

**COMMITTEE OF ADJUSTMENT
 NORTH YORK PANEL**

Hearing Date: Thursday, November 9, 2017
Time: 9:30 am
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	Owner	Property	Community (Ward)
1.	B0048/17NY	ASSUNTA ARCIERO MARIO ARCIERO	61 MANIZA RD	York Centre (09)
1a.	B0049/17NY	AHMAD NASSRI IBRAHIM NASSRI	65 MANIZA RD	York Centre (09)
1b.	B0050/17NY	JASON CAMPITELLI	63 MANIZA RD	York Centre (09)
1c.	A0724/17NY	AHMAD NASSRI IBRAHIM NASSRI	65 MANIZA RD	York Centre (09)
2.	B0053/17NY	2406861 ONTARIO LIMITED	2966 BAYVIEW AVE (400 Hillcrest Ave)	Willowdale (23)

Item	File	Owner	Property	Community (Ward)
3.	A0796/17NY	STUART HYTMAN	1 FOREST WOOD	Eglinton-Lawrence (16)
4.	A0802/17NY	MELANIE NG- WINHOLD SCOTT WINHOLD	35 FRANKLIN AVENUE	Willowdale (23)
5.	A0803/17NY	SHARON LEE ANDREW PUSHALIK	8 HADDINGTON AVENUE	Eglinton-Lawrence (16)
6.	A0805/17NY	PETER PUZZO	76 ALAMEDA AVENUE	Eglinton-Lawrence (15)
7.	A0806/17NY	DINO GARDIMAN	18 TUMPANE STREET	York Centre (09)
8.	A0808/17NY	ANTON VIMALATHAS ANTHONIPILLAI	422 NORTHCLIFFE BLVD	Eglinton-Lawrence (15)
9.	A0809/17NY	MARINA VIEGAS RAMNATH SHETTY	459 HOUNSLOW AVENUE	Willowdale (23)
10.	A0810/17NY	JIANPING WANG	390 WILLOWDALE AVENUE	Willowdale (23)
11.	A0812/17NY	RONALD BATT LESLIE BATT	15 FLEETWELL CRT	Willowdale (23)
12.	A0813/17NY	TAI HUYNH	48 CRANBROOKE AVENUE	Eglinton-Lawrence (16)
13.	A0815/17NY	ZHOUMAO YU	216 HARLANDALE AVENUE	Willowdale (23)
14.	A0816/17NY	AMIR CHARMCHI	261 BURBANK DRIVE	Willowdale (24)
15.	A0817/17NY	DONIKA CANE ENDRIT CANE	177 BELGRAVIA AVENUE	Eglinton-Lawrence (15)

Item	File	Owner	Property	Community (Ward)
16.	A0818/17NY	HAMID REZA YAHYAEE HAMID YAHEE	74 CAINES AVENUE	Willowdale (23)
17.	A0819/17NY	DEBBIE RIZAS	91 DAWLISH AVENUE	Don Valley West (25)
18.	A0820/17NY	RATTAN SINGH DHANOYA JASKIRAT KAUR DHANOYA	288 CHURCHILL AVENUE	Willowdale (23)
19.	A0821/17NY	YVETTE GHO STEPHEN LEE	28 SOUTHVALE DRIVE	Don Valley West (26)
20.	A0822/17NY	CHUNG-MAN LAM JAY JEFFREY HOWARD MOSS	370 GLENCAIRN AVENUE	Eglinton-Lawrence (16)
21.	A0823/17NY	ARMIN PARNIA	302 JOHNSTON AVENUE	Willowdale (23)

3. OTHER BUSINESS

1. 61 MANIZA RD

File Number:	B0048/17NY	Zoning	R6/RD (f12.0; a370) (x1463) (ZR)
Owner(s):	ASSUNTA ARCIERO MARIO ARCIERO	Ward:	York Centre (09)
Agent:	WESTON CONSULTING	Heritage:	Not Applicable
Property Address:	61 MANIZA RD	Community:	North York
Legal Description:	PLAN 1764 S PT LOT 145		

THE CONSENT REQUESTED:

To obtain consent to sever the rear portion of the property for the purpose of a lot addition.

Convey - PART 6

PART 6 measures 12.19 m by 15.85 m and has a lot area of 193.21 m². Part 6 will be added to PART 4 (severed from 63 Maniza Road - file B0050/17NY), and PART 2 (severed from 65 Maniza Road - file B0049/17NY) to form a new residential building lot fronting Plewes Road.

Retain - PART 5

61 Maniza Road

PART 5 has an existing frontage of 15.85 m and a proposed lot area of 603.88 m². The existing dwelling would remain. No variances are requested.

File Numbers B0048/17NY, B0049/17NY, B0050/17NY, A0724/17NY will be considered jointly.

