

**COMMITTEE OF ADJUSTMENT
 NORTH YORK PANEL**

Hearing Date: Thursday, December 7, 2017
Time: 9:30 am and 2:00PM
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.	B0051/17NY	ARASH MAHMOUDI	331 DOUGLAS AVE	Eglinton-Lawrence (16)
1a.	A0766/17NY	ARASH MAHMOUDI	331 DOUGLAS AVE PT 2	Eglinton-Lawrence (16)
1b	A0767/17NY	ARASH MAHMOUDI	331 DOUGLAS AVE PT1	Eglinton-Lawrence (16)
2.	B0061/17NY	NAHID MOUGOUEI MAHDIYAR MOUGOUEI	176 HENDON AVE	Willowdale (23)
2a	A0902/17NY	NAHID MOUGOUEI MAHDIYAR MOUGOUEI	176 HENDON AVE PT 1	Willowdale (23)
2b	A0903/17NY	NAHID MOUGOUEI MAHDIYAR MOUGOUEI	176 HENDON AVE PT 2	Willowdale (23)

3.	A0814/17NY	LAUREN CONNOLLY JAMES ANTHONY CONNOLLY	129 GLENGROVE AVE W	Eglinton-Lawrence (16)
4.	A0893/17NY	ALIT DON VALLEY PROPERTY INC	101-113 Valley Woods, 1213- 1229 York Mills Rd	Don Valley East (34)
5.	A0929/17NY	CHOSEN PEOPLE MINISTRIES (CANADA)	225 BRIDGELAND AVE	Eglinton-Lawrence (15)
6.	A0907/17NY	ELLEN ANN SCHWARTZ	203 COLDSTREAM AVE	Eglinton-Lawrence (16)
7.	A0931/17NY	HAMIDREZA SAFIPOOR NAGHMEH KASHEFPOUR	12 B BLITHFIELD AVE	Willowdale (24)
8.	A0934/17NY	SAMAN SAFIDKAR- DEZFOOLI ALI MOHAMMAD GHAEMI	45 HEATHVIEW AVE	Willowdale (24)
9.	A0936/17NY	MINHUI WANG JINGHUI TIAN	27 DEERFORD RD	Don Valley East (33)
10.	A0937/17NY	WEI YI RUJIE ZHANG	468 COLDSTREAM AVE	Eglinton-Lawrence (16)
11.	A0938/17NY	BRANDON MCMULLEN	62 YORKMINSTER RD	Don Valley West (25)
12.	A0939/17NY	DOGAN ASLANGIRI	12 BURNCREST DRIVE	Eglinton-Lawrence (16)
13.	A0940/17NY	TAMER DURMUS	14 BURNCREST DRIVE	Eglinton-Lawrence (16)
14.	A0941/17NY	BELA BALAZSOVITS	524 CRANBROOKE AVE	Eglinton-Lawrence (16)
15.	A0942/17NY	ALEX GALLEGO	83 ANTHONY RD	York Centre (09)

16.	A0943/17NY	RUSSEL & JANE SUTHERLAND	219 DONLEA DR	Don Valley West (26)
17.	A0944/17NY	ASAL IRANMEHR ARASH MESBAH	648 ORIOLE PKWY	Eglinton-Lawrence (16)
18.	A0945/17NY	SHAHIN AKHAVAN	40 PLYMBRIGE CRES	Don Valley West (25)
19.	A0946/17NY	WANFENG CUI XIUGUO ZHANG	57 WEATHERSTONE CRS	Willowdale (24)
20.	A0948/17NY	OMID ESHAGHI	6 GREEN YARDS DR	Willowdale (24)
21.	A0949/17NY	DIANA ILIC-KARBI JOHN KARBI	50 MARMION AVE	Eglinton-Lawrence (16)

