent:	JOSEPH N CAMPITELLI ARCHITECT INC	Heritage:	Not Applicable
Property Address:	<b>28 KAPPELE AVE</b>	Community:	Toronto
Legal Description:	PLAN 1707 PT LOT 178		

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

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

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

- 1 Section 6(3) Part II 3 (II), By-law No. 438-86**  
A building must not be located closer than 1.20 m to the side wall of an adjacent building that contains opening.  
The proposed building is located 0.4 m from the adjacent building at 26 Kappele Ave.

#### 4. 48 MILLGATE CRES

File Number:	A0549/17NY	Zoning	R4 [ZZC]
Owner(s):	YAT LING	Ward:	Willowdale (24)
Agent:	CHUN ZHAO	Heritage:	Not Applicable
Property Address:	<b>48 MILLGATE CRES</b>	Community:	North York
Legal Description:	PLAN 4847 LOT 44		

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

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

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

- 1. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 19.00m.

## 5. 241 PARK HOME AVE

File Number:	A0561/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	NIGEL GREENE NICOLE KESTER-GREENE	Ward:	Willowdale (23)
Agent:	HUY TRUONG	Heritage:	Not Applicable
Property Address:	<b>241 PARK HOME AVE</b>	Community:	North York
Legal Description:	PLAN 4589 LOT 143		

### PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please note a previous application (File # A1099/16NY) with respect to the subject property, was before the Committee of Adjustment on Thursday, February 23, 2017, which was ultimately REFUSED.

### 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 34.60% of the lot area.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted building height is 7.20m for a flat or shallow roof.  
The proposed building height is 8.19m.
- 3. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 18.83m.
- 4. 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 4.00m<sup>2</sup>.  
The proposed platform at or above the second storey is 10.80m<sup>2</sup>.
- 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 34.60% of the lot area.
- 6. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 19.48m.
- 7. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.00m.  
The proposed building height is 8.73m.
- 8. Section 13.2.6A, By-law No. 7625**  
The maximum permitted balcony area is 3.80m<sup>2</sup>.  
The proposed balcony area is 10.80m<sup>2</sup>.

## 6. 100 BRENTCLIFFE ROAD

File Number:	A0570/17NY	Zoning	RD/R1B [ZZC]
Owner(s):	MARYAM REZAZADEH TOROGHI	Ward:	Don Valley West (26)
Agent:	PETER HIGGINS ARCHITECT INC	Heritage:	Not Applicable
Property Address:	<b>100 BRENTCLIFFE RD</b>	Community:	East York
Legal Description:	PLAN 3111 PT LOT 970 PT LOT 971		

### PURPOSE OF THE APPLICATION:

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

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

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

The minimum required front yard setback is 6.825m.  
The proposed front yard setback is 6.00m.

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

The maximum permitted building length is 17.00m.  
The proposed building length is 17.73m.

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

The minimum required side yard setback is 1.20m.  
The proposed north side yard setback is 0.90m.

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

The minimum required side yard setback is 1.20m.  
The proposed south side yard setback is 0.90m.

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

The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 37.20% of the lot area.

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

The maximum permitted building height is 8.50m.  
The proposed building height is 9.27m.

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

The maximum permitted height of no less than 60.00% of the total width of all front and rear exterior main walls is 7.00m.  
The proposed height of more than 40.00% of the total width of all front and rear exterior main walls is 8.17m.

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

The maximum permitted floor space index is 0.60 times the lot area.  
The proposed floor space index is 0.731 times the lot area.



**9. Section 6.3.3, By-law No. 1916**

The maximum permitted building height is 8.50m.

The proposed building height is 9.35m.

**10. Section 6.3.3, By-law No. 1916**

The maximum permitted building length is 16.75m.

The proposed building length is 17.73m.

**11. Section 6.3.3, By-law No. 1916**

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

The proposed floor space index is 0.731 times the lot area.

**12. Section 6.1.2, By-law No. 829-2000**

In all R1 and R2 residential zones, garages located below Finished Grade are prohibited in detached and semi-detached dwellings.

The proposed garage is located below Finished Grade.

## 7. 8 YORK DOWNS ROAD

File Number:	A0585/17NY	Zoning	RD / R4 (BLD)
Owner(s):	DANIEL SOBERANO	Ward:	York Centre (10)
Agent:	GORMAN MAZZON LTD	Heritage:	Not Applicable
Property Address:	<b>8 YORK DOWNS DR</b>	Community:	North York
Legal Description:	PLAN 2456 PT LOT 35		

### PURPOSE OF THE APPLICATION:

To enclose an area under the existing rear terrace to make the area a habitable space.

### 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 39.93% of the lot area.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The permitted maximum building length is 17.0 m.  
The proposed building length is 20.9 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 20.9 m.
- 4. Section 12.6, By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 39% of the lot area.
- 5. Section 12.5A, By-law No. 7625**  
The maximum permitted building length is 16.8 m.  
The proposed building length is 23.07 m.

## 8. 1017 WILSON AVE

File Number:	A0591/17NY	Zoning	AV-MU [ZZC]
Owner(s):	NORTH YORK MEDICAL BUILDING INC	Ward:	York Centre (09)
Agent:	LAWRENCE MALEK	Heritage:	Not Applicable
Property Address:	<b>1017 WILSON AVE</b>	Community:	North York
Legal Description:	PLAN 3330 PT LOTS 2 & 3		

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

To construct a new three-storey addition (including ground level and underground parking) to the existing four-storey medical office building, in conjunction with a new one-storey addition to the front of the existing building, for commercial retail and a two-storey front addition for medical offices.

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

#### **1. Section 45.2.2 (ii), By-law No. 7625**

The maximum permitted front yard setback is 3.50m.

The proposed front yard setback is 4.71m.

#### **2. Section 45.7(v), By-law No. 7625**

The minimum required number of parking spaces is 183 spaces.

The proposed number of parking spaces is 105 spaces.

#### **3. Section 45.7(ii), By-law No. 7625**

No surface parking is permitted within 2.00m of any lot line.

There are 27 existing/proposed parking spaces within 2.00m of the rear lot line.

#### **4. Section 45.9(i), By-law No. 7625**

A 2.00m landscaped area shall be provided along a rear lot line that abuts an R or RM zone.

The proposed landscaped area along the rear lot line is 0.00m.

## 9. 47 MARCIA AVEN

File Number:	A0592/17NY	Zoning	RD/R5[ZR]
Owner(s):	HIEN NGUYEN THANH TU LUU	Ward:	Eglinton-Lawrence (15)
Agent:	RALPH GRIFFO	Heritage:	Not Applicable
Property Address:	<b>47 MARCIA AVE</b>	Community:	North York
Legal Description:	PLAN 3184 LOT 61		

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

To legalize and to maintain the as built garage in the rear yard.