1a. 65 MANIZA RD

File Number:	B0049/17NY	Zoning	R6/RD (f12.0; a370) (x1463) (ZR)
Owner(s):	AHMAD NASSRI IBRAHIM NASSRI	Ward:	York Centre (09)
Agent:	WESTON CONSULTING	Heritage:	Not Applicable
Property Address:	65 MANIZA RD	Community:	North York
Legal Description:	PLAN 1764 N PT LOT 145		

THE CONSENT REQUESTED:

To obtain consent to sever the rear portion of the property for the purpose of a lot addition.

Convey - PART 2

PART 2 measures 7.62 m by 12.14 m and has a lot area of 92.5 m². Part 2 will be added to PART 4 (severed from 63 Maniza Road - file B0050/17NY), and PART 6 (severed from 61 Maniza Road - file B0048/17NY) to form a new residential building lot fronting Plewes Road.

Retain - PART 1

65 MANIZA RD

PART 1 has an existing frontage of 12.14 m and a proposed lot area of 462.53 m². The existing dwelling would remain. The retained lot requires relief from the applicable by-laws as submitted in application A0724/17NY.

File Numbers B0048/17NY, B0049/17NY, B0050/17NY, A0724/17NY will be considered jointly.

1b. 63 MANIZA RD

File Number:	B0050/17NY	Zoning	R6/RD (f12.0; a370) (x1463) (ZR)
Owner(s):	JASON CAMPITELLI	Ward:	York Centre (09)
Agent:	WESTON CONSULTING	Heritage:	Not Applicable
Property Address:	63 MANIZA RD	Community:	North York
Legal Description:	PLAN 1764 PT LOT 145		

THE CONSENT REQUESTED:

To obtain consent to sever the rear portion of the property for the purpose of a lot addition.

Convey - PART 4

PART 4 irregular in shape and has a lot area of 204.07 m². Part 4 will be added to PART 6 (severed from 61 Maniza Road - file B0048/17NY), and PART 2 (severed from 65 Maniza Road - file B0049/17NY) to form a new residential building lot fronting Plewes Road.

Retain - PART 3

63 Maniza Road

PART 3 has an existing frontage of 12.19 m and a proposed lot area of 464.43 m². The existing dwelling would remain. No variances are requested.

File Numbers B0048/17NY, B0049/17NY, B0050/17NY, A0724/17NY will be considered jointly.

1c. 65 MANIZA RD

File Number:	A0724/17NY	Zoning	R6/RD (f12.0; a370) (x1463) (ZR)
Owner(s):	AHMAD NASSRI IBRAHIM NASSRI	Ward:	York Centre (09)
Agent:	WESTON CONSULTING	Heritage:	Not Applicable
Property Address:	65 MANIZA RD	Community:	North York
Legal Description:	PLAN 1764 N PT LOT 145		

PURPOSE OF THE APPLICATION:

To legalize and maintain the existing dwelling. The lot size will be reduced by a series of lot addition applications (severing the rear portions of 65, 63 and 61 Maniza Road) to create a new residential building lot fronting Plewes Road. File Numbers B0048/17NY, B0049/17NY, B0050/17NY, A0724/17NY will be considered jointly.

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

- 1. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 35 % of the lot area.
The proposed lot coverage is 37.2 % of the lot area.
- 2. Chapter 10.20.40.70.(2), Zoning By-law No. 569-2013**
A) The required minimum rear yard setback is 9.52 m.
The proposed rear yard setback is 7.88 m.
- 3. Section 14-A(6), Zoning By-law No. 7625**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 37.2% of the lot area.
- 4. Section 14-A(5)(b), Zoning By-law No. 7625**
The minimum required rear yard setback is 9.5 m.
The proposed rear yard setback is 7.88 m.

2. 2966 BAYVIEW AVE (400 HILLCREST AVE)

File Number:	B0053/17NY	Zoning	R6/RM1(site specific)
Owner(s):	2406861 ONTARIO LIMITED	Ward:	Willowdale (23)
Agent:	ROBERT MILLWARD	Heritage:	Not Applicable
Property Address:	2966 BAYVIEW AVE (400 HILLCREST AVE)	Community:	North York
Legal Description:	PLAN 1609 PT LOT 347		

THE CONSENT REQUESTED:

The purpose of the application is to sever a portion of the property to create a new residential building lot. The site is the subject of recent Rezoning and Site Plan Approval applications (File Nos. 15 139695 NNY 23 OZ and 15 139702 NNY 23 SA, respectively), to permit the redevelopment of the properties with five attached townhouses facing Bayview Avenue and one single detached dwelling facing Hillcrest Avenue,

Conveyed - Part 7

400 Hillcrest Avenue

PART 7 has a frontage of 12.05 m and a lot area of 324 m². The severance of Part 7 would allow for the separate construction of a single detached dwelling on the newly created lot,

Retained - Parts 1-6

2966 Bayview Avenue

PARTS 1-6 have a frontage of 27.13 m. These lands will accommodate the proposed townhouse development. The retained portions will be subject to future planning applications for Part Lot Control and Draft Plan of Condominium.

