

**COMMITTEE OF ADJUSTMENT
NORTH YORK PANEL****Hearing Date:** Tuesday, November 21, 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.	A0771/17NY	MOHAMMAD ENAYET ULLAH	19 GLEN PARK AVE	Eglinton-Lawrence (15)
2.	A0863/17NY	BIN LIU ZHAO ZUO	194 HOUNSLOW AVE	Willowdale (23)
3.	A0864/17NY	KRISTI TURNBULL JAMES MICHAEL GILLILAND	84 CASTLEWOOD RD	Eglinton-Lawrence (16)
4.	A0865/17NY	MARGOT JEAN DOROTHY WOLF	11 ST LEONARDS AVE	Don Valley West (25)
5.	A0867/17NY	MANSUR HALANI	48 PARVIELD DR	Don Valley East (33)
6.	A0868/17NY	TORONTO CITY SCHOOL SITES ACQUISITION CORP	15 MALLOW RD	Don Valley East (34)

7.	A0871/17NY	HANA & GUY SNIR	476 COLDSTREAM AVE	Eglinton-Lawrence 16
8.	A0872/17NY	SHIRLEY KONG	11 CAMWOOD	Don Valley East (34)
9.	A0873/17NY	ARTURO FUENTES ANNE FUENTES	23 GROVELAND CRES	Don Valley East (34)
10.	A0874/17NY	JOHN ROSS	283 BESSBOROUGH DR	Don Valley West (26)
11.	A0875/17NY	GUOQING LI	153 COMBE AVE	York Centre (10)
12.	A0876/17NY	MADELEINE ZAMBAKTSIAN-CERRA NICOLA CERRA	33 LYTTON BLVD	Eglinton-Lawrence (16)
13.	A0877/17NY	MIROSLAV MILOSEVIC OLIVERA SIPKA	60 HEDDINGTON AVE	Eglinton-Lawrence (16)
14.	A0878/17NY	SALMA SHAFIQ SHAFIQ AHMED	57 WARNER AVE	York Centre (10)
15.	A0879/17NY	SONG DONG ZHU LI QIAN ZHU	129 BOGERT AVE	Willowdale (23)
16.	A0880/17NY	YUNXUAN WU	141 KINGSDALE AVE	Willowdale (23)
17.	A0881/17NY	TARANEH FEYEZBAKHS WAGHEF MOHAMMAD SAEED MIRFAKHRAEI	354 HILLCREST AVE	Willowdale (23)
18.	A0882/17NY	SHU-CHIANG HSIEH CHUN-YU LEE	25 CLANSMAN BLVD	Willowdale (24)

19.	A0883/17NY	SHOKOHALZAMAN OMIDWAR	29 KNOLLVIEW CRES	Willowdale (24)
20.	A0884/17NY	MARGARITA TORRES	31 KNOLLVIEW CRES	Willowdale (24)
21.	A0885/17NY	MANI SAFEDFARAJI FARIBA MIRHOSSEINI	162 CAINES AVE	York Centre (10)

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

Item	File	Owner	Property	Community (Ward)
22.	A0886/17NY	MARCY URBAS	48 ALMONT RD	York Centre (10)
23.	A0887/17NY	AIWEN XU	20 SAINTFIELD AVE	Don Valley West (25)
24.	A0888/17NY	SERKAN DOGAN	159 REINER RD	York Centre (10)
25.	A0889/17NY	INDUSTRIAL STREET DEVELOPMENTS LTD	43 INDUSTRIAL STREET	Don Valley West (26)
26.	A0890/17NY	JERRY MCINTOSH	553 BRIAR HILL AVE	Eglinton-Lawrence (16)
27.	A0894/17NY	IDA DERAUVANSIAN- LIVASKA MOHAMMAD ALI BEN AMIRI	99 BANSTOCK DR	Willowdale (24)
28.	A0895/17NY	NINA TIMOFEEVA GENNADY TIMOFEEV	201 HILLHURST BLVD	Eglinton-Lawrence (16)
29.	A0897/17NY	TAMARA ROSENTHAL MISKIN	10 ERICA AVE	York Centre (10)
30.	A0898/17NY	PETER PITNER	60 BELVIDERE AVE	Eglinton-Lawrence (15)

31.	A0899/17NY	5308 YONGE PROPERTIES INC	5308 Yonge St	Willowdale (23)
32.	A0900/17NY	SAEIDEH SIYAMAKNIA ALI MISHARIFI	212 DINNICK CRES	Don Valley West (25)
33.	A0762/17NY	NESET PARMAKSIZOGLU	59 CHARLESWOOD DR	York Centre (10)
34.	B0027/17NY	BABAK ZARGHAMI	84 EMPRESS AVE	Willowdale (23)
35A.	B0028/16NY	YADOLLAH ZARGHAMI	82 EMPRESS AVE	Willowdale (23)
35B.	A0347/16NY	BABAK ZARGHAMI	84 EMPRESS AVE – PT 4	Willowdale (23)
35C.	A0349/17NY	YADOLLAH ZARGHAMI	82 EMPRESS AVE – PT 2	Willowdale (23)
35D.	A0350/17NY	YADOLLAH ZARGHAMI	82 EMPRESS AVE – PTS 2 & 3	Willowdale (23)

3. OTHER BUSINESS

1. 19 GLEN PARK AVE

File Number:	A0771/17NY	Zoning	(RD (f15.0; a550) (x5))/R4[ZCC]
Owner(s):	MOHAMMAD ENAYET ULLAH	Ward:	Eglinton-Lawrence (15)
Agent:	AJTDESIGN	Heritage:	Not Applicable
Property Address:	19 GLEN PARK AVE	Community:	North York
Legal Description:	PLAN 1911 W PT LOT 256		

PURPOSE OF THE APPLICATION:

To construct a three-storey dwelling. Please note that more than 50% of the existing exterior walls are to be removed. As such, this proposal is deemed to be a new dwelling.

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

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

The maximum permitted lot coverage is 35% of the lot area.

The proposed lot coverage is 39.4% of the lot area.

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

The maximum permitted building height is 7.2m.

The proposed building height is 9.99m.

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

A platform (PORCH) 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 1.80m.

The proposed platform (PORCH) permitted encroachment which is 1.20m into the required front yard setback but is 0.715m closer to the side lot line than the required setback.

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

The maximum permitted building length is 17.0m.

The proposed building length is 18.925m.

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

The maximum permitted building depth is 19.0m.

The proposed building depth is 19.395m.

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

The maximum permitted number of storeys is 2.

The proposed number of storeys is 3.

7. Chapter 900, By-law No. 569-2013

The minimum required side yard setback is 1.8m.

The proposed east side yard setback is 0.911m.