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

- 1. Chapter 10.5.60.20.(2), By-law No. 569-2013**  
The minimum required rear yard setback for the ancillary building or structure is 1.8m.  
The proposed rear yard setback for the ancillary building is 0.80m.

## 10. 129 COLDSTREAM AVE

File Number:	A0593/17NY	Zoning	RD / R1 (ZZC)
Owner(s):	DAVID NEAL ADAM STACEY CAROLYN SHAPIRA	Ward:	Eglinton-Lawrence (16)
Agent:	RICHARD WENGLER ARCHITECT INC	Heritage:	Not Applicable
Property Address:	<b>129 COLDSTREAM AVE</b>	Community:	Toronto
Legal Description:	PLAN M87 LOT 260		

### PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.40.10.(5), By-law No. 569-2013**  
A minimum of 10.0 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
The proposed first floor is not located within 4 m of the front main wall.
- Chapter 10.10.40.70.(1), By-law No. 569-2013**  
The required minimum front yard setback is 6.95 m.  
The proposed front yard setback is 6.19 m.
- Chapter 10.20.4.070.(3), By-law No. 569-2013**  
The required minimum side yard setback is 1.5 m.  
The proposed east side yard setback is 1.22 m.
- Chapter 10.20.4.070.(3), By-law No. 569-2013**  
The required minimum side yard setback is 1.5 m.  
The proposed west side yard setback is 1.19 m.
- Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The permitted maximum building depth for a detached dwelling is 19.0 m.  
The proposed building depth is 24.88 m.
- Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The permitted building length for a detached house is 17.0 m.  
The proposed building length is 25.64 m.
- Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The permitted maximum floor space index is 0.35 times the area of the lot.  
The proposed floor space index is 0.576 times the area of the lot.
- Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The permitted maximum height of a building is 10 m.  
The proposed height of the building is 11 m.
- Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.  
The proposed height of the side exterior main walls facing a side lot line is 10.3 m.

- 10. Section 6(30 Part II 2(II), By-law No. 438-86**  
A building on an inside lot must have a minimum front lot line setback of 6.95 m.  
The proposed front lot line setback is 6.19 m.
- 11. 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 0.576 times the area of the lot.
- 12. Section 6(3) Part II 3.B(ii), By-law No. 438-86**  
The required minimum side lot line setback is 7.5 m for the portion of the building that exceeds 17.0 m in depth.  
The proposed east side lot line is 1.22 m.
- 13. Section 6(3) Part II 3.B(ii), By-law No. 438-86**  
The required minimum side lot line setback is 7.5 m for the portion of the building that exceeds 17.0 m in depth.  
The proposed west side lot line is 1.19 m.
- 14. Section 6(3) Part IV 3(II), By-law No. 438-86**  
An integral garage is not permitted where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line.  
The proposed integral garage has a floor level below grade.
- 15. Section 4(2), By-law No. 438-86**  
The maximum permitted height is 10 m.  
The proposed height is 11.6 m.

## 11. 228 BRIAR HILL AVE

File Number:	A0594/17NY	Zoning	R1S Z0.6 [BLD]
Owner(s):	CATHERINE ELIZABETH HOWELL HELMUT HOCK	Ward:	Eglinton-Lawrence (16)
Agent:	CATHERINE FRIIS	Heritage:	Not Applicable
Property Address:	<b>228 BRIAR HILL AVE</b>	Community:	Toronto
Legal Description:	PLAN M25 PT LOTS 67 & 68 RP 66R2177 PARTS 4 TO 6		

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

To construct a new deck to the east side of the existing dwelling.

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

- Section 6(3) Part II 8 D(II), By-law No. 438-86**  
The By-law allows an uncovered platform to project into the required setbacks provided it does not extend beyond the side walls of the building as projected.  
The proposed uncovered platform is projecting beyond the easterly side wall.

## 12. 269 AIRDRIE ROAD

File Number:	A0595/17NY	Zoning	RM (d0.6) (x263)/R2A[ZZC]
Owner(s):	PATRICIA ELIZABETH WILLISTON BRIAN ALAN MARTIN	Ward:	Don Valley West (26)
Agent:	BRIAN ALAN MARTIN	Heritage:	Not Applicable
Property Address:	<b>269 AIRDRIE RD</b>	Community:	East York
Legal Description:	PLAN 2120 PT LOT 178		

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

To construct a two-storey addition at the rear of the existing two-storey dwelling, including interior alterations and new porch.

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

- 1. Chapter 10.80.40.40.(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 0.669 times the area of the lot.
- 2. Chapter 900.6.10.(263), By-law No. 569-2013**  
The maximum permitted lot coverage is 35% of lot area.  
The proposed lot coverage is 35.7% of lot area.
- 3. Section 6.4.3, By-law No. 1916**  
The maximum permitted floor space index is 0.6 times the lot area.  
The proposed floor space index is 0.692 times the lot area.



### 13. 104 CALVINGTON DRIVE

File Number:	A0596/17NY	Zoning	RD / R5 (ZZC)
Owner(s):	KRESHNIK MATI ENKELEJDA LAPARDHAJA	Ward:	York Centre (09)
Agent:	MARIN ZABZUNI	Heritage:	Not Applicable
Property Address:	<b>104 CALVINGTON DR</b>	Community:	North York
Legal Description:	PLAN 4245 LOT 314		

#### **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 10.20.40.70.(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.
- 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 1.35 m.
- 3. Section 14.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.8 m.  
The proposed west side yard setback is 1.5 m.
- 4. Section 14.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.8 m  
The proposed building length is 18.1 m.
- 5. Section 6(30)a, By-law No. 7625**  
The maximum finished first floor height is 1.5 m.  
The proposed finished first floor height is 2.4 m.
- 6. Section 6(24), By-law No. 7625**  
The maximum coverage for a rear deck is 5%  
The proposed coverage for the rear deck is 5.3%
- 7. Section 6(24), By-law No. 7625**  
The maximum rear deck projection is 2.1 m and a width of 5.81 m  
The proposed deck projects 3.66 m and is 9.8 m wide.
- 8. Section 14.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.8 m.  
The proposed east side yard setback is 1.35 m.
- 9. Section 14.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8 m.  
The proposed building height is 9.38 m.

## 14. 190 BANFF ROAD

File Number:	A0597/17NY	Zoning	RD/R7 [ZZC]
Owner(s):	MICHAEL VOLAVKA	Ward:	Don Valley West (25)
Agent:	RICHARD WENGLER ARCHITECT INC	Heritage:	Not Applicable
Property Address:	<b>190 BANFF RD</b>	Community:	North York
Legal Description:	PLAN M552 LOT 13		

### PURPOSE OF THE APPLICATION:

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

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

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

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

The proposed lot coverage is 38.57% of the lot area.

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

The maximum permitted building length is 17.00m.

The proposed building length is 20.21m.