PART 8 - to be dedicated to the City for road widening purpose.

3. 1 FOREST WOOD

File Number:	A0796/17NY	Zoning	RD / R3 (ZZC)
Owner(s):	STUART HYTMAN	Ward:	Eglinton-Lawrence (16)
Agent:	MATTHEW SAPERA HOMES	Heritage:	Not Applicable
Property Address:	1 FOREST WOOD	Community:	North York
Legal Description:	PLAN 1611 LOT 119		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.100.1(1)(D), By-law No. 569-2013**
The maximum permitted driveway width is the lesser of 9 m or the cumulative width of side -by-side parking spaces behind the front main wall.
The proposed driveway width is 18.84 m.
- 2. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The permitted maximum building depth is 19.0 m.
The proposed building depth is 37.4 m.
- 3. Chapter 10.20.40.70.(2), By-law No. 569-2013**
The required minimum rear yard setback is 25% of the lot depth; 19.75 m.
The proposed rear yard setback is 19.03 m.
- 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 6.0 m.
The proposed combined width of all vehicle entrances through the front main wall is 7.32 m.
- 5. Chapter 10.5.80.40.(3), By-law No. 569-2013**
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
The proposed vehicle access to a parking space is from Forest Wood as opposed to Lytton Boulevard.
- 6. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The permitted maximum area of each platform at or above the second storey is 4.0 m².

The proposed area of each platform at or above the second storey is 10.8 m².

- 7. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0 m.
The proposed building length is 45.2 m.
- 8. Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 34.87 m.
- 9. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8 m for a dwelling with a flat roof.
The proposed building height is 9.99 m.
- 10. Section 12.7A, By-law No. 7625**
The maximum permitted balcony area is 3.8 m².
The proposed balcony area is 10.8 m².
- 11. Section 6A(5), By-law No. 7625**
The minimum/maximum access required for parking areas is 9 m for lots with a frontage greater than 23 m.
The proposed driveway width is 18.84 m.
- 12. 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.
The proposed deck projects 12.26 m from the rear wall.
- 13. Section 6(24)(a), By-law No. 7625**
All unexcavated porches or decks, attached to or detached from the main building, and located in the side and rear yard, shall not occupy more than 5% of the lot area or 56 m², whichever is lesser.
The proposed rear unexcavated terrace is 88 m².
- 14. Section 6(9)(k), By-law No. 7625**
The maximum permitted projection of a balcony is 1.6 m from the wall.
The rear balcony projects 1.83 m.
- 15. Section 6(9)(b), By-law No. 7625**
The maximum projection of a stair from a rear wall is 2.1 m
The proposed stair projects 9.3 m from the rear wall and 2.13 m for the proposed rear terrace.
- 16. Section 6(9)(j), By-law No. 7625**
The maximum permitted area of a canopy in a side yard is 2.3 m².
The proposed canopy is 10.03 m².

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

Porches and decks 2.3 m² or less in area, shall be permitted to project into one minimum side yard setback only, no more than 1.6 m, but no closer than 0.6 m from any side lot line.

The proposed side porch is 8.6 m²

4. 35 FRANKLIN AVE

File Number:	A0802/17NY	Zoning	RD (f15.0; a550) (x5)/R4[ZZC]
Owner(s):	MELANIE NG-WINHOLD SCOTT WINHOLD	Ward:	Willowdale (23)
Agent:	RE PLACEMENT DESIGN	Heritage:	Not Applicable
Property Address:	35 FRANKLIN AVE	Community:	North York
Legal Description:	PLAN M412 LOT 256		

PURPOSE OF THE APPLICATION:

To construct a new two-storey rear addition and deck to the existing two-storey dwelling. The existing deck would be demolished.

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

- 1. Chapter 10.5.50.10.(3), By-law No. 569-2013**
The minimum required rear yard soft landscaping area is 50%.
The proposed rear yard soft landscaping area is 36.16%.
- 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 37.97% of the lot area.
- 3. 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 0.305m and are 0.12m from the east lot line.
- 4. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setbacks are 1.5m.
The proposed east side yard setback is 0.425m
- 5. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setbacks are 1.5m.
The proposed west side yard setback is 1.378m

5. 8 HADDINGTON AVE

File Number:	A0803/17NY	Zoning	RD/R7(16) [ZZC]
Owner(s):	SHARON LEE ANDREW PUSHALIK	Ward:	Eglinton-Lawrence (16)
Agent:	ABBOTT DESIGN LTD	Heritage:	Not Applicable
Property Address:	8 HADDINGTON AVE	Community:	North York
Legal Description:	PLAN 2523 W PT LOT 14		

PURPOSE OF THE APPLICATION:

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

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

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

The maximum number of storeys permitted is two (2).
The proposed number of storeys is three (3).

