

**COMMITTEE OF ADJUSTMENT
 NORTH YORK PANEL**

Hearing Date: Thursday, November 23, 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.	B0056/17NY	MARIANA BOCKAROVA	14 GRANTBROOK ST	Willowdale (23)
1a.	A0851/17NY	MARIANA BOCKAROVA	14 GRANTBROOK ST PT 1	Willowdale (23)
1b.	A0852/17NY	MARIANA BOCKAROVA	14 GRANTBROOK ST PT 2	Willowdale (23)
2.	A0835/17NY	JANET CHONG GEORGE SO	15 MCGILLIVRAY AVE	Eglinton-Lawrence (16)
3.	A0904/17NY	MOHAMMAD MOGHTADERI	326 CHURCHILL AVE	Willowdale (23)
4.	A0905/17NY	PAUL KRZYZANOWSKI M KRZYZANOWSKI	172 CEDRIC AVE	Eglinton-Lawrence (15)
5.	A0906/17NY	URMILLACOELHO GREGORY COELHO	42 TOTTENHAM ROAD	Don Valley West (25)

Item	File	Owner	Property	Community (Ward)
6.	A0908/17NY	ZAHRA RAEISZADEH	206 Craighurst Ave	Eglinton-Lawrence (16)
7.	A0909/17NY	ANDREW DRAPER	423 Glenholme Ave	Eglinton-Lawrence (15)
8.	A0910/17NY	ANGEL HA TU TANG STANLEY GOW	733 GLENGROVE AVE	Eglinton-Lawrence (15)
9.	A0911/17NY	2291979 ONTARIO INC	5330-5334 YONGE ST	Willowdale (23)
10.	A0912/17NY	PATRICK & KIMBERLEY ROUTLEDGE	141 PARKHURST BLVD	Don Valley West (26)
11.	A0913/17NY	JAMSHID HAJIZADEH	92 PLEASANT AVE	Willowdale (23)
12.	A0914/17NY	BENJAMIN GRYS	75 BURNABY BLVD	Eglinton-Lawrence (16)
13.	A0915/17NY	BENJAMIN GRYS	77 BURNABY BLVD	Eglinton-Lawrence (16)
14.	A0917/17NY	ALLAN SNOW	7 BLUE FOREST DR	York Centre (10)
15.	A0918/17NY	ANDY NASR	79 BLYTHWOOD RD	Don Valley West (25)
16.	A0921/17NY	2563215 ONTARIO INC	16 GLENELIA AVE	Willowdale (24)
17.	A0924/17NY	JAMES NOBLE	24 SWIFTDAL PLACE	Don Valley East (34)

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

Item	File	Owner	Property	Community (Ward)
18.	A0925/17NY	LAURA WILSON ROBERT ALLAN WILSON	62 WENTWORTH	Willowdale (23)
19.	A0926/17NY	ANDREW MARCUS	20 CARMEL CRT	Willowdale (24)

Item	File	Owner	Property	Community (Ward)
20.	A0927/17NY	FARSHID GAZERANCHI NILOUFAR BOZORGNIA	26 BUCKINGHAM AVE	Don Valley West (25)
21.	A0928/17NY	LARRY HARGROVE ANNA SCHAERF	403 Lawrence Ave West	Eglinton-Lawrence (16)
22.	A0930/17NY	MOSE CIKUREL	337 MOORE PARK AVE	Willowdale (23)
23.	A0730/17NY	LOYALTO INC	10 BAYBERRY CRES	Willowdale (24)
24.	A0859/17NY	AMIN DIYANAT	28 BROADLEAF RD	Don Valley East (34)
25.	B0010/17NY	YASSER PHILOBES	116 BRIAR HILL AVE	Eglinton-Lawrence (16)
25a.	A0149/17NY	YASSER PHILOBES	116 BRIAR HILL AVE	Eglinton-Lawrence (16)
25.b	A0150/17NY	YASSER PHILOBES	116 BRIAR HILL AVE	Eglinton-Lawrence (16)
26	A0670/17NY	YAOHUAN WANG WAI-BEN LOUIE	291 BETTY ANN DR	Willowdale (23)
27.	A0465/17NY	IAN MURRAY FRASER	9 MCBAIN AVE	Don Valley West (25)
28.	A0680/17NY	CHUNG-LU WU	62 GRAIGHURST AVE	Eglinton-Lawrence (16)
29.	A0605/17NY	SZE-WAI YU	614 LAUDER AVE	Eglinton-Lawrence (15)

3. OTHER BUSINESS

1. 14 GRANTBROOK ST

File Number:	B0056/17NY	Zoning	R4/RD (x5)(ZR)
Owner(s):	MARIANA BOCKAROVA	Ward:	Willowdale (23)
Agent:	MARIANA BOCKAROVA	Heritage:	Not Applicable
Property Address:	14 GRANTBROOK ST	Community:	North York
Legal Description:	PLAN 4120 LOT 175		

THE CONSENT REQUESTED:

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

Conveyed - PART 2

PART 2 - The proposed lot frontage is 9.14 m and the proposed lot area is 375.5 m². A new detached residential dwelling is proposed requiring variances to the applicable zoning by-law(s) as outlined in file A0852/17NY.

Retained - PART 1

PART 1 - The proposed lot frontage is 9.14 m and the proposed lot area is 385.8 m². A new detached residential dwelling is proposed requiring variances to the applicable zoning by-law(s) as outlined in file A0851/17NY.

File Numbers B0056/17NY, A0851/17NY, A0852/17NY will be considered jointly.

1a. 14 GRANTBROOK ST (PART 1)

File Number:	A0851/17NY	Zoning	R4/RD (x5)(ZR)
Owner(s):	MARIANA BOCKAROVA	Ward:	Willowdale (23)
Agent:	MARIANA BOCKAROVA	Heritage:	Not Applicable
Property Address:	14 GRANTBROOK ST (PART 1)	Community:	North York
Legal Description:	PLAN 4120 LOT 175		

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. File Numbers B0056/17NY, A0851/17NY, and A0852/17NY will be considered jointly.

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

1. Chapter 10.5.40.50, Zoning By-law No. 569-2013

A platform without main walls, such as a deck, porch, balcony or similar structure, which is not encroaching as permitted, and attached to or within 0.3 m of a building, must comply with the required minimum building setbacks for the zone.

The proposed front yard platform is 0.69 m from the south side lot line where 1.8 m is required.

2. Chapter 10.5.40.50, Zoning By-law No. 569-2013

A platform without main walls, such as a deck, porch, balcony or similar structure, which is not encroaching as permitted, and attached to or within 0.3 m of a building, must comply with the required minimum building setbacks for the zone.

The proposed rear yard platform is 0.46 m from the south side lot line, whereas 1.8 m is required.