8. Chapter 900, By-law No. 569-2013

The minimum required side yard setback is 1.8m.

The proposed west side yard setback is 0.365m.

9. 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 0.20m and are 0.165m from the west lot line.

10. Section 13.2.4, By-law No. 7625

The maximum permitted lot coverage is 35% of the lot area.

The proposed lot coverage is 39.9% of the lot area.

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

(PORCH) either excavated or unexcavated shall be permitted to project into the minimum front yard setback not more than 2.1m but no closer to the side lot line than the minimum side yard setback for the main building 1.8m;

The proposed (PORCH) project 1.2m into front yard setback, but is closer to side lot line 0.715m.

12. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.0m.

The proposed building height is 10.91m.

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

The maximum permitted building length is 16.8m.

The proposed building length is 18.925m.

14. Section 13.2.6, By-law No. 7625

The maximum permitted number of storeys 2.

The proposed number of storeys is 3.

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

The minimum required side yard setback is 1.8m.

The proposed east side yard setback is 0.911m.

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

The minimum required side yard setback is 1.8m.

The proposed west side yard setback is 0.365m.

17. Section 12.2.2, By-law No. 7625

The minimum required lot area is 550m².

The proposed lot area is 369.31m².

18. Section 13.2.1 and 6(8), By-law No. 7625

The minimum required lot frontage and width is 15m .

The proposed lot frontage and width is 9.14m.

2. 194 HOUNSLOW AVE

File Number:	A0863/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	BIN LIU ZHAO ZUO	Ward:	Willowdale (23)
Agent:	HOSSEINI HOMES CORPORATION	Heritage:	Not Applicable
Property Address:	194 HOUNSLOW AVE	Community:	North York
Legal Description:	PLAN 2057 W PT LOT 54		

PURPOSE OF THE APPLICATION:

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

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

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

The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.526m.

2. 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 has 0.00m² of the first floor area within 4.00m of the main front wall.

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

The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.41% of the lot area.

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

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

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

The minimum required front yard setback is 6.50m.
The proposed front yard setback is 6.158m.

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

The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.526m.

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

The maximum permitted projection of an unexcavated deck in the rear is 2.10m from the wall if it is greater than 1.00m above all points of the adjacent ground.
The proposed rear deck projects 3.70m from the rear wall.

3. 84 CASTLEWOOD RD

File Number:	A0864/17NY	Zoning	RD / R1 (ZZC)
Owner(s):	KRISTI TURNBULL JAMES MICHAEL GILLILAND	Ward:	Eglinton-Lawrence (16)
Agent:	CHARLES AND BUNKER ARCHITECT INC	Heritage:	Not Applicable
Property Address:	84 CASTLEWOOD RD	Community:	Toronto
Legal Description:	PLAN M387 PT LOT 70		

PURPOSE OF THE APPLICATION:

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

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 spot is located in a front yard.
- 2. 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 project 0.3 m and are 0.05 m from the south lot line.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all front exterior main walls is 7 m.
The proposed height of the front exterior main wall is 7.3 m.
- 4. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all rear exterior main walls is 7 m.
The proposed height of the rear exterior main wall is 7.3 m.
- 5. Chapter 1.10.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.69 times the area of the lot.
The proposed floor space index is 0.79 times the area of the lot.
- 6. Chapter 200.5.10.1.(1), By-law No. 569-2013**
The required minimum number of parking spaces is 1.
The proposed number of spaces is 0.
- 7. 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 containing opening.

The proposed building is located 0.55 m from the adjacent building to the south.

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

The required minimum number of parking spaces is 1.

The proposed number of spaces is 0.

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

Motor vehicle parking is prohibited on the portion of the lot between the front lot line and the front wall of the building.

The proposed parking does not comply.

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

The maximum permitted gross floor area is 0.69 times the area of the lot.

The proposed gross floor area is 0.79 times the area of the lot.

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

The maximum permitted height of an uncovered platform which projects into the required setback is 1.2 m above grade.

The proposed platform is 1.66 m above grade.

4. 11 ST LEONARDS AVE

File Number:	A0865/17NY	Zoning	RD(f15.0;d0.35)(x1432)/R 1 Z0.35[ZZC]
Owner(s):	MARGOT JEAN DOROTHY WOLF	Ward:	Don Valley West (25)
Agent:	CHARLES AND BUNKER ARCHITECT INC	Heritage:	Not Applicable
Property Address:	11 ST LEONARDS AVE	Community:	Toronto
Legal Description:	PLAN 1485 PT LOT 4 PT LOT 5		

PURPOSE OF THE APPLICATION:

To construct a two-story addition at the rear of the existing dwelling and a second floor addition over the garage.

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 18.44m.
- 2. Chapter 10.20.40.70.(2), By-law No. 569-2013**
The minimum required rear yard setback is 7.76m.
The proposed rear yard setback is 5.55m.
- 3. Chapter 10.5.40.60.(1), By-law No. 569-2013**
A platform without main wall, attached to or less than 0.3m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5m.
The proposed platform encroaches 3.05m into the required rear yard setback.
- 4. Chapter 10.5.40.60.(2)(b)(i), By-law No. 569-2013**
A canopy, awning or similar structure not covering a platform may encroach in a front yard or rear yard: 2.5m, if it is no closer to a side lot line than the minimum required side yard setback.
The proposed canopy encroaches 3m into the required rear yard setback.
- 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 1.05 times the area of the lot.
- 6. Chapter 10.20.40.10.(1), By-law No. 569-2013**

The maximum permitted building height is 10m.
The proposed building height is 11.08m.

7. 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 4.0m².
The proposed area of each platform at or above the second storey is 20.26m².

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

The minimum required side yard setback is 1.5m.
The proposed east side yard setback is 0m.

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

The minimum required rear yard setback is 7.5m.
The proposed rear yard setback is 5.5m.

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

A rear canopy that covers a platform not more than 1.2m above adjacent grade attached to the rear wall cannot project more than 2.5m from the wall to which it is attached.
The proposed rear canopy projects 3.05m.

11. 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 0.8053 times the area of the lot.

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

The minimum required side lot line setback for that portion of the building not exceeding 17.0m in depth, where the side wall contains openings is 0.9m.
The proposed east side lot line setback is 0m.

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

The minimum required side lot line setback for that portion of the building exceeding 17.0m in depth is 7.5m.
The proposed east side lot line setback is 1.2m.

5. 48 PARFIELD DR

File Number:	A0867/17NY	Zoning	RD / R4 (BLD)
Owner(s):	MANSUR HALANI	Ward:	Don Valley East (33)
Agent:	LIFESTYLE SUNROOMS INC	Heritage:	Not Applicable
Property Address:	48 PARFIELD DR	Community:	North York
Legal Description:	PLAN 7141 PT LOTS 352 AND 353 RP RS3 PART 5		

PURPOSE OF THE APPLICATION:

To construct a new one storey, unheated sunroom to the rear of the dwelling.