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

The minimum required side yard setback is 1.20m.
The existing and proposed west side yard setback is 0.91m.

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

The required minimum number of parking space(s) is one (1) space.
The proposed number of parking space(s) is zero (0).

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

The minimum required side yard setback is 1.20m.
The existing and proposed west side yard setback is 0.91m.

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

The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is 8.67m.

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

The maximum number of storeys permitted is two (2).
The proposed number of storeys is three (3).

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

The maximum projection of a ramp in the rear yard is 2.10m.
The proposed ramp projects 2.69m.

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

The required minimum number of parking space(s) is two (2) space.

The proposed number of parking space(s) is zero (0).

6. 76 ALAMEDA AVE

File Number:	A0805/17NY	Zoning	RM (f12.0; u2; d0.8) x252/ R2[ZCC]
Owner(s):	PETER PUZZO	Ward:	Eglinton-Lawrence (15)
Agent:	AJT DESIGN	Heritage:	Not Applicable
Property Address:	76 ALAMEDA AVE	Community:	York
Legal Description:	PLAN 1586 LOT 74 PT LOT 73		

PURPOSE OF THE APPLICATION:

To construct a second and third floor addition above the existing one-storey dwelling, including a two-storey rear addition. The existing one-storey rear addition would be demolished.

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.0m² of the first floor must be within 4.0m of the front main wall.
The area of the proposed first floor within 4.0m of the front wall is 9.0m².
- 2. 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 16.0%.
- 3. 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 8.5m.
The proposed height of the side exterior main walls facing a side lot line is 10.92m.
- 4. Chapter 10.80.40.10.(3), By-law No. 569-2013**
The permitted maximum number of storeys is 3.
The proposed number of storeys is 4.
- 5. Chapter 10.80.40.40.(1), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.8 times the area of the lot.
The proposed Floor Space Index is 1.32m times the area of the lot.
- 6. Chapter 10.80.40.70.(3), By-law No. 569-2013**
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0m²
The proposed area of each platform at or above the second storey is 8.06m² (front) and 20.09m² (rear).

- 7. Chapter 10.80.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.2m
The proposed east side yard setback is 0.33m
- 8. Chapter 10.80.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.2m
The proposed west side yard setback is 1.07m
- 9. Chapter 200.5.1.10(2), By-law No. 569-2013**
The minimum required parking space must have a minimum width of 3.2m.
The proposed parking space is 3.0m in width.
- 10. Section 3.2.1(a)(ii), By-law No. 1-83**
The minimum side yard setback is 0.5m
The proposed east side yard setback is 0.33m
- 11. Section 3.2.1(a)(ii), By-law No. 1-83**
The minimum side yard setback is 1.2m.
The proposed west side yard setback is 1.07m.
- 12. Section 3. (a), By-law No. 1-83**
The maximum permitted floor space index is 0.8 times the lot area.
The proposed floor space index is 0.98 times the lot area.

7. 18 TUMPANE ST

File Number:	A0806/17NY	Zoning	RD/R5 [ZZC]
Owner(s):	DINO GARDIMAN	Ward:	York Centre (09)
Agent:	JUST DRAFTING LTD	Heritage:	Not Applicable
Property Address:	18 TUMPANE ST	Community:	North York
Legal Description:	PLAN 3732 LOT 68		

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing dwelling, in conjunction with a front and rear two-storey addition and other interior and exterior alterations. The applicant is also proposing to construct a new detached garage.

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

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

The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.18m.

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

The maximum permitted driveway width is 6.00m.
The existing driveway width is 6.20m.

3. Chapter 10.5.40.50(2), By-law No. 569-3013

A platform without main walls, such as a deck, porch or balcony or similar structure, attached to or within 0.30m of a building, must comply with the required minimum building setbacks for the zone; 1.80m
The proposed rear deck is setback 1.22m from the south side lot line.

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

The minimum required front yard setback is 5.62m.
The proposed front yard setback is 5.30m.

5. Chapter 10.5.60.40.(2), By-law No. 569-2013

The maximum permitted height of an ancillary building or structure is 4.00m.
The proposed height of the ancillary building (detached garage) is 5.64m.

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

The minimum required front yard setback is 6.50m.
The proposed front yard setback is 5.30m.