**3. Chapter 10.20.40.30.(1), By-law No. 569-2013**

The maximum permitted building depth is 19.00m.

The proposed building depth is 20.25m.

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

The minimum required rear yard setback is 9.81m.

The proposed rear yard setback is 6.19m.

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

The minimum required side yard setback is 0.90m.

The proposed east side yard setback is 0.61m.

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

The minimum required rear yard for soft landscaping is 50.00%.

The proposed rear yard soft landscaping area is 34.57%.

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

The maximum permitted balcony area is 3.80m<sup>2</sup>.

The proposed balcony area is 4.00m<sup>2</sup>.

**8. 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 0.61m.

**9. 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 0.90m.

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

The minimum required rear yard setback is 9.50m.

The proposed rear yard setback is 6.19m.

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

The maximum permitted building height is 8.80m.

The proposed building height is 9.35m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.93m.

## 15. 309 CHURCHILL AVE

File Number:	A0598/17NY	Zoning	RD (f15.0; a550) (x5)/R4[WAV]
Owner(s):	HAMID TALEBI	Ward:	Willowdale (23)
Agent:	MEMAR ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	<b>309 CHURCHILL AVE</b>	Community:	North York
Legal Description:	PLAN 3186 PT LOTS 38 & 39 RP 66R16406 PT PART 1		

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

To legalize and to maintain the existing shed at the rear of the property.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2016**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 33.9% of the lot area.
- 2. Section 14.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 33.9% of the lot area.

## 16. 2 PARIS CRT

File Number:	A0599/17NY	Zoning	RD / R4 (BLD)
Owner(s):	ANGELA SO ERNEST LEUNG	Ward:	Don Valley East (34)
Agent:	ERNEST LEUNG	Heritage:	Not Applicable
Property Address:	<b>2 PARIS CRT</b>	Community:	North York
Legal Description:	PLAN M1626 LOT 1		

### PURPOSE OF THE APPLICATION:

To construct a new two-storey addition to the north east portion of the existing dwelling. The applicant is also proposing to enclose the existing breezeway with a new two-storey addition, in conjunction with a second storey addition over the existing detached garage.

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

- 1. 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 21.01 m.
- 2. 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 20.25 m.
- 3. Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The required minimum front yard setback is the front yard setback of that building on the abutting lot, 7.735 m.  
The proposed front yard setback is 7.05 m.
- 4. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.8 m  
The proposed building length is 21.01 m.
- 5. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.0 m with a flat roof.  
The proposed building height is 8.84 m.

## 17. 295 GLENCAIRN AVE

File Number:	A0600/17NY	Zoning	RD/R1 Z0.35 [WAV]
Owner(s):	NORMA L JENKIN RICHARD D T JENKIN	Ward:	Eglinton-Lawrence (16)
Agent:	RICHARD WENGLE ARCHITECT INC	Heritage:	Not Applicable
Property Address:	<b>295 GLENCAIRN AVE</b>	Community:	Toronto
Legal Description:	PLAN M87 LOT 32		

### PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted building length is 17.00m.  
The proposed building length is 25.91m.

**2. Chapter 10.20.40.30.(1), By-law No. 569-2013**

The maximum permitted building depth is 19.00m.  
The proposed building depth is 25.91m.

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

The maximum permitted floor space index is 0.35 times the lot area.  
The proposed floor space index is 0.585 times the lot area.

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

The maximum permitted height of all exterior main walls is 7.50m.  
The proposed height of the rear exterior main wall is 9.99m.

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

The minimum required side yard setback is 1.50m.  
The proposed east side yard setback is 1.18m.

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

The minimum required side yard setback is 1.50m.  
The proposed west side yard setback is 1.19m.

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

The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.  
The proposed east side yard setback is 1.47m for the portion of the dwelling exceeding 17.00m in depth.

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

The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.  
The proposed west side yard setback is 2.63m for the portion of the dwelling exceeding 17.00m in depth.

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

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

The proposed gross floor area is 0.585 times the lot area.

## 18. 184 GOULDING AVE

File Number:	A0601/17NY	Zoning	
Owner(s):	ANDREI MELECHTCHENKO	Ward:	Willowdale (23)
Agent:	MEMAR CONSULTANTS INC	Heritage:	Not Applicable
Property Address:	<b>184 GOULDING AVE</b>	Community:	
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.



## 19. 29 TOFINO CRES

File Number:	A0602/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	HA TUYET DU TO HA	Ward:	Don Valley West (25)
Agent:	STAN SOTA ARCHITECT	Heritage:	Not Applicable
Property Address:	<b>29 TOFINO CRES</b>	Community:	North York
Legal Description:	PLAN M1222 LOT 327		

### PURPOSE OF THE APPLICATION:

To construct a new rear one-storey addition (sunroom) in conjunction with a new rear deck.

### 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 35.33% of the lot area.

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

The minimum required rear yard setback is 8.38m.

The proposed rear yard setback is 8.22m.

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

The minimum required rear yard setback is 9.50m.

The proposed rear yard setback is 8.22m.

**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 35.33% of the lot area.

## 20. 595 CONACHER DRIVE

File Number:	A0606/17NY	Zoning	RD (f15.0; a550) (x5)/R4[ZZC]
Owner(s):	COSTEL FODOREAN ADRIANA RODICA FODOREAN	Ward:	Willowdale (24)
Agent:	PMP DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>595 CONACHER DR</b>	Community:	North York
Legal Description:	PLAN 1962 PT LOT 8		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.100.1(1)(C)(iii), By-law No. 569-2013**  
The maximum permitted drive way width is 6m.  
The proposed driveway width is 7.92m.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 32% of the lot area.
- 3. Chapter 10.5.50.10.(1), By-law No. 569-2013**  
The minimum required front yard area must be landscaping is 60%.  
The proposed front yard landscaping area is 52%.
- 4. Chapter 10.5.80.40.(1), By-law No. 569-2013**  
The maximum combined width of all vehicle entrances through the front main wall of the residential building is 6.m.  
The proposed combined width of all vehicle entrances through the front main wall is 7.32m.
- 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 7.5m.  
The proposed height of the side exterior main walls facing a side lot line is 8.03m.
- 6. Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The required minimum front yard setback is 9.05m.  
The proposed front yard setback is 5.60m.
- 7. Section 13.2.3c, By-law No. 7625**  
The minimum required rear yard setback is 9.5m.  
The proposed rear yard setback is 7.5m.
- 8. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.25m.

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

The maximum access required for parking areas is 6m.

The proposed access to parking is 7.92m.

## 21. 212 THREE VALLEYS DRIVE

File Number:	A0607/17NY	Zoning	RM / RM2 (ZZC)
Owner(s):	MOIRA CROWTHER DEAN	Ward:	Don Valley East (34)
Agent:	JOHN BOONE ARCHITECT	Heritage:	Not Applicable
Property Address:	<b>212 THREE VALLEYS DR</b>	Community:	North York
Legal Description:	PLAN 5112 PT LOT 336		

### PURPOSE OF THE APPLICATION:

To construct a new attached garage and entry foyer to the northeast side of the existing dwelling.