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

Item	File	Owner	Property	Community (Ward)
22.	A0950/17NY	ANGELO GASPAROTTO	39 DIVADALE DR	Don Valley West (26)
23.	A0935/17NY	SOHAIL SHAH	135 RANEE AVE	Eglinton-Lawrence (15)
24.	A0951/17NY	ROBERT DI PANFILO	179 WOBURN AVE	Eglinton-Lawrence (16)
25.	A1000/17NY	MOHSEN REJALI	181 WOBURN AVE	Eglinton-Lawrence (16)
26.	A0952/17NY	KAREN MILLIGAN	111 MOORE PARK AVE	Don Valley West (26)
27.	A0953/17NY	ARIAN SULTAFA	5 SAGEBRUSH LANE	Don Valley East (34)
28.	A0954/17NY	KAREN MILLIGAN	78 SUTHERLAND DR	Don Valley West (26)
29.	A0955/17NY	MOMIR NEDIC	76 BERKINSHAW CRES	Don Valley West (25)

30.	A0955/17NY	1171328 ONTARIO LIMITED	3121-3123 DUFFERIN ST	Eglinton-Lawrence (15)
31.	A0957/17NY	ANDREW JABLONSKI	102 GLENDORA AVE	Willowdale (23)
32.	A0958/17NY	SOROUGH MAHMOODI	93 BYNG AVE	Willowdale (23)
33.	A0959/17NY	QUNFANG LU	115 KINGSDALE AVE	Willowdale (23)
34.	A0960/17NY	2539412 ONTARIOI INC.	104 SOUTHVALE DR	Don Valley West (26)
35.	A0961/17NY	MARIA CAPONIGRO CARLO CAPONIGRO	322 GLEN PARK AVE	Eglinton-Lawrence (15)
36.	A0962/17NY	KAREN WILLOX	22 ANNESLEY AVE	Don Valley West (26)
37.	A0963/17NY	SANDRA MORALES GUEVARA	73 YORKMINSTER RD	Don Valley West (25)
38.	A0964/17NY	TERESA PAMPENA PAULETTE PAMPENA	135 KATHERINE RD	York Centre (09)
39.	A0966/17NY	ALMA NODOUZI ADRIAN DHARMA KUMAR	59 JOCELYN CRES	Don Valley West (25)
40.	A0823/17NY	ARMIN PARNIA	302 JOHNSTON AVE	Willowdale (23)
41.	A1058/16NY	ALI ASADI NIK	6 REVCOE DR	Willowdale (24)
42.	A0531/17NY	ALFREDO ANTONIO TORRES MARGARITA TORRES	7 CANARY CRES	Willowdale (24)

1. 331 DOUGLAS AVE

File Number:	B0051/17NY	Zoning	R7(16)/RD (f9.0; a275) (x1463)(ZR)
Owner(s):	ARASH MAHMOUDI	Ward:	Eglinton-Lawrence (16)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	331 DOUGLAS AVE	Community:	North York
Legal Description:	PLAN 1537 PT LOT 986		

THE CONSENT REQUESTED:

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

Conveyed - PART 2 (A)

Address to be assigned

The proposed lot frontage is 7.62 m. The proposed lot area is 246.2 m².

The property will be redeveloped as the site of a new detached residential dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0766/17NY.

Retained - PART 1 (B)

Address to be assigned

The proposed lot frontage is 7.62 m. The proposed lot area is 246.2 m².

The property will be redeveloped as the site of a new detached residential dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0767/17NY.

File Numbers B0051/17NY, A0766/17NY, A0767/17NY will be considered jointly

1a. 331 DOUGLAS AVE (PART 2)

File Number:	A0766/17NY	Zoning	R7(16)/RD (f9.0; a275) (x1463)(ZR)
Owner(s):	ARASH MAHMOUDI	Ward:	Eglinton-Lawrence (16)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	331 DOUGLAS AVE (PART 2)	Community:	North York
Legal Description:	PLAN 1537 PT LOT 986		

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. The existing dwelling would be removed. File Numbers B0051/17NY, A0766/17NY, A0767/17NY will be considered jointly.