7. Section 6(23)(a)(iv), By-law No. 7625

The maximum height of an accessory building shall be 3.70m from the average grade to the mid-point of the roof.

The proposed height of the detached garage is 4.19m.

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

The minimum required side yard setback is 1.80m.

The proposed south side yard setback is 1.18m.

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

Unexcavated porches or decks attached to or detached from the main building shall not be located closer to the side lot lines than the minimum side yard setback for the main building;

1.80m

The proposed rear deck is setback 1.22m from the south side lot line.

8. 422 NORTHCLIFFE BLVD

File Number:	A0808/17NY	Zoning	RM (f12.0; u2; d0.8) x252/R2[ZZC]
Owner(s):	ANTON VIMALATHAS ANTHONIPILLAI	Ward:	Eglinton-Lawrence (15)
Agent:	EKP DESIGNS INC	Heritage:	Not Applicable
Property Address:	422 NORTHCLIFFE BLVD	Community:	York
Legal Description:	PLAN M430 S PT LOT 36 AND PT LOT 37		

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 10.80.40.20.(1), By-law No. 569-2013**
The permitted maximum building length is 17.0m
The proposed building length is 19.99m.
- 2. Chapter 10.80.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback for a detached house is 1.2m.
The proposed South side yard setback is 0.51m.
- 3. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.0m² of the first floor must be within 4.0m of the front main wall.
The proposed area of the first floor within 4.0m of the front wall is 1.95m².
- 4. Chapter 10.5.40.60.(7), By-law No. 569-2013**
Roof eaves may project a maximum of 0.9m provided that they are no closer than 0.30m to a lot line.
The proposed eaves project are 0.21m from the South lot line.
- 5. Section 3. (a), By-law No. 1-83**
The maximum permitted floor space index is 0.8.
The proposed floor space index is 1.06.

9. 459 HOUNSLOW AVE

File Number:	A0809/17NY	Zoning	RD/R4 [ZCC]
Owner(s):	MARINA VIEGAS RAMNATH SHETTY	Ward:	Willowdale (23)
Agent:	RAMNATH SHETTY	Heritage:	Not Applicable
Property Address:	459 HOUNSLOW AVE	Community:	North York
Legal Description:	PLAN 2057 PT LOT 139		

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.70% of the lot area.

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

The maximum permitted finished first floor height is 1.20m.
The proposed finished first floor height is 1.23m.

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the side exterior main walls facing a side lot line is 8.66m.

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

The maximum permitted building length is 16.80m.
The proposed building length is 19.34m.

5. 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 3.35m from the rear wall and is 51.30% of the width of the dwelling.

10. 390 WILLOWDALE AVE

File Number:	A0810/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	JIANPING WANG	Ward:	Willowdale (23)
Agent:	MEHRAN HEYDARI	Heritage:	Not Applicable
Property Address:	390 WILLOWDALE AVE	Community:	North York
Legal Description:	PLAN 2633 LOT 28		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10 m² of the first floor must be within 4.0 m of the front wall.
There is 7.92 m² proposed within 4 m of the front main wall.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.
The proposed height of the north side exterior main wall facing a side lot line is 8.12 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 south side exterior main wall facing a side lot line is 8.81 m.
- 4. 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 32.0% of the lot area.
- 5. Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building may encroach into a required building setback if the stairs are no wider than 2.0 m.
The proposed stairs are 2.34 m wide.
- 6. Chapter 900.3.10.(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
The proposed south side yard setback is 1.52 m
- 7. Chapter 900.3.10.(5), By-law No. 569-2013**

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

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

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

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

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

10. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.8 m.
The proposed building height is 8.97 m.

11. 15 FLEETWELL CRT

File Number:	A0812/17NY	Zoning	R4 [BLD]
Owner(s):	RONALD BATT LESLIE BATT	Ward:	Willowdale (23)
Agent:	LESLIE BATT	Heritage:	Not Applicable
Property Address:	15 FLEETWELL CRT	Community:	North York
Legal Description:	PLAN 5095 LOT 170		

PURPOSE OF THE APPLICATION:

To permit the construction of a new canopy to the rear of the existing dwelling. The existing canopy would be removed.

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

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

Canopies shall be permitted to project into the rear yard a distance of not more than 1.80m from the wall. The proposed canopy projects 4.11m into the rear yard.