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

**1. 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 18.53 m.

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

The required minimum front yard setback is 8.41 m.

The proposed front yard setback is 7.26 m.

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

The required minimum east side yard setback for a semi-detached house is 1.5 m.

The proposed east side yard setback is 0.99 m.

**4. Section 17(3)(c)(i), By-law No. 7625**

The minimum required front yard setback is 7.5 m.

The proposed front yard setback is 7.26 m.

**5. Section 17(3)(c)(ii), By-law No. 7625**

The minimum required east side yard setback is 1.2 m.

The proposed east side yard setback is 0.99 m.

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

Eaves shall be permitted to project into any minimum yard setback not more than 0.5 m

The proposed roof over the garage has a maximum eaves projection of 0.56 m and the proposed roof over the enclosed entry foyer has a maximum eaves projection of 0.75 m.

## 22. 96 FAIRBANK AVE

File Number:	A0608/17NY	Zoning	RM/R2 [PPR]
Owner(s):	CATERINA ANDREACCHI PIETRO ANDREACCHI	Ward:	Eglinton-Lawrence (15)
Agent:	PIETRO ANDREACCHI	Heritage:	Not Applicable
Property Address:	<b>96 FAIRBANK AVE</b>	Community:	York
Legal Description:	PLAN 1855 S PT LOT 415		

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

To legalize and maintain the existing residential dwelling that is currently a being used as a Triplex.

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

#### **1. Chapter 10.80.20.40.(1), By-law No. 569-2013**

A dwelling unit is only permitted in a duplex.  
The dwelling unit is located in a Triplex.

#### **2. Chapter 10.80.40.40.(1), By-law No. 569-2013**

The maximum permitted floor space index is 0.80 times the lot area.  
The floor space index is 0.88 times the lot area.

#### **3. Chapter 200.5.10.1.(1), By-law No. 569-2013**

The minimum required number of parking space(s) for a Triplex is three (3) spaces.  
The Triplex will have two (2) spaces.

#### **4. By-law No. 1-83**

A Triplex House is not a permitted Use in this zone.

#### **5. Section 3.2.1D.1, By-law No. 1-83**

Any building used whole or in part for residential use ( other than apartment, or apartment-hotel ) shall provide 1 parking

space for each dwelling unit therein; the Triplex requires 3 parking spaces.

The site can provide 2 parking spaces.

## 23. 39 TREMONT CRES

File Number:	A0540/17NY	Zoning	RD/R5 [ZZC]
Owner(s):	PENDAR SOLEIMANI	Ward:	Don Valley West (25)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	<b>39 TREMONT CRES</b>	Community:	North York
Legal Description:	PLAN 4332 LOT 46		

### **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 25.00% of the lot area.

The proposed lot coverage is 29.00% of the lot area.

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

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

The proposed height of the side exterior main walls facing a side lot line is 8.40m.

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

The maximum permitted building height is 8.80m.

The proposed building height is 9.54m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.58m.

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

The maximum permitted rear deck projection is 2.10m from the wall, with a maximum height of 1.00m.

The proposed rear deck projects 3.30m from the rear wall.

## 24. 1 CEDARBANK CRES

File Number:	A0609/17NY	Zoning	RD (x5)/R5[ZZC]
Owner(s):	LIHUA HUANG	Ward:	Don Valley East (34)
Agent:	LETUS LTD	Heritage:	Not Applicable
Property Address:	<b>1 CEDARBANK CRES</b>	Community:	North York
Legal Description:	PLAN 4544 LOT 90		

### **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.(3), By-law No. 569-2013**  
Vehicle access to a parking space on a corner lot must be from a flanking street (Mallow Road) that is not a major street.  
The proposed vehicle access to a parking space is from Cedarbank Crescent as opposed to Mallow Road.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 25% of the lot area.  
The proposed lot coverage is 29.8% of the lot area.
- 3. Section 14.2.3c, By-law No. 7625**  
The minimum required rear yard setback is 9.5m.  
The proposed rear yard setback is 8.726m.

## 25. 50 GWENDOLEN CRES

File Number:	A0610/17NY	Zoning	RD / R6/G
Owner(s):	2342378 ONTARIO INC	Ward:	Willowdale (23)
Agent:	MHBC PLANNING	Heritage:	Not Applicable
Property Address:	<b>50 GWENDOLEN CRES</b>	Community:	North York
Legal Description:	PLAN M442 LOT 137		

### PURPOSE OF THE APPLICATION:

To construct a new 3 storey dwelling with integral garage. The existing dwelling will be demolished.

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

- 1. Chapter 10.20.40.10.(4), By-law No. 569-2013**  
The permitted maximum height is 7.2 m.  
The proposed height is 9.9 m.
- 2. Chapter 10.20.40.10.(4), By-law No. 569-2013**  
The permitted maximum number of storeys is two.  
The proposed number of storeys is three.
- 3. Chapter 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 0.6 m, if it is no closer to a lot line than 0.3 m.  
The proposed architectural feature encroaches 1.68 m into the required front yard setback.
- 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 from that shoreline hazard limit or stable top-of-bank.  
The proposed building is set back 8.3 m from that shoreline hazard limit or stable top-of-bank.
- 5. Section 14-A(8), By-law No. 7625**  
The maximum permitted building height is 8 m.  
The proposed building height is 9.97 m.
- 6. Section 14-A(8), By-law No. 7625**  
The maximum permitted number of storeys is two.  
The proposed number of storeys is three.



## 26. 48 GWENDOLEN CRES

File Number:	A0611/17NY	Zoning	RD / R6/G (ZPR)
Owner(s):	2342378 ONTARIO INC	Ward:	Willowdale (23)
Agent:	MHBC PLANNING	Heritage:	Not Applicable
Property Address:	<b>48 GWENDOLEN CRES</b>	Community:	North York
Legal Description:	PLAN M442 LOT 136		

### **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. Chapter 10.20.40.10.(4), By-law No. 569-2013**  
The permitted maximum height is 7.2 m.  
The proposed height is 9.98 m.
- 2. Chapter 10.20.40.10.(4), By-law No. 569-2013**  
The permitted maximum number of storeys is two.  
The proposed number of storeys is three.
- 3. Chapter 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 0.6 m, if it is no closer to a lot line than 0.3 m.  
The proposed architectural feature encroaches 1.68 m into the required front yard setback.
- 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 m from that shoreline hazard limit or stable top-of-bank.  
The proposed building is set back 7.65 m from that shoreline hazard limit or stable top-of-bank.
- 5. Section 14-A(8), By-law No. 7625**  
The maximum permitted building height is 8 m.  
The proposed building height is 9.95 m.
- 6. Section 14-A(8), By-law No. 7625**  
The maximum permitted number of storeys is two.  
The proposed number of storeys is three.