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 is 17.0 m.
The proposed building length is 18.73 m.
- 2. Section 31.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 18.73 m.

6. 15 MALLOW RD

File Number:	A0868/17NY	Zoning	OS1[WAV]
Owner(s):	TORONTO CITY SCHOOL SITES ACQUISITION CORP	Ward:	Don Valley East (34)
Agent:	WALKER NOTT DRAGICEVIC ASSOC LTD	Heritage:	Not Applicable
Property Address:	15 MALLOW RD	Community:	North York
Legal Description:	PLAN 4544 PT BLK C RP 66R27560 PARTS 1 AND 3		

PURPOSE OF THE APPLICATION:

To construct a one-storey temporary sales pavilion.

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

1. Section 37.1.2, By-law No. 7625

Commercial uses permitted within the open space OS1 Zone are limited to a refreshment pavilion or booth, provided they are operated by a public authority.

A temporary sales office for the exclusive purpose of the marketing and sale of dwelling units shall be permitted.

7. 476 COLDSTREAM AVE

File Number:	A0871/17NY	Zoning	RD/R6 [WAV]
Owner(s):	HANA SNIR GUY SNIR	Ward:	Eglinton-Lawrence (16)
Agent:	RICHARD WENGLER ARCHITECT INC	Heritage:	Not Applicable
Property Address:	476 COLDSTREAM AVE	Community:	North York
Legal Description:	PLAN 1564 WPT A		

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted building length is 15.30m.

The proposed building length is 20.85m.

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

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

The proposed lot coverage is 37.56% of the lot area.

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

The maximum permitted building length is 17.00m.

The proposed building length is 20.85m.

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

The maximum permitted building depth is 19.00m.

The proposed building depth is 20.85m.

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

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

The proposed lot coverage is 37.56% of the lot area.

8. 11 CAMWOOD CRES

File Number: A0872/17NY Zoning RD / R4 (ZZC)
Owner(s): SHIRLEY KONG Ward: Don Valley East (34)

Agent: SHIRLEY KONG Heritage: Not Applicable
Property 11 CAMWOOD CRES Community: North York
Address:
Legal PLAN 5542 LOT 124
Description:

PURPOSE OF THE APPLICATION:

To construct a new first floor addition to the front of the dwelling along with a second storey addition to the entirety of the existing dwelling.

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 7.5 m.
The proposed height of the side exterior main walls facing a side lot line is 7.91 m.
- 2. Chapter 10.20.40.70.(4), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
The proposed and existing south side yard setback is 1.31 m.
- 3. Section 13.2.1, By-law No. 7625**
The minimum required lot frontage is 15 m.
The existing lot frontage is 12.8 m.
- 4. Section 6(8), By-law No. 7625**
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed.
- 5. Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5 m.
The existing and proposed finished first floor height is 3.71 m.
- 6. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.58 m.
The proposed and existing south side yard setback is 1.31 m.

9. 23 GROVELAND CRES

File Number:	A0873/17NY	Zoning	RD (f15.0; a550) (x5)/R4[ZZC]
Owner(s):	ARTURO FUENTES ANNE FUENTES	Ward:	Don Valley East (34)
Agent:	GENNARO DISANTO	Heritage:	Not Applicable
Property Address:	23 GROVELAND CRES	Community:	North York
Legal Description:	PLAN 5112 LOT 208		

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 10²m of the First Floor area must be within 4m of the front wall.
There is 0m² proposed within 4m of the front wall.
- 2. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 11.89m
The proposed front yard setback is 8.08m.

10. 283 BESSBOROUGH DR

File Number:	A0874/17NY	Zoning	RD/R1B [ZZC]
Owner(s):	JOHN ROSS	Ward:	Don Valley West (26)
Agent:	CHARLES AND BUNKER ARCHITECT INC	Heritage:	Not Applicable
Property Address:	283 BESSBOROUGH DR	Community:	East York
Legal Description:	PLAN 3110 LOT 91 PT LOT 90		

PURPOSE OF THE APPLICATION:

To convert a portion of the existing integral garage to habitable space, in conjunction with a one-storey addition to the rear north east portion of the existing dwelling.

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

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

The maximum permitted driveway width is 4.00m.

The proposed driveway width is 5.461m.

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 19.10m.

3. Section 6.1.3(1)(a), By-law No. 1916

The maximum permitted driveway width is 4.00m.

The proposed driveway width is 5.461m.

4. Section 6.2.3, By-law No. 1916

The maximum permitted building length is 16.75m.

The proposed building length is 19.10m.

11. 153 COMBE AVE

File Number:	A0875/17NY	Zoning	RD (ZZC)
Owner(s):	GUOQING LI GUOQING LI	Ward:	York Centre (10)
Agent:	CHUAN LIANG ARCHITECTS	Heritage:	Not Applicable
Property Address:	153 COMBE AVE	Community:	North York
Legal Description:	PLAN 1899 PT LOT 101		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.50.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.

12. 33 LYTTON BLVD

File Number:	A0876/17NY	Zoning	RD (f15.0; d0.35) (x1409)/R1 Z0.35 [ZZC]
Owner(s):	MADELEINE ZAMBAKTSIAN-CERRA NICOLA CERRA	Ward:	Eglinton-Lawrence (16)
Agent:	FRASCA DESIGN & PLANNING INC	Heritage:	Not Applicable
Property Address:	33 LYTTON BLVD	Community:	Toronto
Legal Description:	PLAN 1532 PT LOT 195		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building or structure is 10.0m.
The proposed height of the (building/structure) is 11.91m.
- 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 10.55m.
- 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 17.43m.
- 4. 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 0.79 times the area of the lot
- 5. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum East side yard setback is 1.2m.
The proposed east side yard setback is 1.15m.
- 6. Chapter 10.20.40.70.(6), By-law No. 569-2013**
The required minimum West side yard setback is 3.0m for a corner lot where the required lot frontage is 12.0m or more.
The proposed West side yard setback is 2.7m.

- 7. Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0m.
The proposed stairs are 2.13m wide.
- 8. 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.
- 9. 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 0.79 times the area of the lot.
- 10. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side lot line setback of 7.5m from the side lot line for that portion of the building exceeding 17.0m in depth is 7.5m.
The proposed side lot line setback is 1.36m on the East side
- 11. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side lot line setback of 7.5m from the side lot line for that portion of the building exceeding 17.0m in depth is 7.5m.
The proposed side lot line setback is 2.70m on the West side.
- 12. Section 6(3) Part II 8 F, By-law No. 438-86**
A canopy is permitted to project 2.5m from the wall into the required rear yard setback.
The proposed canopy projects 3.0m.
- 13. Section 6(3) Part IV 2, By-law No. 438-86**
The by-law requires a building on a lot that abuts a flanking street or public lane to gain its vehicular access from the flanking street or public lane.
The proposed access to vehicle parking is from the main street.
- 14. Section 4(2), By-law No. 438-86**
The maximum permitted height is 10.0m.
The proposed height is 12.04m.