3. Chapter 10.5.40.10 (5), By-law: 1676-2013, Zoning By-law No. 569-2013

A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.

Proposed 7.64 m² of the first floor is within 4.0 m of the front main wall.

4. Chapter 10.20.40.30.(1), Zoning By-law No. 569-2013

The permitted maximum building depth for a detached house is 19.0 m.

The proposed building depth is 20.89 m.

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

A) The required minimum lot area is 550 m².

The proposed lot area is 385.88 m².

6. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013

A) The required minimum lot frontage is 15.0 m.

The proposed lot frontage is 9.14 m.

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

A) The permitted maximum lot coverage is 30 % of the lot area.
The proposed lot coverage is 31 % of the lot area.

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

(A)(ii) Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 m.
The proposed stairs at the front are 2.11 m wide.

9. Chapter 900.3.10, (5) Exception RD 5, Zoning By-law No. 569-2013

(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.
The proposed south side yard setback is 0.46 m.

10. Chapter 900.3.10, (5) Exception RD 5, Zoning By-law No. 569-2013

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

11. Section 13.2.2, Zoning By-law No. 7625

The minimum required lot area is 550 m².
The proposed lot area is 385.88 m².

12. Section 13.2.1, Zoning By-law No. 7625

The minimum required lot frontage is 15.0 m.
The proposed lot frontage is 9.215 m.

13. Section 6(8), Zoning 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: 15.0 m.
The proposed lot width is 9.14 m.

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

The minimum required side yard setback is 1.5 m.
The proposed south side yard setback is 0.46 m.

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

The minimum required side yard setback is 1.5 m.
The proposed north side yard setback is 1.22 m.

16. Section 13.2.5A, Zoning By-law No. 7625

The maximum permitted building length is 16.8 m.
The proposed building length 21.19 m.

17. Section 6 (24)(d)(ii)(A), Zoning By-law No. 7625

In the rear yard, unexcavated porches or decks attached to or detached from the main building shall not be located closer to the side lot lines than the minimum side yard setback for the main building.

The proposed unexcavated deck in the rear yard is 0.46 metres from the south side lot line, whereas 1.5 m for each is required.

18. Section 13.2.6, Zoning By-law No. 7625

The maximum permitted building height is 8.8 m.

The proposed building height is 8.92 m.

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

Porches and canopies shall be permitted to project into the minimum front yard setback not more than 2.1 m but no closer to a side lot line than the minimum side yard setback for the main building: 1.5 m.

The proposed porch AND canopy are 0.69 m from the south side lot line

1b. 14 GRANTBROOK ST (PART 2)

File Number:	A0852/17NY	Zoning	R4/RD (x5)(ZR)
Owner(s):	MARIANA BOCKAROVA	Ward:	Willowdale (23)
Agent:	MARIANA BOCKAROVA	Heritage:	Not Applicable
Property Address:	14 GRANTBROOK ST (PART 2)	Community:	North York
Legal Description:	PLAN 4120 LOT 175		

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. File Numbers B0056/17NY, A0851/17NY, and A0852/17NY will be considered jointly.

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

1. Chapter 10.5.40.50, Zoning By-law No. 569-2013

A platform without main walls, such as a deck, porch, balcony or similar structure, which is not encroaching as permitted, and attached to or within 0.3 m of a building, must comply with the required minimum building setbacks for the zone.

The proposed front yard platform is 0.69 m from the north side lot line where 1.8 m is required.

2. Chapter 10.5.40.50, Zoning By-law No. 569-2013

A platform without main walls, such as a deck, porch, balcony or similar structure, which is not encroaching as permitted, and attached to or within 0.3 m of a building, must comply with the required minimum building setbacks for the zone.

The proposed rear yard platform is 0.46 m from the north side lot line, whereas 1.8 m is required.

3. Chapter 10.5.40.10, By-law: 1676-2013, Zoning By-law No. 569-2013

(5) A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.

Proposed 7.64 m² of the first floor is within 4.0 m of the front main wall.

4. Chapter 10.20.40.30.(1), Zoning By-law No. 569-2013

The permitted maximum building depth for a detached house is 19.0 m.

The proposed building depth is 20.89 m.

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

A) The required minimum lot area is 550 m².

The proposed lot area is 375.6 m².

6. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013

A) The required minimum lot frontage is 15.0 m.

The proposed lot frontage is 9.14 m.

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

A) The permitted maximum lot coverage is 30 % of the lot area.
The proposed lot coverage is 31.82 % of the lot area.

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

(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.
The proposed north side yard setback is 0.46 m.

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

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

10. Section 13.2.2, Zoning By-law No. 7625

The minimum required lot area is 550 m².
The proposed lot area is 375.6 m²

11. Section 6(8), Zoning 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: 15.0 m.
The proposed lot width is 9.14 m.

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

The minimum required side yard setback is 1.5 m.
The proposed north side yard setback is 0.46 m.

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

The minimum required side yard setback is 1.5 m.
The proposed south side yard setback is 1.22 m.

14. Section 13.2.5A, Zoning By-law No. 7625

The maximum permitted building length is 16.8 m.
The proposed building length is 21.19 m.

15. Section 6 (24)(d)(ii)(A), Zoning By-law No. 7625

In the rear yard, unexcavated porches or decks attached to or detached from the main building shall not be located closer to the side lot lines than the minimum side yard setback for the main building.

The proposed unexcavated deck in the rear yard is 0.46 m from the north side lot line, whereas 1.5 m for each is required.

16. Section 13.2.1, Zoning By-law No. 7625

The minimum required lot frontage is 15.0 m.
The proposed lot frontage is 9.215 m.

17. Section 13.2.6, Zoning By-law No. 7625

The maximum permitted building height is 8.8 m.
The proposed building height is 8.93 m.

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

Porches and canopies shall be permitted to project into the minimum front yard setback not more than 2.1 m but no closer to a side lot line than the minimum side yard setback for the main building: 1.5 m.

The proposed porch AND canopy are 0.69 m from the north side lot line.

2. 15 MCGILLIVRAY AVE

File Number:	A0835/17NY	Zoning	RD/R6(20) [WAV]
Owner(s):	JANET CHONG GEORGE SO	Ward:	Eglinton-Lawrence (16)
Agent:	DKSTUDIO HOLDINGS INC.	Heritage:	Not Applicable
Property Address:	15 MCGILLIVRAY AVE	Community:	North York
Legal Description:	PLAN 1669 WPT		

PURPOSE OF THE APPLICATION:

To construct a new three-storey dwelling. The existing dwelling would be demolished. Please note a previous application (File # A0361/17NY) with respect to the subject property, was before the Committee of Adjustment on Thursday, June 22, 2017, which was ultimately approved on condition.

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

There may be no more than four platforms, and no more than one on each of the front, rear and each side of the detached house.