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

- 1. Chapter 10.5.40.10(5) 5, 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.
The proposed first floor is 3.5 m².
- 2. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**
A) The required minimum lot area is 275 m².
The proposed lot area is 246.2 m².
- 3. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
A) The required minimum lot frontage is 9 m.
The proposed lot frontage is 7.62 m.
- 4. Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**
B) The required minimum side yard setback is 0.9 m where the required minimum lot frontage is 6.0 m to less than 12.0 m.
The proposed west side yard setback is 0.46 m.
- 5. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 30 % of the lot area: 73.86 m².
The proposed lot coverage is 36.92 % of the lot area: 90.9 m².
- 6. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
B)(i) 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 9.01 m.
- 7. Chapter 10.5.40.60.(7), Zoning 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 0.16 m from the west lot line.
- 8. Section 14-B(3) , Zoning By-law No. 7625**
The minimum required lot area is 278 m².
The proposed lot area is 246.2m² .

- 9. Section 14-B(4), Zoning By-law No. 7625**
The minimum required lot frontage is 9m.
The proposed lot frontage is 7.62m.
- 10. 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.
- 11. Section 14-B(5)(b), Zoning By-law No. 7625**
The minimum required West side yard setback is 1.2 m.
The proposed west side yard setback is 0.46m.
- 12. Section 14-B(8), Zoning By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.33 m.
- 13. Section 14-B(9), Zoning By-law No. 7625**
The maximum permitted building length is 15.3 m.
The proposed building length is 16.03 m.

1b. 331 DOUGLAS AVE (PART 1)

File Number:	A0767/17NY	Zoning	R7(16)/RD (f9.0; a275) (x1463)(ZR)
Owner(s):	ARASH MAHMOUDI	Ward:	Eglinton-Lawrence (16)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	331 DOUGLAS AVE (PART 1)	Community:	North York
Legal Description:	PLAN 1537 PT LOT 986		

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. The existing dwelling would be removed. File Numbers B0051/17NY, A0766/17NY, A0767/17NY will be considered jointly.

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

- 1. Chapter 10.5.40.10(5), 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.
The proposed first floor is 3.5 m².
- 2. Chapter 10.20.30.10.(1) , Zoning By-law No. 569-2013**
A) The required minimum lot area is 275 m².
The proposed lot area is 246.2 m².
- 3. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
A) The required minimum lot frontage is 9 m.
The proposed lot frontage is 7.62 m.
- 4. Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**
B) The required minimum side yard setback is 0.9 m where the required minimum lot frontage is 6.0 m to less than 12.0 m.
The proposed east side yard setback is 0.46 m.
- 5. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 30 % of the lot area: 73.86 m².
The proposed lot coverage is 36.92 % of the lot area: 90.9 m².
- 6. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
B)(i) 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 9.11 m.
- 7. Chapter 10.5.40.60.(7) , Zoning 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 0.16 m from the east lot line.
- 8. Section 14-B(3), Zoning By-law No. 7625**
The minimum required lot area is 278m².
The proposed lot area is 246.2m².

- 9. Section 14-B(4) , Zoning By-law No. 7625**
The minimum required lot frontage is 9 m.
The proposed lot frontage is 7.62 m.
- 10. Section 14-B(5)(b), Zoning By-law No. 7625**
The minimum required east side yard setback is 1.2 m.
The proposed east side yard setback is 0.46 m.
- 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.
- 12. Section 14-B(8) , Zoning By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.4 m.
- 13. Section 14-B(9), Zoning By-law No. 7625**
The maximum permitted building length is 15.3 m.
The proposed building length is 16.03 m.

2. 176 HENDON AVE

File Number:	B0061/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	NAHID MOUGOUEI MAHDIYAR MOUGOUEI	Ward:	Willowdale (23)
Agent:	GREGORY DESIGN GROUP	Heritage:	Not Applicable
Property Address:	176 HENDON AVE	Community:	North York
Legal Description:	PLAN 2056 WPT EPT 41		

THE CONSENT REQUESTED:

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

CONVEYED - Part 1

Part 1 has a lot frontage of 10.98 m and an area of 435.09 m². The lot will be redeveloped with a new detached dwelling with integral garage.