13. 60 HEDDINGTON AVE

File Number:	A0877/17NY	Zoning	RD/R1 Z0.6 [ZZC]
Owner(s):	MIROSLAV MILOSEVIC OLIVERA SIPKA	Ward:	Eglinton-Lawrence (16)
Agent:	OLIVERA SIPKA	Heritage:	Not Applicable
Property Address:	60 HEDDINGTON AVE	Community:	Toronto
Legal Description:	PLAN M387 PT LOT 122		

PURPOSE OF THE APPLICATION:

To construct a two-storey addition to the rear 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 0.69 times the lot area.
The proposed floor space index is 0.757 times the lot area.

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

Exterior stairs may encroach into a required setback provided they are no wider than 2.00m.
The proposed front stairs are 2.31m wide.

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

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

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

The minimum required number of parking space(s) for the detached house is one (1) space.
The proposal will have zero (0) parking spaces.

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

The minimum required number of parking space(s) for the detached house is one (1) space.
The proposal will have zero (0) parking spaces.

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

The maximum permitted floor space index is 0.69 times the lot area.
The proposed floor space index is 0.757 times the lot area.

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

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

The proposed is located 0.95m from the adjacent building.

14. 57 WARNER AVE

File Number:	A0878/17NY	Zoning	RD / R5 (ZZC)
Owner(s):	SALMA SHAFIQ SHAFIQ AHMED	Ward:	Don Valley East (34)
Agent:	DESIGN AND BUILDING PERMIT SERVICES INC	Heritage:	Not Applicable
Property Address:	57 WARNER AVE	Community:	North York
Legal Description:	PLAN 1995 LOT 182 PT LOT 183		

PURPOSE OF THE APPLICATION:

To construct a new three storey addition to the existing dwelling and to add a basement apartment.

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

- 1. Chapter 150.10.40.1(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 second of a second suite.
The entire building was not constructed more than 5 years prior to the proposed introduction of the secondary suite.
- 2. Section 14.2.3c, By-law No. 7625**
The minimum required rear yard setback is 9.5 m.
The proposed rear yard setback is 7.89 m.
- 3. Section 14.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.44 m.
- 4. Section 6(2)(1), By-law No. 7625**
A second suite is permitted if the existing dwelling is more than 5 years old.
The proposed has new additions.
- 5. Section 14.2.6, By-law No. 7625**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.

15. 129 BOGERT AVE

File Number:	A0879/17NY	Zoning	RD/R4[WAV]
Owner(s):	SONG DONG ZHU LI QIAN ZHU	Ward:	Willowdale (23)
Agent:	AGA ENGINEERING INC	Heritage:	Not Applicable
Property Address:	129 BOGERT AVE	Community:	North York
Legal Description:	PLAN 1743 LOT 962 TO 963		

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 30.0% of the lot area
The proposed lot coverage is 32.0% of the lot area.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m for 100% of the width of the wall.
The proposed height of the west side exterior main wall facing a side lot line is 8.37m for 13.95% of the width of the wall.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m for 100% of the width of the wall.
The proposed height of the east side exterior main wall facing a side lot line is 8.37m for 7.69% of the width of the wall.
- 4. 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 1.5m
- 5. Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m
The proposed west side yard setback is 1.5m.
- 6. Chapter 10.20.30.10.(1), By-law No. 569-2013**
The minimum required lot area is (550)m².
The proposed lot area is (511.35)m²

- 7. Section 13.2.2, By-law No. 7625**
The minimum required lot area is (550)m².
The proposed lot area is (511.35)m²
- 8. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m
The proposed east side yard setback is 1.5m
- 9. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m
The proposed west side yard setback is 1.5m.
- 10. Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 6.5m
The proposed front yard setback is 4.93m.
- 11. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m
The proposed building height is 9.14m.
- 12. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 32.0% of the lot area.

16. 141 KINGSDALE AVE

File Number:	A0880/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	YUNXUAN WU	Ward:	Willowdale (23)
Agent:	GLENN RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	141 KINGSDALE AVE	Community:	North York
Legal Description:	PLAN 1790 LOT 286 PT LOT 285		

PURPOSE OF THE APPLICATION:

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

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

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

The minimum required side yard setback is 1.80m.

The proposed east side yard setback is 1.20m.

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

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.20m.

3. 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 7.40m² within 4.00m of the main front wall.

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

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

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

5. Chapter 10.2.40.10.(6), By-law No. 569-2013

The maximum permitted finished first floor height is 1.20m.

The proposed finished first floor height is 1.50m.

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

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

The proposed height of the side exterior main walls facing a side lot line is 8.86m.

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

The minimum required front yard setback is 7.50m.

The proposed front yard setback is 6.34m.

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

The minimum required side yard setback is 1.80m.

The proposed east side yard setback is 1.20m.

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

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.20m.

10. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 9.23m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.71m.

17. 354 HILLCREST AVE

File Number:	A0881/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	TARANEH FEYEZBAKSH WAGHEF MOHAMMAD SAEED MIRFAKHRAEI	Ward:	Willowdale (23)
Agent:	PMP DESIGN GROUP	Heritage:	Not Applicable
Property Address:	354 HILLCREST AVE	Community:	North York
Legal Description:	PLAN 1609 LOT 327		

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 10.50.40.50.(2), By-law No. 569-2013**
A platform without main walls, such as a deck attached to or within 0.3 m of a building must comply with the required minimum building setbacks for the zone; 1.8 m side yard setback.
The proposed west side yard setback to the rear deck is 1.52 m.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The proposed height of the west and east exterior main walls facing a side lot line is 8.24 m.
- 3. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length for a detached house is 17.0 m.
The proposed building length is 17.37 m.
- 5. Chapter 10.50.40.60.(5), By-law No. 569-2013**
A chimney breast, on a building may encroach into a required building setback a maximum of 0.6 m, if it is no wider than 2.0 m. and if it is no closer to a lot line than 0.3 m.
The proposed chimney encroaches 0.74 m into the required east side yard setbacks.

- 6. Chapter 900.3.10.(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
The proposed west side yard setback is 1.52 m.
- 7. Chapter 900.3.10.(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
The proposed east side yard setback is 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 west 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 east side yard setback is 1.52 m.
- 10. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 17.37 m.
- 11. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.32 m.
- 12. Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5 m.
The proposed finished first floor height is 1.71 m.
- 13. Section 6(24), 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; 1.8 m.
The proposed west side yard setback to the rear deck is 1.52 m.
- 14. 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 2.59 m.