The proposal is for two (2) platforms at the front of the house, one at the entry level and one at the third storey level.

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

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

The proposed area of the platform at the second story on the south side of the building is 22.40m².

The proposed area of the porch at the entry level on the front (north) side of the building is 9.00m².

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

The maximum permitted height for a detached house is 7.20m.

The proposed height is 9.34m to the top of the skylight and 9.19m to the top of the roof.

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

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

The proposed number of storeys is three (3).

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

The maximum permitted height for a detached house is 8.00m.

The proposed height is 9.80m to the top of the skylight and 9.65m to the top of the roof.

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

The maximum permitted balcony area is 3.80m².

The proposed area of the platform at the second story on the south side of the building is 22.40m².

The proposed area of the porch at the entry on the north side of the building is 9.00m².

3. 326 CHURCHILL AVE

File Number:	A0904/17NY	Zoning	RD/R4[ZZC]
Owner(s):	MOHAMMAD MOGHTADERI MOHAMMAD MOGHTADERI	Ward:	Willowdale (23)

Agent:	SAM MOSHAVER	Heritage:	Not Applicable
Property Address:	326 CHURCHILL AVE	Community:	North York
Legal Description:	PLAN 3186 W PT LOT 1		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.8% of the lot area.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted main wall height is 7.5m
The proposed east side main wall height is 8.12m for a portion of the east side main wall.
- 3. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0m
The proposed building length is 18.6m
- 4. Chapter 10.5.40.70.1(1), By-law No. 569-2013**
The minimum required front yard setback is 7.63m.
The proposed front yard setback is 5.5m.
- 5. Chapter 10.20.40.70.(6), By-law No. 569-2013**
The minimum required west side yard setback is 3m.
The proposed west side yard is 2.1m.
- 6. Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required east side yard setback is 1.8m
The proposed east side yard setback is 1.5m to the dwelling and to the rear deck.
- 7. Chapter 10.5.80.40.(3), By-law No. 569-2013**
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.

The proposed vehicle access to a parking space is from the front lot line.

- 8. Section 6(8), By-law No. 7625**
The minimum required lot width is 15m
The proposed lot width is 14.9m.
- 9. Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 6.5m.
The proposed front yard setback is 5.5m.
- 10. Section 13.2.3(b), By-law No. 7625**
The minimum required west side yard setback is 3m.
The proposed west side yard setback is 2.1m.
- 11. Section 13.2.3(b), By-law No. 7625**
The minimum required east side yard setback is 1.8m
The proposed east side yard setback is 1.5m to the dwelling and to the rear deck.
- 12. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m
The proposed building length is 18.6m.
- 13. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.79m.
- 14. Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.81m.

4. 172 CEDRIC AVE

File Number:	A0905/17NY	Zoning	RM/R2 [ZZC]
Owner(s):	PAUL KRZYZANOWSKI MELISSA KRZYZANOWSKI	Ward:	Eglinton-Lawrence (15)
Agent:	DEBORAH MESHER	Heritage:	Not Applicable
Property Address:	172 CEDRIC AVE	Community:	York
Legal Description:	PLAN 1666 LOT 50		

PURPOSE OF THE APPLICATION:

To construct a three storey addition to the rear of the existing dwelling in conjunction with a third storey addition over the dwelling.

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

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

The minimum required front yard soft landscaping is 75.00%.
The proposed front yard soft landscaping is 34.40%.

2. Chapter 10.80.40.10.(1), By-law No. 569-2013

The maximum permitted building height is 11.00m.
The proposed building height is 11.33m.

3. Chapter 10.80.40.10.(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 10.67m.

4. Chapter 10.80.40.10.(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.

5. Chapter 10.80.40.50.(1), By-law No. 569-2013

The maximum permitted area of each platform at or above the second storey is 4.00m².
The proposed platform at the rear of the dwelling, at or above the second storey is 7.94m².
The proposed platform at the front of the dwelling, at or above the second storey is 13.69m².

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

The minimum required front yard setback is 4.00m.
The proposed front yard setback is 3.06m.

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

The minimum required side yard setback is 1.20m.
The proposed north side yard setback is 0.16m.

8. Chapter 10.5.80.10.(3), By-law No. 569-2013

A parking space may not be located in a front yard or a side yard abutting a street.
The proposed parking spot is located in a front yard.

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

The maximum permitted floor space index is 0.80 times the lot area.
The proposed floor space index is 0.87 times the lot area.

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

The required minimum number of parking space(s) for the detached house and secondary suite is two (2) spaces.
The proposal will have one (1) space.

11. Section 3.(a), By-law No. 1-83

The minimum side yard setback is 0.50m on one side and 1.20m on the other.
The proposed side yard setback is 0.16m on one side and 1.52m on the other.

12. Section 3.(a), By-law No. 1-83

The maximum permitted building height is 11.00m.
The proposed building height is 11.47m.

13. Section 3.2.1(v)D(1), By-law No. 1-83

The bylaw requires a minimum of two (2) parking spaces to be located on the lot for each dwelling unit.
The proposed number of parking spaces is one (1).

14. Section 3.(a), By-law No. 1-83

The maximum permitted floor space index is 0.80 times the lot area.
The proposed floor space index is 0.87 times the lot area.

15. Section 4(a), By-law No. 1-83

The bylaw requires a parking space to be located behind the front wall of the dwelling.
The proposed parking space is located within the front yard.

5. 42 TOTTENHAM RD

File Number:	A0906/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	URMILLA JOLIZ COELHO GREGORY PAUL COELHO	Ward:	Don Valley West (25)
Agent:	GRAHAM BARRETT	Heritage:	Not Applicable
Property Address:	42 TOTTENHAM RD	Community:	North York
Legal Description:	NORTH YORK CON 3 EYS PT LOT 5 PLAN 4761 LOT 975 AND RP 66R26183 PART 1		

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 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0 m.
The proposed building length is 19.51 m.
- 2. 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 the rear platform at or above the second storey is 9.3 m².
- 3. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 25% of the lot area.
The proposed lot coverage is 34% of the lot area.
- 4. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 6.99 m.
The proposed front yard setback is 5.44 m.
- 5. Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 6.5 m.
The proposed front yard setback is 5.44 m.
- 6. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 19.51 m.
- 7. Section 13.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.8 m².
The proposed rear balcony area is 9.3 m².

6. 206 CRAIGHURST AVE

File Number:	A0908/17NY	Zoning	R/R1S Z0.6 [ZZC]
Owner(s):	ZAHRA RAEISZADEH	Ward:	Eglinton-Lawrence (16)
Agent:	ECO-ELEGANT INC	Heritage:	Not Applicable
Property Address:	206 CRAIGHURST AVE	Community:	Toronto
Legal Description:	PLAN M53 PT LOT 19		

PURPOSE OF THE APPLICATION:

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

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

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

A minimum of 10.00m² of the first floor area must be within 4.00m of the main front wall.
The proposed first floor area is 3.85m² within 4.00m of the main front wall.