12. 48 CRANBROOKE AVE

File Number:	A0813/17NY	Zoning	RD / R2 (WAV)
Owner(s):	TAI HUYNH TAI HUYNH	Ward:	Eglinton-Lawrence (16)
Agent:	TODD POIRIER ARCHITECT	Heritage:	Not Applicable
Property Address:	48 CRANBROOKE AVE	Community:	Toronto
Legal Description:	PLAN 1501 PT LOT 487		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.40.70.(4), By-law No. 569-2013**
The required minimum west side yard setback is 0.45 m.
The proposed and existing west side yard setback is 0.23 m.
- 2. Chapter 10.10.40.10.(2), By-law No. 569-2013**
The maximum height of specified pairs of main walls is 7.5 m
The height of the west side wall is 9.99 m.
- 3. Chapter 10.10.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.6 times the area of the lot.
The proposed floor space index is 0.774 times the area of the lot.
- 4. Section 6(3) part II 3.B(I), By-law No. 438-86**
The minimum required side lot line is 0.45 m for a depth not exceeding 17.0 m in depth where the side walls have no openings.
The proposed and existing west side lot line setback is 0.23 m.
- 5. Section 6(3) Part II 3(II), By-law No. 438-86**
A proposed building may not be located closer than 1.2 m to the portion of the side wall of an adjacent building that contains openings.
The proposed and existing building is located 0.46 m from the adjacent building to the west.
- 6. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot.
The proposed gross floor area is 0.774 times the area of the lot.

13. 216 HARLANDALE AVE

File Number:	A0815/17NY	Zoning	R6 [BLD]
Owner(s):	ZHOUMAO YU	Ward:	Willowdale (23)
Agent:	LIHANG WANG	Heritage:	Not Applicable
Property Address:	216 HARLANDALE AVE	Community:	North York
Legal Description:	PLAN M389 LOT 169		

PURPOSE OF THE APPLICATION:

To permit a deck at the rear of the existing dwelling.

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

1. 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 5.18m from the rear wall and exceeds 1.00m in height.

14. 261 BURBANK DR

File Number:	A0816/17NY	Zoning	RD / R3 (ZZC)
Owner(s):	AMIR CHARMCHI	Ward:	Willowdale (24)
Agent:	PMP DESIGN GROUP	Heritage:	Not Applicable
Property Address:	261 BURBANK DR	Community:	North York
Legal Description:	PLAN 2134 PT LOT 22 RP 64R2784 PART 2		

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 10.20.40.10.(4), By-law No. 569-2103**
The permitted maximum height is 7.2 m.
The proposed height is 8.55 m.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2103**
The permitted maximum building length is 17.0 m.
The proposed building length is 19.83 m.
- 3. Chapter 10.20.40.30.(1), By-law No. 569-2103**
The permitted maximum building depth is 19.0 m.
The proposed building depth is 28.95 m.
- 4. Chapter 10.20.40.50.(1), By-law No. 569-2103**
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 m².
The proposed area of the front platform at or above the second storey is 4.21 m².
- 5. Chapter 10.20.40.70.(2), By-law No. 569-2103**
The required minimum rear yard setback is 16.11 m.
The proposed rear yard setback is 14.97 m.
- 6. Chapter 10.20.40.70.(3), By-law No. 569-2103**
The required minimum side yard setback is 1.8 m.
The proposed north side yard setback is 1.24 m.
- 7. Chapter 10.20.40.70.(3), By-law No. 569-2103**
The required minimum side yard setback is 1.8 m.
The proposed south side yard setback is 1.22 m.

- 8. Chapter 5.10.40.70.(6), By-law No. 569-2103**
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 less than 10 m from the shoreline hazard limit or stable top-of-bank.
- 9. Chapter 5.10.40.80.(1), By-law No. 569-2103**
On lands under the jurisdiction of the Toronto and Region Conservation Authority, a building or structure on a lot must be no closer than 10 m from a shoreline hazard limit or a stable top-of-bank not on that lot.
The proposed building or structure is less than 10 m from a shoreline hazard limit or a stable top-of-bank not on that lot.
- 10. Section 12.2, By-law No. 7625**
The minimum required lot frontage is 18 m.
The existing lot frontage is 16.78 m.
- 11. Section 12.4(b), By-law No. 7625**
The minimum required north side yard setback is 1.8 m.
The proposed north side yard setback is 1.24 m.
- 12. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8 m.
The proposed building height is 9.26 m.
- 13. 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 2.28 m.
- 14. Section 12.7A, By-law No. 7625**
The maximum permitted balcony area is 3.8 m².
The proposed front balcony area is 4.21 m².
- 15. Section 6(24), By-law No. 7625**
The maximum projection of an unexcavated deck in the rear is 2.1 m from the wall if it is greater than 1 m above all points of the adjacent ground.
The proposed deck projects 2.66 m.
- 16. Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 30.75 m.
- 17. Section 6(8), By-law No. 7625**

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

18. Section 12.4(b), By-law No. 7625

The minimum required south side yard setback is 1.8 m.

The proposed south side yard setback is 1.22 m.

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

The maximum permitted balcony area is 3.8 m².