18. 25 CLANSMAN BLVD

File Number:	A0882/17NY	Zoning	RD (f15; a550; x5)/R4[ZCC]
Owner(s):	SHU-CHIANG HSIEH CHUN-YU LEE	Ward:	Willowdale (24)
Agent:	ALLERA ENGINEERING AND CONSTRUCTION INC	Heritage:	Not Applicable
Property Address:	25 CLANSMAN BLVD	Community:	North York
Legal Description:	PLAN M947 LOT 53		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8m
The proposed east side yard setback is 1.5m
- 2. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8m
The proposed west side yard setback is 1.5m.
- 3. Chapter 10.5.40.50, By-law No. 569-2013**
In the Residential Zone category, a platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.3 m of a building, must comply with the required minimum building setbacks for the zone.
The proposed deck side yard setback is 1.8 m and the proposed deck side yard setback is 1.5 m.
- 4. Chapter 10.20.30.40.(1), By-law No. 569-2013**
(A)The permitted maximum lot coverage is 30% of the lot area (167.23 m²).
The proposed lot coverage is 32.0 % of the lot area (178.37 m²).
- 5. Chapter 10.20.40.10.(2), By-law No. 569-2013**
B)(ii) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.
The proposed height of the side exterior main walls facing a side lot line is 7.56 m
- 6. Chapter 10.20.40.10.(6), By-law No. 569-2013**
The permitted maximum height of the first floor above established grade is 1.2m.

The proposed height of the first floor above established grade is 1.26m.

7. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.8 m.

The proposed building height is 8.9 m.

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

Porches and decks, excavated or unexcavated, and canopies shall be permitted to project into the minimum front yard setback not more than 2.1m but no closer to the side lot setback than the minimum side yard setback for the main building.

The proposed front porch projects 2.91m.

19. 29 KNOLLVIEW CRES

File Number:	A0883/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	SHOKOHALZAMAN OMIDWAR	Ward:	Willowdale (24)
Agent:	M KARBALAEI CONSULTING	Heritage:	Not Applicable
Property Address:	29 KNOLLVIEW CRES	Community:	North York
Legal Description:	PLAN M846 L 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 10.5.40.50.(5), By-law No. 569-2013

In the Residential Zone category, a platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.30m of a building, must comply with the required minimum building setbacks for the zone; 1.80m
The proposed rear deck and canopy proposed side yard setback is 1.22m.

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

The permitted maximum height of all front exterior main walls is 7.50m for no less than 60% of the total width.
The proposed height of the front (west) exterior main wall is 7.50m for 44% of the total width.

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

The permitted maximum height of all rear exterior main walls is 7.50m for no less than 60% of the total width.
The proposed height of the rear (east) exterior main wall is 7.50m for 32% of the total width.

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

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

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

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

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

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

7. 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 1.51m.

8. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 9.16m.

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

The minimum required side yard setback is 1.80m.

The proposed south side yard setback is 1.22m.

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

The minimum required side yard setback is 1.80m.

The proposed north side yard setback is 1.22m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.83m.

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

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

The proposed rear canopy projects 3.66m.

13. 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 3.66m from the rear wall and is 54% of the width of the dwelling.

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

The proposed rear deck and canopy required side yard setback is 1.80m

The proposed rear deck and canopy side yard setback is 1.22m.

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

The maximum permitted projection of stairs in the front and rear yard is 2.10m.

The proposed rear stairs project 3.10m from the deck.

20. 31 KNOLLVIEW CRES

File Number:	A0884/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	MARGARITA TORRES	Ward:	Willowdale (24)
Agent:	M KARBALAEI CONSULTING	Heritage:	Not Applicable
Property Address:	31 KNOLLVIEW CRES	Community:	North York
Legal Description:	PLAN M846 L 18		

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 10.5.40.50.(5), By-law No. 569-2013

In the Residential Zone category, a platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.30m of a building, must comply with the required minimum building setbacks for the zone; 1.80m

The proposed rear deck and canopy proposed side yard setback is 1.22m.

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

The permitted maximum height of all front exterior main walls is 7.50m for no less than 60% of the total width.

The proposed height of the front (west) exterior main wall is 7.50m for 33.70% of the total width.

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

The permitted maximum height of all rear exterior main walls is 7.50m for no less than 60% of the total width.

The proposed height of the rear (east) exterior main wall is 7.50m for 32% of the total width.

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

The minimum required side yard setback is 1.80m.

The proposed south side yard setback is 1.22m.

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

The minimum required side yard setback is 1.80m.

The proposed north side yard setback is 1.22m.

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

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

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

7. 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 1.63m.

8. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 9.27m.

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

The minimum required side yard setback is 1.80m.

The proposed south side yard setback is 1.22m.

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

The minimum required side yard setback is 1.80m.

The proposed north side yard setback is 1.22m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 2.05m.

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

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

The proposed rear canopy projects 3.66m.

13. 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 3.66m from the rear wall and is 54% of the width of the dwelling.

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

The proposed rear deck and canopy required side yard setback is 1.80m

The proposed rear deck and canopy side yard setback is 1.22m.

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

The maximum permitted projection of stairs in the front and rear yard is 2.10m.

The proposed rear stairs project 3.05m from the deck

21. 162 CAINES AVE

File Number:	A0885/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	MANI SAFEDFARAJI FARIBA MIRHOSSEINI	Ward:	York Centre (10)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	162 CAINES AVE	Community:	North York
Legal Description:	PLAN 6975 PT BLK A		

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 10.50.40.10.(5), By-law No. 569-2013**
A minimum of 10 m² of the first floor area must be within 4 m of the front main wall.
The proposed first floor area does not meet the requirements.
- 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 east side exterior main wall facing a lot line is 8.01 m.
- 3. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length is 17.0 m.
The proposed building length is 19.6 m.
- 4. Chapter 10.20.4.030.(1), By-law No. 569-2013**
The permitted maximum building depth is 19.0 m.
The proposed building depth is 19.6 m.
- 5. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
The proposed east side yard setback is 1.22 m.
- 6. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
The proposed west side yard setback is 1.52 m.
- 7. Chapter 10.50.40.60.(7), By-law No. 569-2013**

Roof eaves may project a maximum of 0.9 m provided they are no closer than 0.30 m to a lot line.

The proposed east side eaves project 1.04 m.