## 27. 1763 BAYVIEW AVE

File Number:	A0614/17NY	Zoning	RM / R3A
Owner(s):	2292531 ONTARIO LTD	Ward:	Don Valley West (26)
Agent:	WEI MAO	Heritage:	Not Applicable
Property Address:	<b>1763 BAYVIEW AVE</b>	Community:	East York
Legal Description:	PLAN 1908 PT LOT 379 PT LOT 380		

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

To construct a new basement apartment in the existing semi-detached dwelling. Please note that with the introduction of the 5th unit into this building, it is deemed to be an Apartment Building under the By-law.

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

**1. Chapter 10.5.50.10.(5), By-law No. 569-2013**

A lot with an apartment building must have a minimum 1.5 m wide strip of land for soft landscaping along any part of a lot line abutting another lot in the Residential Zone category. No landscaping strip is proposed.

**2. Chapter 10.5.80.10.(2), By-law No. 569-2013**

For an apartment, other than required visitor parking spaces, a minimum of 50% of the required parking spaces must be in a building or underground structure. The proposed number of parking spaces, other than required visitor parking spaces, in a building or underground structure is 40%.

**3. Chapter 230.5.1.10.(6), By-law No. 569-2013**

Longterm bicycle parking spaces must be located in a building.  
The proposed longterm bicycle parking spaces are not located in a building

## 28. 238 DUNVIEW AVE

File Number:	A0615/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	YUQING HE YU HENG HE	Ward:	Willowdale (23)
Agent:	ARMANDO BARBINI PLANNING & PERMIT SERVICES	Heritage:	Not Applicable
Property Address:	<b>238 DUNVIEW AVE</b>	Community:	North York
Legal Description:	PLAN 3691 PT LOTS 73 & 74		

### **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 32.30% 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 8.50m.

#### **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 17.26m.

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

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.45m.

#### **5. 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 1.45m.

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

The minimum required lot frontage and width is 15.00m.

The existing lot frontage and width is 14.02m.

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

The minimum required side yard setback is 1.70m.

The proposed west side yard setback is 1.45m.

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

The minimum required side yard setback is 1.70m.

The proposed east side yard setback is 1.45m.

**9. Section 13.2.5A, By-law No. 7625**

The maximum permitted building length is 16.80m.

The proposed building length is 18.21m.

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

The maximum permitted building height is 8.80m.

The proposed building height is 9.55m.

**11. 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 exceeds 1.00m in height and exceeds half the width of the dwelling.

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

Exterior stairways shall be permitted to project 2.10m.

The proposed exterior stairway to the rear of the deck projects 3.56m.

## 29. 125 POYNTZ AVE

File Number:	A0616/17NY	Zoning	R6/RD[WAV]
Owner(s):	ZOHREH DIVANI	Ward:	Willowdale (23)
Agent:	NOAR CA INC	Heritage:	Not Applicable
Property Address:	<b>125 POYNTZ AVE</b>	Community:	North York
Legal Description:	PLAN 1743 LOT 661 PT LOTS 660 & 662		

### **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%.  
The proposed lot coverage is 37%.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted building height is 10m.  
The proposed building height is 10.68m.
- 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 7.5m.  
The proposed height of the east side exterior main walls facing a side lot line is 9.85m.
- 4. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.2m.  
The proposed west side yard setback is 0.9m.
- 5. Section 14-A(5), By-law No. 7625**  
The minimum required side yard setback is 1.2m.  
The proposed west side yard setback is 0.9m.
- 6. Section 14-A(8), By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.1m.
- 7. Section 14-A(9), By-law No. 7625**  
The maximum permitted building length is 15.3m.  
The proposed building length is 16.46m.
- 8. Section 14-A(10), By-law No. 7625**  
The maximum permitted balcony area is 3.8m<sup>2</sup>.  
The proposed balcony area is 3.85m<sup>2</sup>.
- 9. Section 6(24)(c), By-law No. 7625**  
Unexcavated porches and decks shall not exceed 1m in height. Notwithstanding, the first 2.1m of an unexcavated porch or deck shall not exceed the height of the first storey floor joists.  
The proposed rear deck exceeds 1m in height and projects for 2.44m

## 30. 26 LLOYDMINSTER CRES

File Number:	A0617/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	SEYEDEBRAHIM MASOUMI	Ward:	Willowdale (24)
Agent:	KAMYAR KHOZEIMEH	Heritage:	Not Applicable
Property Address:	<b>26 LLOYDMINSTER CRES</b>	Community:	North York
Legal Description:	PLAN 4318 LOT 33		

### PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.30.40(1), By-law No. 569-2013**  
The permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 31.46% of the lot area.
- Chapter 900.3.10 Exception for RD Zone, By-law No. 569-2013**  
The required east side yard setback is 1.8 m.  
The proposed east side yard setback is 1.5 m.
- Chapter 10.20.40.10.(6), By-law No. 569-2013**  
The permitted maximum height of the first floor above established grade is 1.2 m.  
The proposed height of the first floor above established grade is 1.33 m.
- Section 13.2 4, By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 31.46% of the lot area.
- Section 13.2.3(b), By-law No. 7625**  
The minimum required east side yard setback is 1.8 m.  
The proposed east side yard setback is 1.5 m.
- Section 6(30)a, By-law No. 7625**  
The maximum permitted finished first floor height is 1.5 m.  
The proposed finished first floor height is 2.09 m.
- Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8 m.  
The proposed building height is 9.28 m.

## 31. 314 MELROSE AVE

File Number:	A0618/17NY	Zoning	RD/R3(19) [ZZC]
Owner(s):	PHILIP LEE KARIN YU-PIK HUI	Ward:	Eglinton-Lawrence (16)
Agent:	PETER TREEN	Heritage:	Not Applicable
Property Address:	<b>314 MELROSE AVE</b>	Community:	North York
Legal Description:	PLAN 1706 PT LOTS 91 & 92		

### PURPOSE OF THE APPLICATION:

To construct a new rear deck.

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

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

The minimum required side yard setback is 0.90m.  
The proposed west side yard setback is 0.84m.

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

The maximum permitted lot coverage for a rear deck that does not encroach into the required minimum rear yard setback is 5.00% of the lot area.  
The proposed lot coverage for the rear deck is 8.30% of the lot area.

#### 3. 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 5.00% of the lot area or 56 square metres, whichever is the lesser.  
The proposed deck occupies 8.30% of the lot area.

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

The maximum permitted rear deck projection is 2.10m from the wall, a maximum height of 1.00m and is not to be more than half the width of the dwelling.  
The proposed rear deck projects 5.48m from the rear wall and is 93.20% of the width of the dwelling.

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

The maximum permitted projection of a canopy is 1.80m from the rear wall.  
The proposed rear canopy projects 6.00m.