The proposed rear balcony is 4.0 m².

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

The maximum permitted projection of an architectural feature is 0.5 m from the front wall.

The proposed feature projects 0.99 m.

15. 177 BELGRAVIA AVE

File Number:	A0817/17NY	Zoning	RM (f12.0; u2; d0.8) (x252)
Owner(s):	DONIKA CANE ENDRIT CANE	Ward:	Eglinton-Lawrence (15)
Agent:	MARIO SILVA	Heritage:	Not Applicable
Property Address:	177 BELGRAVIA AVE	Community:	North York
Legal Description:	PLAN 1663 W PT LOT 144		

PURPOSE OF THE APPLICATION:

To rebuild the front entrance of the existing one-storey dwelling.

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

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

A platform without main walls, attached to or less than 0.3m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5m if it is no closer to a side lot line than the required side yard setback.

The proposed platform encroaches 3.19m into the required front yard setback.

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

Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6m.

The proposed stairs are 0m from the front lot line.

16. 74 CAINES AVE

File Number:	A0818/17NY	Zoning	RD/R4 [WAV]
Owner(s):	HAMID REZA YAHYAEE HAMID YAHEE	Ward:	Willowdale (23)
Agent:	MANARCH DESIGN	Heritage:	Not Applicable
Property Address:	74 CAINES AVE	Community:	North York
Legal Description:	PLAN 3323 W PT LOT 35		

PURPOSE OF THE APPLICATION:

To permit the dwelling currently under construction.

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

Chapter 10.20.40.70.(1)(B), By-law No. 569-2013
The minimum required front yard setback is 7.67m.
The proposed front yard setback is 6.70m (as built).

17. 91 DAWLISH AVE

File Number:	A0819/17NY	Zoning	RD / R1 (ZZC)
Owner(s):	DEBBIE RIZAS	Ward:	Don Valley West (25)
Agent:	LINDY CONSULTING LIMITED	Heritage:	Not Applicable
Property Address:	91 DAWLISH AVE	Community:	Toronto
Legal Description:	PLAN 1485 LOT 18		

PURPOSE OF THE APPLICATION:

To constructed a new rear addition and decks to the existing dwelling.

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

- 1. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.5 m
The proposed and existing side yard setback is 1.09 m.
- 2. 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 0.50 m.
- 3. 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 4.0 m².
The proposed area of each platform at or above the second storey is 15 m².
- 4. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted gross floor area is 0.35 times the area of the lot.
The proposed gross floor area is 0.50 times the area of the lot.

18. 288 CHURCHILL AVE

File Number:	A0820/17NY	Zoning	RD (f15.0; a550) (x5)/R4[ZZC]
Owner(s):	RATTAN SINGH DHANOYA JASKIRAT KAUR DHANOYA	Ward:	Willowdale (23)
Agent:	ESCALA DESIGNS INC	Heritage:	Not Applicable
Property Address:	288 CHURCHILL AVE	Community:	North York
Legal Description:	PLAN 3186 E 12		

PURPOSE OF THE APPLICATION:

To construct a second floor addition above the existing one-storey dwelling and a two-storey front addition. The existing porch 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 8.36m.
The proposed front yard setback is 7.848m.
- 2. Chapter 10.5.50.10.(1), By-law No. 569-2013**
The minimum required front yard landscaping area is 60%.
The proposed front yard landscaping area is 52.14%.
- 3. Chapter 900.3.10.(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The existing and proposed west side yard setback is 1.341m.
- 4. Section 13.2.3(b), By-law No. 7625**
The required minimum side yard setback is 1.8m.
The existing and proposed west side yard setback is 1.341m.
- 5. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.144 m.

19. 28 SOUTHVALE DR

File Number:	A0821/17NY	Zoning	RD / R1B (WAVIER)
Owner(s):	YVETTE GHO STEPHEN LEE	Ward:	Don Valley West (26)
Agent:	MANARCH DESIGN	Heritage:	Not Applicable
Property Address:	28 SOUTHVALE DR	Community:	East York
Legal Description:	PLAN 2120 PT LOT 766 PT LOT 767		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10 m² must be within the first 4.0 m of the front main wall.
There is 7.09 m² of the first floor within 4.0 m of the front main wall.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted height of a building is 8.5 m
The proposed building height is 8.92 m.
- 3. 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 0.737 times the area of the lot.
- 4. Chapter 10.50.80.40.(2), By-law No. 569-2013**
For a detached house where an individual private driveway leads directly to the dwelling unit, the elevation of the lowest point of vehicle entrance in a main wall of the building must be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street; 100.24
The proposed elevation of the lowest point of a vehicle entrance in a main wall of the building is 99.83.
- 5. Chapter 10.5.40.50.(2), By-law No. 569-2013**
The minimum required side lot line setback is 1.2 m.
The proposed north side yard setback is 0.72 m.
- 6. Chapter 10.5.40.50.(2), By-law No. 569-2013**
The minimum required side lot line setback is 1.2 m.
The proposed south side yard setback is 0.91 m.