- 8. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.72 m.
The proposed east side yard setback is 1.22 m.
- 9. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.72 m.
The proposed west side yard setback is 1.52 m.
- 10. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 19.6 m.
- 11. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.44 m.
- 12. Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5 m.
The proposed finished first floor height is 1.86 m

22. 48 ALMONT RD

File Number:	A0886/17NY	Zoning	(f12.0; a370) (x1463)/R6[ZZC]
Owner(s):	MARCY URBAS	Ward:	York Centre (10)
Agent:	BALMORAL DESIGN BUILD INC	Heritage:	Not Applicable
Property Address:	48 ALMONT RD	Community:	North York
Legal Description:	PLAN 3639 LOT 62		

PURPOSE OF THE APPLICATION:

To construct a second floor addition above the existing one-storey dwelling and garage.

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 33% of the lot area.
- 2. Section 14-A, By-law No. 7625**
The minimum required side yard setback is 1.2m.
The existing and proposed North side yard setback is 0.89m.
- 3. Section 14-A, By-law No. 7625**
The minimum required side yard setback is 1.2m.
The existing and proposed South side yard setback is 0.85m.

23. 20 SAINTFIELD AVE

File Number:	A0887/17NY	Zoning	RD/R1(1) [WAV]
Owner(s):	AIWEN XU	Ward:	Don Valley West (25)
Agent:	RICHARD WENGLE ARCHITECT INC	Heritage:	Not Applicable
Property Address:	20 SAINTFIELD AVE	Community:	North York
Legal Description:	PLAN M809 LOT 47		

PURPOSE OF THE APPLICATION:

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

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

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

A minimum of 10.00m² of the first floor area must be within 4.00m of the main front wall.
The proposed first floor area is 5.86m² within 4.00m of the main front wall.

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

The maximum permitted lot coverage is 25.00% of the lot area.
The proposed lot coverage is 43.99% of the lot area.

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

The minimum required rear yard setback is 9.94m.
The proposed rear yard setback is 6.15m.

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

The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.
The proposed east side yard setback is 3.00m for the portion of the dwelling exceeding 17.00m in depth.

5. Section 10.2.3(a), By-law No. 7625

The minimum required front yard setback is 12.00m.
The proposed front yard setback is 8.51m.

6. Section 10.2.1(a), By-law No. 7625

The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is 6.15m.

7. Section 10.2.6, By-law No. 7625

The maximum permitted building height is 9.50m.

The proposed building height is 9.68m.

24. 159 REINER RD

File Number:	A0888/17NY	Zoning	RD (f12.0; a370) (x1463)/R6[ZZC]
Owner(s):	SERKAN DOGAN	Ward:	York Centre (10)
Agent:	GLENN RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	159 REINER RD	Community:	North York
Legal Description:	PLAN 1938 E PT LOT 140		

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 9.18m.
- 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 19.02m.
- 3. Section 14-A(5)(a), By-law No. 7625**
The minimum required front yard setback is 6m.
The proposed front yard setback is 5.61m.
- 4. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.3m.
The proposed building length is 19.02m.
- 5. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.43m.
- 6. Section 6(24), By-law No. 7625**
The maximum height of an unexcavated deck in the rear that projects more than 2.1m from the wall and/or is greater than 50% of the width of the house is 1m above all points of the adjacent ground.
The proposed deck height is 2.42m.

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.

25. 43 INDUSTRIAL ST

File Number:	A0889/17NY	Zoning	M2(2) [WAV]
Owner(s):	INDUSTRIAL STREET DEVELOPMENTS LTD 2498000 ONTARIO INC	Ward:	Don Valley West (26)
Agent:	2498000 ONTARIO INC	Heritage:	Not Applicable
Property Address:	43 INDUSTRIAL ST	Community:	East York
Legal Description:	PLAN 2643 PT BLK B NOW RP 64R15937 PART 1 2		

PURPOSE OF THE APPLICATION:

To permit the construction of multiple industrial condominium units, in conjunction with a garbage enclosure. Please note a previous application (File # A0170/17NY) with respect to the subject property, was before the Committee of Adjustment on Thursday, June 8, 2017, which was ultimately REFUSED.

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

1. Section 5.19., By-law No. 1916

The minimum required number of loading spaces is two (2).
The proposed number of loading spaces is zero (0).

2. Section 8.3.2, By-law No. 1916

The minimum required front yard setback is 6.00m.
The proposed front yard setback is 2.50m.

3. Section 8.3.1, By-law No. 1916

To permit vehicle storage in the units.

4. Section 8.2.1, By-law No. 1916

An Office use is not a permitted use in a M2(2) zone.
To permit Offices in 25.00% of the complex.

26. 553 BRIAR HILL AVE

File Number:	A0890/17NY	Zoning	RD / R1 (ZZC)
Owner(s):	JERRY MCINTOSH JERRY MCINTOSH	Ward:	Eglinton-Lawrence (16)
Agent:	DREW MANDEL ARCHITECTS	Heritage:	Not Applicable
Property Address:	553 BRIAR HILL AVE	Community:	Toronto
Legal Description:	PLAN M25 E PT LOT 204		

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 10.50.80.10.(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.
- 2. Chapter 200.5.10.1.(1), By-law No. 569-2013**
The required minimum number of parking space(s) for a detached house is 1 space.
The proposal will have 0 spaces.
- 3. Section 4(4), By-law No. 438-86**
The required minimum number of parking space(s) for a detached house is 1 space.
The proposal will have 0 spaces.
- 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 of the portion of the building not exceeding 17.0 m in depth.
The proposed east side lot line setback is 0.45 m.
- 5. Section 6(3) Part IV 1(E), By-law No. 438-86**
Parking of motor vehicles on the portion of the lot between the front lot line and the front wall of the building is prohibited.
The proposed parking does not comply.

27. 99 BANSTOCK DR

File Number:	A0894/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	IDA DERAUVANSIAN- LIVASKA MOHAMMAD ALI BEN AMIRI	Ward:	Willowdale (24)
Agent:	MOHAMMAD ALI BEN AMIRI	Heritage:	Not Applicable
Property Address:	99 BANSTOCK DR	Community:	North York
Legal Description:	PLAN M1000 LOT 40		

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing dwelling.

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

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

The maximum permitted building length is 17.00m.

The existing and proposed building length is 18.15m.

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

The minimum required side yard setback is 1.80m.

The existing and proposed north side yard setback is 1.50m.

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

The minimum required side yard setback is 1.80m.

The existing and proposed south side yard setback is 1.19m.

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

The minimum required side yard setback is 1.80m.

The existing and proposed north side yard setback is 1.50m.

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

The minimum required side yard setback is 1.80m.

The existing and proposed south side yard setback is 1.19m.

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

The maximum permitted building length is 16.80m.