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

The minimum required side setback for the rear deck is 1.50m.  
The proposed west side yard setback for the rear deck is 0.84m.

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

The minimum required side setback for the rear deck is 1.50m.  
The proposed east side yard setback for the rear deck is 1.20m.

## 32. 42 MILLGATE CRES

File Number:	A0619/17NY	Zoning	RD (x5)/R4[ZZC]
Owner(s):	SHIRIN ANSARI	Ward:	Willowdale (24)
Agent:	A & ARCHITECTS	Heritage:	Not Applicable
Property Address:	<b>42 MILLGATE CRES</b>	Community:	North York
Legal Description:	PLAN 4847 LOT 41		

### **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 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.0m.  
The proposed building length is 20.83m.
- 2. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.8m.  
The proposed building length is 19.08m.



### 33. 10 ALONZA ROAD

File Number:	A0621/17NY	Zoning	RD [WAIVER]
Owner(s):	VIVIEN GREEN NORMAN HELFAND	Ward:	Willowdale (23)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	<b>10 ALONZO RD</b>	Community:	North York
Legal Description:	PLAN 4598 LOT 74		

#### PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.30.40, By-law No. 569-2013**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed coverage is 32.00% of the lot area.
- Chapter 10.20.40.70, By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed south side yard setback is 1.20m for 6.35m of the wall.
- Chapter 10.5.40.10(5), By-law No. 569-2013**  
A minimum of 10.00m<sup>2</sup> of the first floor must be within 4.00m of the main front wall.  
There will be 0.00m<sup>2</sup> of the first floor within 4.00m of the front main wall.
- Chapter 10.20.40.10, By-law no. 569-2013**  
The maximum permitted building height is 7.20m.  
The proposed building height is 7.79m.
- 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.
- Section 13.2.3, By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed south side yard setback is 1.20m for 6.35m of the wall.
- Section 13.2.5A, By-law No. 7625**  
The maximum permitted length of the building is 16.80m.  
The proposed length of the building is 18.63m.

## 34. 17 BRAMBLE DRIVE

File Number:	A0622/17NY	Zoning	R4/RD (f21, a550) [WAIVER]
Owner(s):	XIAOYAN JIANG	Ward:	Don Valley West (25)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	<b>17 BRAMBLE DR</b>	Community:	North York
Legal Description:	PLAN M1221 LOT 128		

### PURPOSE OF THE APPLICATION:

To construct a new two-storey detached 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 30.00% of the lot area.  
The proposed lot coverage is 32.00% of the lot area.
- 2. Chapter 10.5.100.1, By-law No. 569-2013**  
The maximum permitted width of a driveway is 6.00m.  
The proposed width of the driveway is 7.62m.
- 3. Chapter 10.5.80.40, By-law No. 569-2013**  
The maximum permitted 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 7.10m.
- 4. Chapter 10.20.40.10, By-law No. 569-2013**  
The maximum permitted height of the side walls is 7.50m.  
The proposed height of the side walls is 7.80m.
- 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 13.2.6, By-law no. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.10m.
- 7. Section 6A(5)a, By-law no. 7625**  
The maximum permitted driveway width is 6.00m.  
The proposed driveway width is 7.

## 35. 53 LAIRD DRIVE

File Number:	A0623/17NY	Zoning	M1 [ZR]
Owner(s):	ERGO PROPERTIES LTD.	Ward:	Don Valley West (26)
Agent:	AMJAD IQBAL	Heritage:	Not Applicable
Property Address:	<b>53 LAIRD DR</b>	Community:	East York
Legal Description:	PLAN 2120 LOT 676 RP 64R7227 PART 1 RP 64R7227 PART 20 PART 21		

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

To alter the existing building to create a space for a recreation facility and mezzanine area for storage.

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

- 1. Section 8.2.2, By-law No. 1916**  
The maximum permitted floor space index is 0.75 times the lot area.  
The proposed floor space index is 0.823 times the lot area.
- 2. Section 8.2.1, By-law No.1916**  
The use of private and public recreation facilities is not a permitted use in this zone.

## 36. 199 GOULDING AVE

File Number:	A0624/17NY	Zoning	RD (f15.0; a610)/R4[ZZC]
Owner(s):	2439187 ONTARIO INC 2439187 ONTARIO INC	Ward:	Willowdale (23)
Agent:	SHAHRAM RASHVAND	Heritage:	Not Applicable
Property Address:	<b>199 GOULDING AVE</b>	Community:	North York
Legal Description:	PLAN 2366 LOT 255		

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

To construct a new detached 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 32.30% of the lot area.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted height of a building is 10.00m.  
The proposed height of the building is 10.65m.
- 3. Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 0.91m.
- 4. Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.22m.
- 5. 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 0.91m.
- 6. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.22m.
- 7. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.49m.
- 8. Section 13.2.4, By-law No. 7625**  
The maximum permitted lot coverage is 30.00% of the lot area.  
The proposed lot coverage is 32.30% of the lot area.
- 9. Section 13.2.5A(3)(c), By-law no. 7625**  
The maximum height of a one-storey rear extension is 5.00m.  
The proposed height of the rear extension is 5.43m.

### 37. 463 KENNETH AVE.

File Number:	A0625/17NY	Zoning	RD/ R4 [WAIVER]
Owner(s):	DARIOUSH NOBAHAR	Ward:	Willowdale (23)
Agent:	PMP DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>463 KENNETH AVE</b>	Community:	North York
Legal Description:	PLAN 2282 LOT 154		

#### PURPOSE OF THE APPLICATION:

To construct a new two-torey 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 30.00% of the lot area.  
The proposed lot coverage is 32.00% of the lot area.
- 2. Chapter 10.20.40.10.(2), By-law no. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the side exterior main walls facing the south side lot line is 8.10m.
- 3. 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 not from the flanking street.
- 4. Chapter 10.5.100.1.(1)(C), By-law No. 569-2013**  
The maximum width of a driveway is 6.00m.  
The proposed driveway is 7.80m wide.
- 5. Chapter 10.5.80.40.(1), By-law No. 569-2013**  
The maximum combined width of all vehicle entrances through the front main wall is 6.00m.  
The proposed combined width of all vehicle entrances through the front main wall is 7.32m.
- 6. Chapter 10.20.40.70.(6), By-law No. 569-2013**  
The minimum required side yard setback for a side lot line abutting a street is 3.00m.  
The proposed north side yard setback is 1.80m.
- 7. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 16.89m.
- 8. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.17m.
- 9. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback abutting the street is 3.00m.  
The proposed north side yard setback is 1.80m.

- 10. Section 6A(5)a, By-law no. 7625**  
The maximum permitted driveway width is 6.00m.  
The proposed driveway width is 7.80m.