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the side exterior main walls facing a side lot line is 9.97m.

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

The maximum permitted floor space index is 0.60 times the lot area.
The proposed floor space index is 0.61 times the lot area.

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

The minimum required front yard landscaping is 50.00%.
The proposed front yard landscaping is 42.40%.

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

The minimum required front yard soft landscaping is 75.00%.
The proposed front yard soft landscaping is 72.40%.

6. Exception 949, By-law No. 569-2013

The maximum permitted building length is 14.00m.
The proposed building length is 16.92m.

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

The maximum permitted gross floor area is 0.60 times the lot area.
The proposed gross floor area is 0.61 times the lot area.

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

No building shall be erected that extends further back than 14.00m from the main front wall.
The proposed building extends 16.92m.

7. 423 GLENHOLME AVE

File Number:	A0909/17NY	Zoning	RM / R2 (ZZC)
Owner(s):	ANDREW DRAPER ANDREW DRAPER	Ward:	Eglinton-Lawrence (15)
Agent:	MXL ENGINEERING AND ASSOCIATES INC	Heritage:	Not Applicable
Property Address:	423 GLENHOLME AVE	Community:	York
Legal Description:	PLAN 1785 LOT 42		

PURPOSE OF THE APPLICATION:

To construct a second storey addition over a portion the existing dwelling.

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

- Chapter 10.50.40.60.(7), By-law No. 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The proposed eaves are 0.17 m from the north lot line.
- Chapter 10.50.80.10.(3), By-law No. 569-2013**
A parking space may not be located in a front yard or side yard abutting a street.
The proposed parking spot is located in a front yard.
- Chapter 10.80.40.20.(1), By-law No. 569-2013**
The permitted maximum building length is 17.0 m.
The proposed building length is 17.58 m.
- Chapter 10.80.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.80 times the area of the lot.
The proposed floor space index is 0.85 times the area of the lot.
- Chapter 10.50.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 5.31 m.
The proposed front yard setback is 3.44 m.
- Chapter 10.50.50.10.(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 62%.
- Chapter 200.5.1.10.(2), By-law No. 569-2013**
The minimum required parking space must have a minimum length of 5.6 m.
The proposed parking space will have a length of 2.7 m.
- Section 3.2.1(a)(i), By-law No. 1-83**
A parking space shall be a minimum of 2.6 m wide and 5.6 m long.
The proposed parking space is 2.6 m wide and 2.7 m long.

9. Section 3.2.1(d)(2), By-law No. 1-83

No vehicle shall be parked; closer than 1.5 m to any portion of any wall of any residential building containing any window in the second or higher floor, measured perpendicular to such portion of wall, unless such parking is arranged so as not to obstruct direct access to and from at least one window on the second and any higher floor of such building, in which case no motor vehicle shall be parked closer than 0.9 m to such portion of wall, measured perpendicular to such portion of wall.

The proposed parking space will be located 0.55 m from a wall that contains a second or higher floor window.

10. Section 3. (b), By-law No. 1-83

The minimum front yard setback is 4.31 m.

The proposed front yard setback is 3.44 m.

11. Section 3. (a), By-law No. 1-83

The minimum side yard setback is 0.5 m on one side and 1.2 m on the next.

The proposed side yard setback is 0.38 m on the north and 0.79 m on the south.

8. 733 GLENGROVE AVE

File Number:	A0910/17NY	Zoning	RD(f15;a550)(x5)/R5[ZZC]
Owner(s):	ANGEL HA TU TANG STANLEY GOW	Ward:	Eglinton-Lawrence (15)
Agent:	SPACE ARCHITECTS	Heritage:	Not Applicable
Property Address:	733 GLENGROVE AVE	Community:	North York
Legal Description:	PLAN 3761 LOT 106		

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)(B), By-law No. 569-2013**
The required minimum front yard setback is the average of the front yard setbacks of those buildings on the abutting lots 6.06m.
The proposed front yard setback is 6.05m.
- 2. 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 1.18m.
- 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 mudroom is approximately 5.3m² and is not within 4m of the front wall.
- 4. Chapter 10.5.30.40.(2), By-law No. 569-2013**
In the Residential Zone category, any part of a platform without main walls, such as a deck, porch, balcony or similar structure that does not encroach into a required minimum building setback is not included in the calculation of lot coverage, if it is attached to or less than 0.3m from a building and the lot area covered by these structures is no more than 5% of the lot area.
The proposed rear deck covers 7.26% of the lot area.
- 5. Section 14.2.3(a), By-law No. 7625**
The minimum required front yard setback is 6.5m
The proposed front yard setback is 6.05m.
- 6. Section 14.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 17m.
- 7. Section 14.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.18m.

9. 5330-5334 YONGE ST

File Number:	A0911/17NY	Zoning	C1 [ZZC]
Owner(s):	2291979 ONTARIO INC	Ward:	Willowdale (23)
Agent:	ARK GROUP CONSTRUCTION	Heritage:	Not Applicable
Property Address:	5330-5334 YONGE ST	Community:	North York
Legal Description:	PLAN 3163 PT LOT 44		

PURPOSE OF THE APPLICATION:

To permit a restaurant within the second storey of the existing commercial building.

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

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

The total number of parking spaces required for the building is 69. The proposed restaurant requires 44 parking spaces and the existing first floor unit requires 25 parking spaces based on uses provided. The existing number of parking spaces is 16, including 1 accessible space.

10. 141 PARKHURST BLVD

File Number:	A0912/17NY	Zoning	
Owner(s):	KIMBERLEY ANN ROUTLEDGE PATRICK THOMAS ROUTLEDGE	Ward:	Don Valley West (26)
Agent:	CHARLES LINSEY & ASSOCIATES LTD	Heritage:	Not Applicable
Property Address:	141 PARKHURST BLVD	Community:	
Legal Description:	PLAN 2120 PT LOT 14		

PURPOSE OF THE APPLICATION:

To construct a new two storey addition to the rear of the existing dwelling

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

- 1. Chapter 10.80.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 35% of the lot area.
The proposed lot coverage is 36% of the lot area.
- 2. Chapter 10.5.60.30.(1), By-law No. 569-2013**
An ancillary building or structure with a height greater than 2.5 m, or a gross floor area greater than 10 m², must be at least 1.8 m from a residential building on the same lot.
The proposed ancillary building or structure is 1.04 m from a residential building on the same lot.
- 3. Chapter 10.5.60.50.(3), By-law No. 569-2013**
The maximum floor area of an ancillary building located less than 1.8 m from a residential building on the lot is 10.0 m².
The proposed floor area of the ancillary building is 16.47 m².
- 4. Chapter 10.5.60.40.(2), By-law No. 569-2013**
The maximum height of an ancillary building or structure if the ancillary building or structure is less than 1.8 m from the residential building on the lot, is 2.5 m.
The proposed height of the ancillary structure is 3.3 m.
- 5. Section 6.1.3.(1)(a), By-law No. 1916**
The minimum driveway width accessing a required parking space is 2.6 m.
The proposed driveway width is 2.08 m.