The existing and proposed building length is 17.86m

28. 201 HILLHURST BLVD

File Number:	A0895/17NY	Zoning	RD / R3 (ZZC)
Owner(s):	NINA TIMOFEEVA GENNADY TIMOFEEV	Ward:	Eglinton-Lawrence (16)
Agent:	GUITBERG GROUP INC	Heritage:	Not Applicable
Property Address:	201 HILLHURST BLVD	Community:	North York
Legal Description:	PLAN M346 LOT 114		

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 10.50.40.50.(2), By-law No. 569-2013**
A platform without main walls such as a deck attached to or within 0.3 m of a building, must comply with the required minimum building side yard setbacks for the zone; 1.8 m. The proposed rear deck and canopy is setback 1.21 m fro the east lot line.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building or structure is 10 m. The proposed height for the building is 10.2 m.
- 3. Chapter 10.20.40.20.(1), By-law No. 569-2013**
A maximum permitted building length is 17.0 m. The proposed building length is 19.66 m.
- 4. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.0 m. The proposed building depth is 19.97 m.
- 5. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m. The proposed west side yard setback is 1.21 m.
- 6. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m. The proposed east side yard setback is 1.21 m.
- 7. 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 38.36% of the lot area.

8. Chapter 10.50.40.60.(5), By-law No. 569-2013

A chimney breast, on a building, may encroach into a required building setback a maximum of 0.6 m, if it is no wider than 2.0 m.

The proposed chimney encroaches 0.89 m into the required west and east side yard setback.

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

Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.

The proposed eaves project 1.2 m into the required west and east side yard setback.

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

The minimum required side yard setback is 1.8 m.

The proposed east side yard setback is 1.21 m.

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

The minimum required side yard setback is 1.8 m.

The proposed west side yard setback is 1.21 m.

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

The maximum permitted building length is 16.8 m.

The proposed building length is 20.88 m.

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

Unexcavated decks in the rear yard, 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; 1.8 m.

The proposed rear deck and canopy are setback 1.21 m from the east side lot line.

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

The maximum permitted projection of a canopy is 1.8 m from the rear wall.

The proposed rear canopy projects 2.08 m.

29. 10 ERICA AVE

File Number:	A0897/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	TAMARA ROSENTHAL MISKIN	Ward:	York Centre (10)
Agent:	TAMARA ROSENTHAL MISKIN	Heritage:	Not Applicable
Property Address:	10 ERICA AVE	Community:	North York
Legal Description:	CON 2 WYS PT LOT 13 PLAN 4883 PT LOT 102		

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 33.59% of the lot area.

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

The maximum permitted building length is 17.00m.
The proposed building length is 21.91m.

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

The maximum permitted building depth is 19.00m.
The proposed building depth is 21.916m.

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

The minimum required front yard setback is 7.865m.
The proposed front yard setback is 7.34m.

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

The maximum permitted building length is 16.80m.
The proposed building length is 21.91m.

6. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.
The proposed building height is 11.00m.

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

The maximum permitted balcony area is 3.80m².
The proposed balcony area is 10.30m².

30. 60 BELVIDERE AVE

File Number:	A0898/17NY	Zoning	RM / R2 (ZZC)
Owner(s):	PETER PITTNER	Ward:	Eglinton-Lawrence (15)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	60 BELVIDERE AVE	Community:	York
Legal Description:	PLAN 1862 LOT 10		

PURPOSE OF THE APPLICATION:

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

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

- 1. 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 project 0.3 m and are 0.15 m from the east lot line.
- 2. Chapter 01.80.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building is 11.0 m.
The proposed building height is 11.52 m.
- 3. 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 1.06 times the area of the lot.
- 4. Chapter 10.50.40.10.(4), 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 proposed first floor area is 1.6 m².
- 5. Chapter 200.5.10.1.(1), By-law No. 569-2013**
The required minimum number of parking spaces required is 2 spaces.
The proposal will have 0 parking spaces.
- 6. Section 3.2.1(v), By-law No. 1-83**
The minimum required number of parking space is 2.
The site provided 0 parking spaces.
- 7. Section 3.(a), By-law No. 1-83**
The maximum height is 11.0 m.
The proposed height is 11.88 m.
- 8. Section 3.(a), By-law No. 1-83**

The maximum floor space index is 0.8.
The proposed floor space index is 1.45.

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

The minimum side yard setback is 0.5 m and 1.2 m.
The proposed side yard setback is 0.46 m. and 1.07 m.

31. 5308 YONGE ST

File Number:	A0899/17NY	Zoning	C1[WAV]
Owner(s):	5308 YONGE PROPERTIES INC	Ward:	Willowdale (23)
Agent:	TRAN DIEU & ASSOCIATES INC	Heritage:	Not Applicable
Property Address:	5308 YONGE ST	Community:	North York
Legal Description:	CON 1 WY NPT S PT LOT 19		

PURPOSE OF THE APPLICATION:

To permit a restaurant use from an existing commercial use.

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

- 1. Section 6A(2)a, By-law No. 7625**
The minimum required number of parking spaces is 13.
The proposed number of parking space is 1.

32. 212 DINNICK CRES

File Number:	A0900/17NY	Zoning	RD/R1 Z0.35 [ZZC]
Owner(s):	SAEIDEH SIYAMAKNIA ALI MISHARIFI	Ward:	Don Valley West (25)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	212 DINNICK CRES	Community:	Toronto
Legal Description:	PLAN 1534 LOT 182		

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted building height is 10.00m.
The proposed building height is 10.70m.

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the side exterior main walls facing a side lot line is 9.13m.

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

The maximum permitted floor space index is 0.35 times the lot area.
The proposed floor space index is 0.58 times the lot area.

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

The minimum required front yard setback is 9.04m.
The proposed front yard setback is 8.92m.

5. 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 0.70m.

6. 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 0.21m from the west lot line.

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

The minimum required side yard setback is 1.50m.
The proposed east side yard setback is 1.20m.

8. 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 0.58 times the lot area.

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

The By-law requires a building on an inside lot to have a minimum front lot line setback of 9.04m.

The proposed front lot line setback is 8.92m.

10. 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 0.70m.

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

The By-law does not permit an integral garage 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.

33. 59 CHARLESWOOD DR

File Number:	A0762/17NY	Zoning	RD/R6 (WAIVER)
Owner(s):	NESET PARMAKSIZOGLU	Ward:	York Centre (10)
Agent:	HOMELAND	Heritage:	Not Applicable
Property Address:	59 CHARLESWOOD DR	Community:	North York
Legal Description:	PLAN 3639 LOT 146		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40, By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 33.9% of the lot area.
- 2. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setbacks are 1.8 m.
The proposed east and west side yard setbacks are 1.2 m.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.
The proposed height of the side exterior main walls facing a side lot line are 8.38 m.
- 4. Chapter 10.20.30.20.(1), By-law No. 569-2013**
The required minimum lot frontage is 15 m.
The proposed lot frontage is 12.19 m.
- 5. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10 m² of the first floor area must be within 4 m of the front wall.
There is 8.74 m² proposed within 4 m of the front wall.
- 6. Section 13.2.3(b), By-law No.7625**
The minimum required side yard setback is 1.8 m.
The proposed side yard setbacks are 1.2 m.
- 7. Section 13.2.6, By-law No.7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.1 m.