## 38. 81 GLENORA AVE

File Number:	A0070/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	ISSA SOBHANI HASSAN SOBHANI	Ward:	Willowdale (23)
Agent:	PMP DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>81 GLENDORA AVE</b>	Community:	North York
Legal Description:	PLAN 1967 LOT 985 PT LOT 984		

### PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please note this application was previously deferred Thursday, April 6, 2017 in order to allow the applicant an opportunity to revise their application and to have the required signs posted on the property.

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

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

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

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the west side exterior main wall facing a side lot line is 8.81m.

#### 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 8.15m.

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

The minimum required side yard setback is 1.80m.  
The proposed east side yard setback is 1.50m.

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

The minimum required lot area is 550.00m<sup>2</sup>.  
The existing lot area is 548.12m<sup>2</sup>.

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

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

#### 7. 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.

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

The maximum permitted building height is 8.80m.  
The proposed building height is 9.31m.

**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 1.70m.



### 39. 359 GREENFIELD

File Number:	B0099/16NY	Zoning	R3/RD (f21.0; a600) (x1011)
Owner(s):	TIESHAN HU GUYING PAN	Ward:	Willowdale (23)
Agent:	D R DESIGN GROUP INC	Heritage:	Not Applicable
Property Address:	<b>359 GREENFIELD AVE</b>	Community:	North York
Legal Description:	PLAN 3237 PT LOT 4		

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

To obtain consent to sever the property into two undersized residential lots. This consent and the associated minor variance applications were deferred from the Committee of Adjustment hearing of July 6, 2017.

#### **Conveyed - Part 2**

Address to be determined

The frontage is 15.25m and the lot area is 400.14m<sup>2</sup>. A new detached residential dwelling is proposed requiring variances to the applicable zoning by-laws.

#### **Retained - Part 1**

Address to be determined

The frontage is 15.25m and the lot area is 399.86m<sup>2</sup>. A new detached residential dwelling is proposed requiring variances to the applicable zoning by-laws.

**File Numbers B0099/16NY, A1150/16NY, A1151/16NY will be considered jointly.**

### 39A. 359 GREENFIELD AVE PART 1

File Number:	A1150/16NY	Zoning	R3/R3/RD (f21.0; a600) (x1011)(ZR)
Owner(s):	TIESHAN HU XIAORONG HU	Ward:	Willowdale (23)
Agent:	D R DESIGN GROUP INC	Heritage:	Not Applicable
Property Address:	<b>359 GREENFIELD AVE (PART 1)</b>	Community:	North York
Legal Description:	PLAN 3237 PT LOT 4		

#### PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. File Numbers B0099/16NY, A1150/16NY, A1151/16NY will be considered jointly. The consent and the associated minor variance applications were deferred from the Committee of Adjustment hearing of July 6, 2017.

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

- 1. Chapter 10.20.30.10.(1), Zoning By-law 569-2013**  
The required minimum lot area is 600 m<sup>2</sup>.  
The proposed lot area is 399.86 m<sup>2</sup>.
- 2. Chapter 10.20.30.20.(1), Zoning By-law 569-2013**  
The required minimum lot frontage is 21 m.  
The proposed lot frontage is 15.25 m.
- 3. Chapter 10.20.30.40.(1), Zoning By-law 569-2013**  
The permitted maximum lot coverage is 30 % of the lot area: 119.95 m<sup>2</sup>.  
The proposed lot coverage is 32 % of the lot area: 127.94 m<sup>2</sup>.
- 4. Section 12.3, Zoning By-law No. 7625**  
The minimum required lot area is 600 m<sup>2</sup>.  
The proposed lot area is 399.86 m<sup>2</sup>.
- 5. Section 12.4(c), Zoning By-law No. 7625**  
The minimum required rear yard setback is 9.5 m.  
The proposed rear yard setback is 7.5 m.
- 6. Section 12.7, Zoning By-law No. 7625**  
The maximum permitted building height is 8.8 m.  
The proposed building height is 9.42 m.
- 7. Section 6(30)a, Zoning By-law No. 7625**  
The maximum finished first floor height is 1.5 m.  
The proposed finished first floor height is 1.89 m.

## 39B. 359 GREENFIELD AVE PART 2

File Number:	A1151/16NY	Zoning	R3/R3/R3/RD (f21.0; a600) (x1011)(ZR)
Owner(s):	TIESHAN HU XIAORONG HU	Ward:	Willowdale (23)
Agent:	D R DESIGN GROUP INC	Heritage:	Not Applicable
Property Address:	<b>359 GREENFIELD AVE (PART 2)</b>	Community:	North York
Legal Description:	PLAN 3237 PT LOT 4		

### PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. File Numbers B0099/16NY, A1150/16NY, A1151/16NY will be considered jointly. The consent and the associated minor variance applications were deferred from the Committee of Adjustment hearing of July 6, 2017.

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

- 1. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**  
The required minimum lot area is 600 m<sup>2</sup>.  
The proposed lot area is 400.14 m<sup>2</sup>.
- 2. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**  
The permitted maximum lot coverage is 30 % of the lot area: 120.04 m<sup>2</sup>.  
The proposed lot coverage is 32 % of the lot area: 127.94 m<sup>2</sup>.
- 3. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**  
The required minimum lot frontage is 21 m.  
The proposed lot frontage is 15.25 m.
- 4. Section 12.4(c), Zoning By-law No. 7625**  
The minimum required rear yard setback is 9.5 m.  
The proposed rear yard setback is 7.5 m.
- 5. Section 12.7, Zoning By-law No. 7625**  
The maximum permitted building height is 8.8 m.  
The proposed building height is 9.54 m.
- 6. Section 6(30)a, Zoning By-law No. 7625**  
The maximum finished first floor height is 1.5 m.  
The proposed finished first floor height is 1.82 m.
- 7. Section 12.3, Zoning By-law No. 7625**  
The minimum required lot area is 600 m<sup>2</sup>.  
The proposed lot area is 400.14 m<sup>2</sup>.

## 40. 26 RYKERT CRES

File Number:	A0402/17NY	Zoning	RD (f12.0; a370; d0.6)/R1B[ZONING]
Owner(s):	ARIF KHIMJI CINDY MARY KHIMJI	Ward:	Don Valley West (26)
Agent:	PETER HIGGINS ARCHITECT INC	Heritage:	Not Applicable
Property Address:	<b>26 RYKERT CRES</b>	Community:	East York
Legal Description:	PLAN M597 LOT 39		

### 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, July 6, 2017, deferred SINE DIE, in order to allow the applicant an opportunity to meet with TRCA Department to discuss their concerns.

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

- 1. Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted building height is 8.5m.  
The proposed building height is 8.9m.
- 2. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.2m.  
The proposed south west side yard setback is 0.9m.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.2m.  
The proposed north east side yard setback is 0.9m.
- 4. 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 0.957 times the area of the lot.
- 5. 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 10m from that shoreline hazard limit or stable top-of-bank.  
The proposed building is set back 2.11m from that stable top-of-bank.
- 6. Section 6.3.3, By-law No. 1916**  
The maximum permitted building height is 8.5m.  
The proposed building height is 8.9m.
- 7. 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 .677 x the lot area.