11. 92 PLEASANT AVE

File Number:	A0913/17NY	Zoning	RD(x5)/R4[ZZC]
Owner(s):	JAMSHID HAJIZADEH	Ward:	Willowdale (23)
Agent:	HOSSEINI HOMES CORPORATION	Heritage:	Not Applicable
Property Address:	92 PLEASANT AVE	Community:	North York
Legal Description:	PLAN 2366 LOT 485		

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 31.73% of the lot area.
- 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 higher than the first floor of the building above established grade may encroach 1.5m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback.
The proposed platform encroaches 1.6m into the required front yard setback.
- Chapter 10.5.40.60.(5), By-law No. 569-2013**
A chimney breast, on a building, may encroach into a minimum required building setback a maximum of 0.6m.
The proposed chimney breasts encroach 0.74m into the minimum required east and west building setback.
- Chapter 10.5.40.60.(7), By-law No. 569-2013**
Roof eaves may encroach into a required minimum building setback a maximum of 0.9m provided that they are no closer than 0.30m to a lot line.
The proposed eaves encroach 2.19m into the required minimum front building setback.
- Chapter 10.20.40.50.(1), By-law No. 569-2013**
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0m².
The proposed area of the front platform at or above the second storey is 4.34m².
- 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 the east and west side lot line is 7.68m.
- Chapter 900.3.10, By-law No. 569-2013**
The minimum side yard setback is 1.8m
The proposed east side yard setback is 1.52m
- Chapter 900.3.10, By-law No. 569-2013**

The minimum side yard setback is 1.8m
The proposed west side yard setback is 1.52m.

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

The minimum side yard setback is 1.8m
The proposed east side yard setback is 1.52m

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

The minimum side yard setback is 1.8m
The proposed west side yard setback is 1.52m.

11. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.8m.
The proposed building height is 9.4m.

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

The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.79m.

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

The maximum permitted balcony area is 3.8 m².
The proposed balcony area is 4.34 m²

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

Any bay window projecting 0.6 m or less beyond the front or rear wall of the building shall be excluded in determining the length of the dwelling, provided that the maximum cumulative width of the bay windows is 50% of the width of the wall.
The proposed bay windows project from the front wall of the building and have a cumulative width of 56.95%.

12. 75 BURNABY BLVD

File Number:	A0914/17NY	Zoning	R/R2 Z0.6 [ZZC]
Owner(s):	BENJAMIN GRYS	Ward:	Eglinton-Lawrence (16)
Agent:	PAUL DA CUNHA ARCHITECT	Heritage:	Not Applicable
Property Address:	75 BURNABY BLVD	Community:	Toronto
Legal Description:	PLAN M512 PT LOTS 92 AND 93 RP 66R16671 PARTS 4 TO 6		

PURPOSE OF THE APPLICATION:

To permit the construction of a new deck and balcony to the rear of the existing semi-detached dwelling.

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 is 25.00% of the rear yard area.

The proposed rear yard soft landscaping area is 0.00m²

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

The by-law limits the projection of a balcony to a maximum of 1.50m from the rear wall.

The proposed balcony projects 2.33m from the rear wall.

13. 77 BURNABY BLVD

File Number:	A0915/17NY	Zoning	R/R2 Z0.6 [ZZC]
Owner(s):	BENJAMIN GRYS	Ward:	Eglinton-Lawrence (16)
Agent:	PAUL DA CUNHA ARCHITECT	Heritage:	Not Applicable
Property Address:	77 BURNABY BLVD	Community:	Toronto
Legal Description:	PLAN M512 PT LOT 93 S BURNABY BLVD RP 66R16671 PARTS 1 TO 3 PCL 3289K << STRUCTURE ADDRESS FOR 75 BURNABY BLVD		

PURPOSE OF THE APPLICATION:

To permit the construction of a new deck and balcony to the rear of the existing semi-detached dwelling.

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 is 25.00% of the rear yard area.

The proposed rear yard soft landscaping area is 0.00m²

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

The by-law limits the projection of a balcony to a maximum of 1.50m from the rear wall.

The proposed balcony projects 2.33m from the rear wall.

14. 7 BLUE FOREST DR

File Number:	A0917/17NY	Zoning	RD / R3 (ZZC)
Owner(s):	ALLAN SNOW	Ward:	York Centre (10)
Agent:	ALLAN SNOW	Heritage:	Not Applicable
Property Address:	7 BLUE FOREST DR	Community:	North York
Legal Description:	PLAN 5074 L 71		

PURPOSE OF THE APPLICATION:

To construct a new second storey addition over the existing dwelling and a new two storey addition to the southwest portion.

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

- Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building is 7.2 m.
The proposed height of the building is 8.48 m.
- Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a dwelling is 17.0 m.
The proposed building length is 17.62 m.
- Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum west side yard setback is 1.8 m.
The proposed west side yard setback is 1.29 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 39.64% of the lot area.
- Section 12.4(b), By-law No. 7625**
The minimum required west side yard setback is 1.8 m.
The proposed west side yard setback is 1.29 m.
- Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 17.62 m.
- Section 12.7, By-law No. 7625**
The maximum permitted building height is 8 m.
The proposed building height is 9.09 m.
- 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 1.52 m.
- Section 6(9)(c), By-law No. 7625**
Decks 2.3 m² or less in area, shall be permitted to project into one minimum side yard setback only, not more than 1.6 m, but no closer than 0.6 m from any side lot line.

The proposed deck area is more than the required area and is projecting by 0.51 m in to the west side yard setback.

10. 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 the lesser.

The proposed deck's area on the ground floor is 38.83 m² and is 5.6% of the lot area.

15. 79 BLYTHWOOD RD

File Number:	A0918/17NY	Zoning	RD / R1 (ZZC)
Owner(s):	ANDY NASR	Ward:	Don Valley West (25)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Designated
Property Address:	79 BLYTHWOOD RD	Community:	Toronto
Legal Description:	PLAN 639E BLK A PT LOT 18 PT LOT 19 RP 63R226 PART 27		

PURPOSE OF THE APPLICATION:

To construct a new two storey addition, and new front porch to existing dwelling.