34. 84 EMPRESS AVE

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

THE CONSENT REQUESTED:

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

RETAINED LOTS - PART 4

Address to be assigned

Part 4 has a lot frontage of 10.16m and a lot area is 387.9m². The lot will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A0347/17NY

CONVEYED - PART 3

Address to be assigned

Part 3 has a lot frontage of 5.08m and a lot area is 193.98m². Part 3 will be added to the Part 2 (severed from B0028/17NY) to create a new building lot with a frontage of 10.16m and a lot area of 387.9m².

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

35a. 82 EMPRESS AVE

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

THE CONSENT REQUESTED:

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

RETAINED LOTS - PART 1

Address to be assigned

Part 1 has a lot frontage of 10.16m and a lot area is 387.95m². The lot will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A0347/17NY

CONVEYED - PART 2

Address to be assigned

Part 2 has a lot frontage of 5.08m and a lot area is 193.98m². Part 2 will be added to the Part 3 (severed from B0027/17NY) to create a new building lot with a frontage of 10.16m and a lot area of 387.95m². The lot will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A0350/17NY.

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

Applications B0027/17NY, B0028/17NY, A0347/17NY, A0349/17NY, A0350/17NY will be considered jointly.

35b. 84 EMPRES AVE PART 4

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

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please be advised the subject property went before the Committee of Adjustment, August 31, 2017, deferred SINE DIE, in to allow the applicant an opportunity to make corrections and revisions to the plans and to meet with Community Planning.

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

- 1. Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed East side yard setback is 1.22m.
- 2. Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed West side yard setback is 0.91m.
- 3. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10m² of the first floor area must be within 4m of the front wall.
There is 6.15m² proposed within 4m of the front wall.
- 4. Chapter 10.20.30.10.(1), By-law No. 569-2013**
The required minimum lot area is 550m².
The proposed lot area is 387.95m².
- 5. Chapter 10.20.30.20.(1), By-law No. 569-2013**
The required minimum lot frontage is 15m.
The proposed lot frontage is 10.16m.
- 6. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 7. Section 13.2.1 & 6(8), By-law No. 7625**
The minimum required lot frontage and width is 15m .

The proposed lot frontage and width is 10.16m.

8. Section 13.2.2, By-law No. 7625

The minimum required lot area is 550m².

The proposed lot area is 387.95m².

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

The minimum required East side yard setback is 1.5m.

The proposed East side yard setback is 1.22m.

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

The minimum required West side yard setback is 1.5m.

The proposed West side yard setback is 0.91m.

11. Section 13.2.4, By-law No. 7625

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

The proposed lot coverage is 32% of the lot area.

12. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.8m.

The proposed building height is 9.1m.

35c. 82A EMPRESS AVE – PART 1

File Number:	A0349/17NY	Zoning	RD/R4[ZZC]
Owner(s):	YADOLLAH ZARGHAMI	Ward:	Willowdale (23)
Agent:	JANICE ROBINSON	Heritage:	Not Applicable
Property Address:	82A EMPRESS AVE – PART 1	Community:	North York
Legal Description:	PLAN 1751 LOT 212		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please be advised the subject property went before the Committee of Adjustment, August 31, 2017, deferred SINE DIE, to allow the applicant an opportunity to make corrections and revisions to the plans and to meet with Community Planning.

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

- 1. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The proposed East side yard setback is 0.91m.
- 2. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The proposed West side yard setback is 1.22m.
- 3. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10m² of the First Floor area must be within 4m of the front wall.
There is 5.83m² proposed within 4m of the front wall.
- 4. Chapter 10.20.30.10.(1), By-law No. 569-2013**
The required minimum lot area is 550m².
The proposed lot area is 387.95m².
- 5. Chapter 10.20.30.20.(1), By-law No. 569-2013**
The required minimum lot frontage is 15m.
The proposed lot frontage is 10.16m.
- 6. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 7. Section 13.2.1, By-law No. 7625**
The minimum required lot frontage and width is 15m .

The proposed lot frontage and width is 10.16m.

8. Section 13.2.2, By-law No. 7625

The minimum required lot area is 550m².

The proposed lot area is 387.95m²

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

The minimum required East side yard setback is 1.5m.

The proposed East side yard setback is 0.91m.

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

The minimum required West side yard setback is 1.5m.

The proposed West side yard setback is 1.22m.

11. Section 13.2.4, By-law No. 7625

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

The proposed lot coverage is 32% of the lot area.

12. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.8m.

The proposed building height is 9.1m.

35d. 82B EMPRESS AVE – PARTS 2 & 3

File Number:	A0350/17NY	Zoning	RD/R4[ZZC]
Owner(s):	YADOLLAH ZARGHAMI	Ward:	Willowdale (23)
Agent:	JANICE ROBINSON	Heritage:	Not Applicable
Property Address:	82B EMPRESS AVE – PARTS 2 & 3	Community:	North York
Legal Description:	PLAN 1751 LOT 212		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please be advised the subject property went before the Committee of Adjustment, August 31, 2017, deferred SINE DIE, to allow the applicant an opportunity to make corrections and revisions to the plans and to meet with Community Planning.

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

- 1. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The proposed East side yard setback is 1.22m.
- 2. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The proposed West side yard setback is 0.91m.
- 3. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10m² of the First Floor area must be within 4m of the front wall.
There is 5.83m² proposed within 4m of the front wall.
- 4. Chapter 10.20.30.10.(1), By-law No. 569-2013**
The required minimum lot area is 550m².
The proposed lot area is 387.95m².
- 5. Chapter 10.20.30.20.(1), By-law No. 569-2013**
The required minimum lot frontage is 15m.
The proposed lot frontage is 10.16m.
- 6. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 7. Section 13.2.1 & Section 6(8), By-law No. 7625**
The minimum required lot frontage width is 15m.

The proposed lot frontage and width is 10.16m.

8. Section 13.2.2, By-law No. 7625

The minimum required lot area is 550m².

The proposed lot area is 387.95m².

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

The minimum required East side yard setback is 1.5m.

The proposed East side yard setback is 1.22m.

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

The minimum required West side yard setback is 1.5m.

The proposed West side yard setback is 0.91m.

11. Section 13.2.4, By-law No. 7625

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

The proposed lot coverage is 32% of the lot area.

12. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.8m.

The proposed building height is 9.1m.