- 7. Chapter 10.50.40.60.(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 higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5 m it is no closer to a side lot line than the required side yard setback.
The proposed porch encroaches 0.3 m into the required front yard setback and is 0.29 m closer to the side lot line than the required setback.
- 8. Section 6.3.3, By-law No. 1916**
The maximum permitted building height is 8.5 m.
The proposed building height is 8.92 m.
- 9. Section 6.3.3, By-law No. 1916**
The maximum permitted floor space index is 0.6 times the area of the lot.
The proposed floor space index is 0.737 times the area of the lot.
- 10. Section 6.3.3, By-law No. 1916**
The minimum required north side yard setback is 0.9 m
The proposed north side yard setback is 0.72 m.
- 11. Section 6.1.2, By-law No. 1916**
Garages located below finished grade are prohibited in detached dwellings.
The proposed garage is located below finished grade.

20. 370 GLENCAIRN AVE

File Number:	A0822/17NY	Zoning	RD / R1 (ZZC)
Owner(s):	CHUNG-MAN LAM JAY JEFFREY HOWARD MOSS	Ward:	Eglinton-Lawrence (16)
Agent:	AMIR HAJIMOHAMMAD	Heritage:	Not Applicable
Property Address:	370 GLENCAIRN AVE	Community:	Toronto
Legal Description:	PLAN M87 PT LOT 69		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
The required minimum area of the first floor within 4.0 m of the front main wall is 10 m².
The proposed area of the first floor within 4.0 m of the front main wall is 0 m².
- 2. Chapter 10.50.100.1(1), By-law No. 569-2013**
The maximum permitted driveway width is 4.1 m
The proposed driveway width is 4.4 m.
- 3. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0 m.
The proposed building length is 21.25 m.
- 4. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The permitted maximum building depth is 19.0 m.
The proposed building depth is 21.25 m.
- 5. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.35 times the area of the lot.
The proposed floor space index is 0.582 times the area of the lot.
- 6. 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 4.0 m².
The proposed area of each platform at or above the second storey is 9.76 m².
- 7. Chapter 10.40.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 9.76 m.

The proposed front yard setback is 9.13 m.

8. Chapter 10.40.40.70.(3), By-law No. 569-2013

The minimum required side yard setback is 1.5 m.

The proposed west side yard setback is 1.20 m.

9. Chapter 10.40.40.70.(3), By-law No. 569-2013

The minimum required side yard setback is 1.5 m.

The proposed east side yard setback is 1.21 m.

10. Section 6(3) Part I 1, By-law no. 438-86

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

The proposed gross floor area is 0.582 times the area of the lot.

11. Section 6(3) Part II 2(II), By-law no. 438-86

The minimum front lot line setback is 9.76 m.

The proposed front lot line setback is 9.13 m.

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

An integral garage is not permitted in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line.

The proposed integral garage is below grade.

13. Section 6(3) Part IV 4(II), By-law no. 438-86

A driveway located between the front lot line, projecting to the side lot line, and any wall facing the front lot line is required not to exceed a width of 4.13 m.

The proposed driveway is 4.4 m wide.

21. 302 JOHNSTON AVE

File Number:	A0823/17NY	Zoning	RD (f15.0; a550) (x5)/R4[ZZC]
Owner(s):	ARMIN PARNIA	Ward:	Willowdale (23)
Agent:	OPTIONS ARCHITECTS	Heritage:	Not Applicable
Property Address:	302 JOHNSTON AVE	Community:	North York
Legal Description:	PLAN 3831 LOT 12		

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 10.0m² of the first floor must be within 4.0m of the front main wall.
The proposed first floor area is 9.45m²
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 7.8m.
- 3. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.8% of the lot area.
- 4. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.0m.
The proposed building depth is 20.34m.
- 5. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 17.55m.
- 6. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The permitted maximum number of platforms at or above the second storey located on the front wall of a detached house is 1.
The proposed number of platforms located on the front wall is 2
- 7. Chapter 900.3.10(5)(A), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.

The proposed north side yard setback is 1.5m.

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

The minimum required side yard setback is 1.8m.

The proposed south side yard setback is 1.2m.

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

The maximum permitted building length is 16.8 m.

The proposed building length is 17.55m.

10. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.8m.

The proposed building height is 9.25m.

11. Section 13.2.6B, By-law No. 7625

The maximum permitted number of balconies on any wall of the building is 1.

The proposed number of front wall balconies is 2.