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

- 1. 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 0.46 times the area of the lot.
- 2. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 6.24 m.
The proposed front yard setback is 6.18 m.
- 3. Chapter 10.50.60.20.(10), By-law No. 569-2013**
A heating or air-conditioning device that is mounted on the ground in a side yard may be no closer to the side lot line than 0.9 m.
The proposed air-conditioning device is 0.1 m from the east lot line.
- 4. Section 6(3) Part I 1, By-law No. 438-86**
The permitted maximum gross floor area is 0.35 times the area of the lot.
The proposed gross floor area is 0.46 times the area of the lot.
- 5. Section 6(3) Part II 2(II), By-law No. 438-86**
A building on an inside lot is required to have a minimum front lot line setback of 6.24 m.
The proposed front lot line setback is 6.18 m.

16. 16 GLENELIA AVE

File Number:	A0921/17NY	Zoning	RD(f15;a550)(x5)/R4[ZZC]
Owner(s):	2563215 ONTARIO INC 2563215 ONTARIO INC	Ward:	Willowdale (24)
Agent:	ALI ASADI NIK	Heritage:	Not Applicable
Property Address:	16 GLENELIA AVE	Community:	North York
Legal Description:	PLAN 4577 LOT 10		

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 10.10.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 6.0m.
The proposed front yard setback is 5.25.
- 2. 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 31.99% of the lot area.
- 3. Chapter 10.5.100.1(1), By-law No. 569-2013**
The maximum permitted driveway width is 6m.
The proposed driveway width is 7.94m.
- 4. Section 6(a)(5), By-law No. 7625**
The maximum permitted driveway width is 6m.
The proposed driveway width is 7.94m.

17. 24 SWIFTDAL PL

File Number:	A0924/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	JAMES NOBLE JAMES NOBLE	Ward:	Don Valley East (34)
Agent:	ABBOTT DESIGN	Heritage:	Not Applicable
Property Address:	24 SWIFTDAL PL	Community:	North York
Legal Description:	PLAN 4760 LOT 901		

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 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0 m.
The proposed building length is 21.75 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 26.4 m.
- 3. 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 27.21% of the lot area.
- 4. Chapter 10.5.60.20.(3), By-law No. 569-2013**
The minimum side yard setback required for the ancillary building is 1.8 m.
The proposed side yard setback for the ancillary building is 0.3 m.
- 5. Section 3.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 25.4 m.
- 6. Section 6(9)(f), By-law No. 7625**
Porches, decks and canopies are permitted to project a maximum of 2.1 m.
The proposed front porch projects 3.05 m.
- 7. Section 6(9)(f), By-law No. 7625**
Porches, decks and canopies are permitted to project a maximum of 2.1 m.
The proposed front canopy projects 3.35 m.
- 8. Section 6(23), By-law No. 7625**
The required setback for a shed in the side yard is 1.8 m.
The proposed shed setback is 0.3

18. 62 WENTWORTH AVE

File Number:	A0925/17NY	Zoning	RD (f15.0; a550) (x5)/R4[ZZC]
Owner(s):	LAURA WILSON ROBERT ALLAN WILSON	Ward:	Willowdale (23)
Agent:	JORDON PARRY	Heritage:	Not Applicable
Property Address:	62 WENTWORTH AVE	Community:	North York
Legal Description:	PLAN 2069 WPT EPT 15		

PURPOSE OF THE APPLICATION:

To construct a new covered porch at the rear of the dwelling including a new deck.

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 18.06m.
- 2. Chapter 10.20.40.30(1), By-law No. 569-2013**
The maximum permitted building depth is 19.0m.
The proposed building depth is 19.61m.
- 3. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 18.06m.

19. 20 CARMEL CRT

File Number:	A0926/17NY	Zoning	RD(f15.0; a550)x5/R4[ZZC]
Owner(s):	ANDREW MARCUS ANDREW MARCUS	Ward:	Willowdale (24)
Agent:	MEMAR CONSULTANTS INC	Heritage:	Not Applicable
Property Address:	20 CARMEL CRT	Community:	North York
Legal Description:	PLAN 9373 LOT 45		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(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 7.73m.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0m.
The proposed building length is 17.39m.
- 3. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m
The proposed building length is 17.39m
- 4. Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5m
The proposed finished first floor height is 2.21m
- 5. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m
The proposed building height is 10.27m

20. 26 BUCKINGHAM AVE

File Number:	A0927/17NY	Zoning	RD/R1 Z0.35 [ZZC]
Owner(s):	FARSHID GAZERANCHI NILOUFAR BOZORGNIA	Ward:	Don Valley West (25)
Agent:	GLENN RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	26 BUCKINGHAM AVE	Community:	Toronto
Legal Description:	PLAN 1534 LOT 882		

PURPOSE OF THE APPLICATION:

To construct a one-storey addition (attached garage) to the west side of the existing dwelling.

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

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

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

The proposed floor space index is 0.368 times the lot area.

2. 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 0.47m.

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

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

The proposed eaves project 1.18m into the west side yard setback and are 0.32m from the west lot line.

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

For a detached house in the Residential Zone category, the maximum driveway width permitted for lots with a lot frontage of 6.0 metres to 23.0 metres inclusive, is the lesser of 6 metres or the width of the side-by-side parking spaces behind the front main wall; the width of the side-by-side parking spaces behind the front main wall is 2.98m.

The proposed driveway width is 3.72 metres.

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

The minimum required parking space must have minimum required dimensions of 3.20m in width and 5.60m in length.

The proposed parking space is 2.98m in width.

6. 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 0.366 times the lot area.

7. Section 4(17), By-law No. 438-86

The minimum required parking space must have minimum required dimensions of 3.20m in width.

The proposed parking space is 2.98m in width.

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

The minimum required side yard setback is 0.90m.

The proposed west side yard setback is 0.47m.

9. Section 6(3) Part IV 4(ii), By-law No. 438-86

The maximum driveway width permitted for lots with a lot frontage of 6.0 metres to 23.0 metres inclusive, is the lesser of 6 metres or the width of the side-by-side parking spaces behind the front main wall; the width of the side-by-side parking spaces behind the front main wall is 2.98m.

The proposed driveway width is 3.72 metres.

21. 403 LAWRENCE AVE W

File Number:	A0928/17NY	Zoning	RD / R6 (ZPR)
Owner(s):	LARRY HARGROVE ANNA SCHAERF	Ward:	Eglinton-Lawrence (16)
Agent:	LAPOINTE ARCHITECTS	Heritage:	Not Applicable
Property Address:	403 LAWRENCE AVE W	Community:	North York
Legal Description:	PLAN 1786 PT LOT 65		

PURPOSE OF THE APPLICATION:

To legalize and maintain an existing multi unit dwelling.