**8. Section 6.3.3, By-law No. 1916**

The maximum permitted lot coverage is 35.0% of the lot area.

The proposed lot coverage is 38.9% of the lot area.

## 41. 42 MCRAE DRIVE

File Number:	A0401/17NY	Zoning	Rd / R1B (ZR)
Owner(s):	DANIELA TIXI	Ward:	Don Valley West (26)
Agent:	PETER HIGGINS ARCHITECT INC	Heritage:	Not Applicable
Property Address:	<b>42 MCRAE DR</b>	Community:	East York
Legal Description:	PLAN 2121 PT LOT 483 PT LOT 484		

### PURPOSE OF THE APPLICATION:

To construct a new two storey addition to the rear of the existing dwelling. To construct a new second storey addition above the existing garage on the east side. To construct a new enclosed porch and bay window on the front of the dwelling. This file was previously deferred from the July 6th, 20178 meeting.

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

- 1. Chapter 10.5.40.70.(1), By-law No 569-2013**  
The minimum required front yard setback is 5.11 m.  
The proposed front yard setback is 3.95 m.
- 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 0.76 times the area of the lot.
- 3. 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 38.6% of the lot area.
- 4. 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 space is located in the front yard.
- 5. Chapter 10.20.40.70.(3), By-law No 569-2013**  
The minimum required west side yard setback is 1.2 m  
The proposed west side yard setback is 0.9 m.
- 6. Chapter 10.20.40.70.(3), By-law No 569-2013**  
The minimum required east side yard setback for the building additions is 1.2 m.  
The proposed east side yard setback for the second storey building addition is 1.16 m.
- 7. Chapter 10.5.40.60.(7), By-law No 569-2013**  
The eaves of a roof may encroach into a required minimum building setback a maximum of 0.9 m, if they are no closer to a lot line than 0.3 m.  
The proposed eaves encroach 1.05 m into the required east side yard and are 0.15 m from the east side lot line.

- 8. Chapter 10.20.40.70.(3), By-law No 569-2013**  
The minimum required east side yard setback for the building additions is 1.2 m.  
The proposed east side yard setback for the second storey building addition above the garage is 0.3 m.
- 9. 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 0.76 times the lot area.
- 10. Section 6.1.1, By-law No. 1916**  
Every such addition may retain the side yard setback of the existing dwelling, but in no case shall the said side yards be less than 0.45 m.  
The proposed east side yard setback for the second storey of the building is 0.3 m.
- 11. Section 6.1.1, By-law No. 1916**  
The minimum required front yard setback is 5.16 m.  
The proposed front yard setback is 3.95 m.
- 12. Section 6.3.3, By-law No. 1916**  
The minimum required number of off-street parking spaces is 1 space behind the main front wall.  
The proposed number of off-street parking spaces is 1 space in front of the main front wall.
- 13. Section 5.7, By-law No. 1916**  
Unenclosed porches cannot be closer than 4.5 m to the front lot line.  
The proposed distance between the front porch and the front lot line is 3.09 m.
- 14. Section 5.7, By-law No. 1916**  
Canopies cannot be closer than 4.5 m to the front lot line.  
The proposed distance between the front canopy and the front lot line is 3.06 m.
- 15. Section 5.7, By-law No. 1916**  
Eaves may encroach into any required side yard to a maximum of 0.61 m.  
The proposed eaves encroach 0.75 m into the required east side yard.

## 42. 117 HARLANDALE AVE

File Number:	A0408/17NY	Zoning	RD (f15.0; a550)/ R4 [ZR]
Owner(s):	RAMZAN KHAN MOHAMMAD	Ward:	Willowdale (23)
Agent:	NAFISS DESIGN INC	Heritage:	Not Applicable
Property Address:	<b>117 HARLANDALE AVE</b>	Community:	North York
Legal Description:	PLAN M389 W PT LOT 86		

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

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

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**  
A minimum of 10.00m<sup>2</sup> of the first floor area must be within 4.00m of the front wall.  
The proposed first floor area within 4.00m of the front wall is 4.70m<sup>2</sup>.
- 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 32.00% of the lot area.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the west side exterior main walls is 7.65m.
- 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 is 7.89m.
- 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 0.91m.
- 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 1.22m.
- 7. Chapter 10.5.50.10.(1), By-law No. 569-2013**  
A minimum of 75.00% of the required front yard landscaping must be soft landscaping.  
The proposed front yard soft landscaping is 68.70%.
- 8. Section 13.2.3(a), By-law No. 7625**  
The minimum required front yard setback is 7.50m +/- 1.00m.  
The proposed front yard setback is 5.83m.
- 9. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.50m.  
The proposed west side yard setback is 0.91m.



- 10. Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.50m.  
The proposed east side yard setback is 1.22m.
- 11. 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.
- 12. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 9.32m.
- 13. Section 6(30)a, By-law No. 7625**  
The maximum finished first floor height is 1.50m.  
The proposed finished first floor height is 1.65m.
- 14. Section 7.4A, By-law No. 7625**  
The minimum required front yard soft landscaping is 75.00% of the front yard area.  
The proposed front yard soft landscaping is 68.70% of the front yard area.

### 43. 614 LAUDER AVENUE

File Number:	A0605/17NY	Zoning	RM / R2 (ZZC)
Owner(s):	SZE-WAI YU	Ward:	Eglinton-Lawrence (15)
Agent:	SZE-WAI YU	Heritage:	Not Applicable
Property Address:	<b>614 LAUDER AVE</b>	Community:	York
Legal Description:	PLAN 1969 N PT LOT 1		

#### **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. Chapter 10.80.40.10.(2), By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 8.5 m.  
The proposed height of the side exterior main walls facing a side lot line is 8.72 m.
- 2. Chapter 10.80.40.40.(1), By-law No. 569-2013**  
The permitted maximum floor space index is 0.8 times the area of the lot.  
The proposed floor space index is 1.10 times the area of the lot.
- 3. Chapter 10.80.40.70.(3), By-law No. 569-2013**  
The required minimum side yard setback for a detached house is 1.2 m  
The proposed east side yard setback is 0.69 m.
- 4. Chapter 10.80.40.70.(3), By-law No. 569-2013**  
The required minimum side yard setback for a detached house is 1.2 m  
The proposed west side yard setback is 0.58 m.
- 5. Section 3. (a), By-law No 1-83**  
The minimum side yard setback is 1.2 m.  
The proposed east side yard setback is 0.69 m.
- 6. Section 3. (a), By-law No 1-83**  
The maximum floor space index is 0.8.  
The proposed floor space index is 1.10.