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

- 1. Chapter 10.50.80.10.(3), By-law No. 569-2013**
A parking space may not be located in a front yard or side yard abutting a street.
The proposed parking spots are located in a front yard.
- 2. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 m².
The proposed area of the front platform at or above the second story is 10.06 m².
- 3. Chapter 150.10.20.1.(2), By-law No. 569-2013**
A secondary suite is a permitted use provided that it is within a detached or semi detached dwelling, each unit may have a maximum of one secondary suite.
The proposed number of secondary suites is 3.
- 4. Chapter 150.10.40.10.(1), By-law No. 569-2013**
A secondary suite is a permitted use provided that the entire building was constructed more than 5 years prior to the introduction of a secondary suite.
The entire building will not be constructed more than 5 years prior to the proposed introduction of the secondary suite, as additions and/or alterations are con-currently proposed.
- 5. Chapter 150.10.40.1.(3), By-law No. 569-2013**
A secondary suite is a permitted use provided that an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof that faces a street.
The proposed addition/exterior alteration alters a main wall that faces a street.
- 6. Chapter 200.50.10.1.(1), By-law No. 569-2013**
The required minimum number of parking spaces is 4 spaces.
The proposal will have 3 spaces.
- 7. Section 14-A(10), By-law No. 7625**
The maximum permitted balcony area is 3.8 m².
The proposed balcony area is 10.06 m².
- 8. Section 6A(2)a, By-law No. 7625**
The minimum required number of parking spaces is 4
The proposed number of parking spaces is 3.

22. 337 MOORE PARK AVE

File Number:	A0930/17NY	Zoning	RD (f15.0; a550) (x5)/R4 [ZZC]
Owner(s):	MOSE CIKUREL	Ward:	Willowdale (23)
Agent:	MURAT OZGUR	Heritage:	Not Applicable
Property Address:	337 MOORE PARK AVE	Community:	North York
Legal Description:	PLAN 5350 LOT 17		

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 required minimum front yard setback is 8.605m
The proposed front yard setback is 7.85m.
- 2. 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% of the lot area.
- 3. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building or structure is 10.0m.
The proposed height of the building is 10.49m.
- 4. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m
The proposed height of the west side exterior main walls facing a side lot line is 7.99m.
- 5. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m
The proposed height of the east side exterior main walls facing a side lot line is 8.49m.
- 6. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.49 m.
- 7. Section 6(24), By-law No. 7625**
The maximum projection of an unexcavated deck in the rear is 2.1m from the wall if it is greater than 1m above all points of the adjacent ground.
The proposed deck projects 3.05m.

23. 10 BAYBERRY CRES

File Number:	A0730/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	LI LIU	Ward:	Willowdale (24)
Agent:	LOYALTO INC	Heritage:	Not Applicable
Property Address:	10 BAYBERRY CRES	Community:	North York
Legal Description:	PLAN M676 LOT 41		

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 10.50.40.60.(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 rear yard setback 2.5 m.
The proposed platform encroaches 2.72 m into the rear yard setback.
- 2. Chapter 10.5.40.70.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30.0% of the lot area.
The proposed lot coverage is 31.7% of the lot area.
- 3. Chapter 10.5.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 7.67 m.
The proposed front yard setback is 6.21 m.
- 4. Chapter 10.20.40.70.(2), By-law No. 569-2013**
The required minimum rear yard setback is 7.5 m.
The proposed rear yard setback is 4.92 m.
- 5. Chapter 10.50.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 m.
The proposed front stairs are 4.05 m wide.
- 6. Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 7.5 m, +/- 1.0 m.
The proposed front yard setback is 6.21 m.
- 7. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 8.95 m.
- 8. Section 6(9)(i), By-law No. 7625**
The minimum required setback to the rear lot line for a rear deck is 3.0 m.
The proposed rear deck setback is 2.19 m.

24. 28 BROADLEAF RD

File Number:	A0859/17NY	Zoning	RD/R5 [ZZC]
Owner(s):	AMIN DIYANAT	Ward:	Don Valley East (34)
Agent:	BANANARCH DESIGN AND BUILD	Heritage:	Not Applicable
Property Address:	28 BROADLEAF RD	Community:	North York
Legal Description:	PLAN 4544 LOT 118		

PURPOSE OF THE APPLICATION:

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

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

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

A minimum of 10.00m² of the first floor area must be within 4.00m of the main front wall.
The proposed first floor area has 0.00m² within 4.00m of the main front wall.

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 20.65m.

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

The minimum required rear yard setback is 10.97m.
The proposed rear yard setback is 9.39m.

4. 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 8.50m.

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

The minimum required front yard setback is 12.405m.
The proposed front yard setback is 7.02m.

6. 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 28.20% of the lot area.

7. Section 14.2.3(c), By-law No. 7625

The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is 9.39m.

8. Section 14.2.5(A), By-law No. 7625

The maximum permitted building length is 16.80m.
The proposed building length is 20.65m.

9. Section 14.2.6, By-law No. 7625

The maximum permitted building height is 8.00m.
The proposed building height is 9.00m.

25. 116 BRIAR HILL AVE

File Number:	B0010/17NY	Zoning	R / R1S (WAIVER)
Owner(s):	YASSER PHILOBES	Ward:	Eglinton-Lawrence (16)
Agent:	ARMANDO BARBINI PLANNING & PERMIT SERVICES	Heritage:	Not Applicable
Property Address:	116 BRIAR HILL AVE	Community:	Toronto
Legal Description:	PLAN M25 PT LOTS 27 & 28		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two undersized lots. This file was previously deferred on July 19, 2017

CONVEYED - PART 1

Part 1 has a lot frontage of 6.87 m and a lot area of 276.3 m². The lot will be redeveloped with a new detached dwelling.

RETAINED - PART 2

Part 2 has a lot frontage of 6.87 m and a lot area of 276.4 m². The lot will be redeveloped with a new detached dwelling.

Applications B0010/17NY, A0149/17NY and A0150/17NY will be considered jointly.

25a. 116 BRIAR HILL AVE

File Number:	A0149/17NY	Zoning	R / R1S (WAIVER)
Owner(s):	YASSER PHILOBES	Ward:	Eglinton-Lawrence (16)
Agent:	ARMANDO BARBINI PLANNING & PERMIT SERVICES	Heritage:	Not Applicable
Property Address:	116 BRIAR HILL AVE	Community:	Toronto
Legal Description:	PLAN M25 PT LOTS 27 & 28		

PURPOSE OF THE APPLICATION:

To construct a new dwelling with integral garage. The existing dwelling will be demolished. This file was previously deferred on July 19, 2017

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

- 1. Chapter 10.10.40.40.(1), By-law No. 569-2013**
The required minimum lot frontage is 7.50 m
The proposed lot frontage is 6.87 m.
- 2. Chapter 10.10.80.40.(1), By-law No. 569-2013**
Vehicle entrances through the front main wall of the building are permitted provided the lot has a minimum frontage of 7.6 m
The proposed lot frontage is 6.87 m.
- 3. Chapter 10.10.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 5.12 m.
The proposed front yard setback is 4.85 m.
- 4. Chapter 10.10.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback for a detached house which contains a window opening is 0.9 m
The proposed west side yard setback is 0.40 m.
- 5. 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 0.70 times the area of the lot.
- 6. Chapter 900.2.10, By-law No. 569-2013**
The maximum building length is 14.0 m.
The proposed building length is 16.74 m.
- 7. Section 12(2)112, By-law 438-86**
No person shall, within the area hereinafter described (The area designated R1Z Z0.6 lying to the north of Roselawn Ave and west of 909-88 Yonge Street), erect a building part of which extends further back than 14 m from the main front wall of the building.
The proposed building extends 18.11 m, including the rear balcony, from the main front wall of the building.

25b. 116 BRIAR HILL AVE

File Number:	A0150/17NY	Zoning	R / R1S (WAIVER)
Owner(s):	YASSER PHILOBES	Ward:	Eglinton-Lawrence (16)
Agent:	ARMANDO BARBINI PLANNING & PERMIT SERVICES	Heritage:	Not Applicable
Property Address:	116 BRIAR HILL AVE	Community:	Toronto
Legal Description:	PLAN M25 PT LOTS 27 & 28		

PURPOSE OF THE APPLICATION:

To construct a new dwelling with integral garage. The existing dwelling will be demolished. This file was previously deferred on July 19, 2017

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

- 1. Chapter 10.10.40.40.(1), By-law No. 569-2013**
The required minimum lot frontage is 7.50 m
The proposed lot frontage is 6.87 m.
- 2. Chapter 10.10.80.40.(1), By-law No. 569-2013**
Vehicle entrances through the front main wall of the building are permitted provided the lot has a minimum frontage of 7.6 m
The proposed lot frontage is 6.87 m.
- 3. Chapter 900.2.10, By-law No. 569-2013**
The maximum permitted building length is 14.0 m.
The proposed building length is 16.74 m.
- 4. 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 0.72 times the area of the lot.
- 5. Chapter 10.10.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 0.9 m
The proposed east side yard setback is 0.40 m.
- 6. Section 12(2)112, By-law 438-86**
No person shall, within the area hereinafter described (The area designated R1Z Z0.6 lying to the north of Roselawn Ave and west of 909-88 Yonge Street), erect a building part of which extends further back than 14 m from the main front wall of the building.
The proposed building extends 18.11 m, including the rear balcony, from the main front wall of the building.

26. 291 BETTY ANN DR

File Number:	A0670/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	YAOHUAN WANG WAI-BEN LOUIE	Ward:	Willowdale (23)
Agent:	WAI-BEN LOUIE	Heritage:	Not Applicable
Property Address:	291 BETTY ANN DR	Community:	North York
Legal Description:	PLAN 4589 LOT 46		

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, September 28, 2017 in order to add a variance to the application, which was inadvertently missed previously.

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

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

The minimum required front yard setback is 9.17m.
The proposed front yard setback is 8.80m.

2. 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 1.54m.

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 1.53m.

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

The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.05% of the lot area.

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

The maximum permitted area of each platform at or above the second storey is 4.00m².
The proposed platform at or above the second storey is 6.02m².

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

The maximum permitted building length is 17.00m.
The proposed building length is 19.10m.

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

The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.54m.

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

The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.53m.

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

The maximum permitted driveway width is 6.00m.

The proposed driveway width is 7.47m.

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

The maximum permitted balcony area is 3.80m².

The proposed balcony area is 6.02m².

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

The maximum permitted building length is 16.80m.

The proposed building length is 19.40m.

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

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

The proposed rear deck projects 4.19m from the rear wall, is 1.17m in height and is 8.19m wide.

27. 9 MCBAIN AVE

File Number:	A0465/17NY	Zoning	RD / R7 (ZR)
Owner(s):	IAN MURRAY FRASER	Ward:	Don Valley West (25)
Agent:	Peter Higgins Architect Inc.	Heritage:	Not Applicable
Property Address:	9 MCBAIN AVE	Community:	North York
Legal Description:	PLAN M374 PT LOT 154		

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:

- Chapter 10.50.40.10.(5), By-law No. 569-2013**
A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
The first floor area within the first 4 m of the front main wall is 2.3 m².
- Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 35% of the lot area.
The proposed lot coverage is 38.55% of the lot area.
- Section 14-B(5)(b), By-law No. 7625**
The minimum required side yard setback is 1.2 m.
The proposed north side yard setback is 0.91 m.
- Section 14-B(5)(b), By-law No. 7625**
The minimum required side yard setback is 1.2 m.
The proposed south side yard setback is 0.91 m.
- Section 14-B(8), By-law No. 7625**
The maximum permitted number of storeys is 2
The proposed number of storeys is 3.
- Section 14-B(9), By-law No. 7625**
The maximum permitted building length is 15.3 m
The proposed building length is 18.82 m.
- 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 2.3 m.
- Section 14-B(10) By-law No. 7625**
The maximum permitted balcony area is 3.8 m².
The proposed front balcony area is 5.59 m².
- Section 14-B(8) By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.95 m.

- 10. Section 14-B(5)c By-law No. 7625**
The minimum required rear yard setback is 9.5 m.
The proposed rear yard setback is 8.09 m.

28. 62 CRAIGHURST AVE

File Number:	A0680/17NY	Zoning	R / R1S (ZPR)
Owner(s):	CHUNG-LU WU	Ward:	Eglinton-Lawrence (16)
Agent:	BATTAGLIA ASSOCIATES INC	Heritage:	Not Applicable
Property Address:	62 CRAIGHURST AVE	Community:	Toronto
Legal Description:	PLAN M53 PT LOT 7		

PURPOSE OF THE APPLICATION:

To construct a new one storey addition to the rear and to enclose the existing front porch.

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

- 1. 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 0.7609 times the area of the lot.
- 2. Section 6(3) Part I 1, By-law No. 438-86**
The permitted maximum floor space index is 0.6 times the area of the lot.
The proposed floor space index is 0.7609 times the area of the lot.
- 3. Section 6(3) Part II 3.B(II), By-law No. 438-86**
A minimum side lot line setback of 0.9 m is required for the portion of the building not exceeding 17.0 m in depth, where the side wall contains opening.
The proposed west side lot line setback is 0.535 m.
- 4. Section 6(3) Part II 3.B(II), By-law No. 438-86**
A minimum side lot line setback of 0.9 m is required for the portion of the building not exceeding 17.0 m in depth, where the side wall contains opening.
The proposed east side lot line setback is 0 m.

29. 614 LAUDER AVE

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:	614 LAUDER AVE	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:

- 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.
- 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.
- 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.
- 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.
- 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.
- Section 3. (a), By-law No 1-83**
The maximum floor space index is 0.8.
The proposed floor space index is 1.10.