RETAINED - Part 2

Part 2 has a lot frontage of 10.98 m and an area of 435.09 m². The lot will be redeveloped with a new detached dwelling with integral garage.

Applications B0061/17NY, A0902/17NY and A0903/17NY will be considered jointly.

2a. 176 HENDON AVE

File Number:	A0902/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	NAHID MOUGOUEI MAHDIYAR MOUGOUEI	Ward:	Willowdale (23)
Agent:	GREGORY DESIGN GROUP	Heritage:	Not Applicable
Property Address:	176 HENDON AVE	Community:	North York
Legal Description:	PLAN 2056 WPT EPT 41		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.50.40.10(5), By-law No. 569-2013**
An area of 10 m² of the first floor must be within 4 m of the front main wall.
6.5 m² of the first floor is within 4 m of the front main wall.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted main wall height is 7.5 m.
The proposed main wall height is 8.16 m.
- 3. Chapter 10.50.40.50.(2), By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
The proposed west side yard setback is 1.2 m.
- 4. Chapter 10.50.40.50.(2), By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
The proposed east side yard setback is 1.2 m.
- 5. Chapter 10.50.40.50.(2), By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
The proposed east side yard setback is 0.91 m for a portion of the garage only.
- 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 435.09 m².
- 7. Chapter 10.20.30.20.(1), By-law No. 569-2013**
The minimum required lot frontage is 15 m.
The proposed lot frontage is 10.98 m.
- 8. 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 30.42% of the lot area.
- 9. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550 m².
The proposed lot area is 435.09 m².

- 10. Section 13.2.1, By-law No. 7625**
The minimum required lot frontage is 15 m.
The proposed lot frontage is 10.98 m.
- 11. Section 13.2.3, By-law No. 7625**
The minimum required side yard setback is 1.5 m.
The proposed east side yard setback is 1.2 m.
- 12. Section 13.2.3, By-law No. 7625**
The minimum required side yard setback is 1.5 m.
The proposed east side yard setback is 0.91 m for a portion of the garage only.
- 13. Section 13.2.3, By-law No. 7625**
The minimum required side yard setback is 1.5 m.
The proposed west side yard setback is 1.2 m.
- 14. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.51 m.
- 15. Section 13.2.6, By-law No. 7625**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
- 16. Section 13.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.8 m².
The proposed balcony area is 6.6 m.

3. 129 GLENGROVE AVE W

File Number:	A0814/17NY	Zoning	RD (f10.5; d0.35) (x1413)/R1 Z0.35[ZZC]
Owner(s):	LAUREN CONNOLLY JAMES ANTHONY CONNOLLY	Ward:	Eglinton-Lawrence (16)
Agent:	CUNHA DESIGN CONSULTANTS LTD	Heritage:	Not Applicable
Property Address:	129 GLENGROVE AVE W	Community:	Toronto
Legal Description:	PLAN M87 PT LOT 125		

PURPOSE OF THE APPLICATION:

To construct a third floor addition above the two-storey dwelling within the existing roof-line.

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 0.7039 times the area of the lot (269.75 m²).
- 2. 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 residential gross floor area of the building is 0.7039 time the lot area (269.27 m²).

4. 1213 YORK MILLS RD

File Number:	A0893/17NY	Zoning	RM6 (WAIVER)
Owner(s):	ALIT DON VALLEY PROPERTY INC ALIT DON VALLEY PROPERTY INC	Ward:	Don Valley East (34)
Agent:	ALIT DON VALLEY PROPERTY INC	Heritage:	Not Applicable
Property Address:	1213 YORK MILLS RD	Community:	North York
Legal Description:	PLAN 6325 BLK A INCLUDES 101-113 VALLEY WOODS RD		

PURPOSE OF THE APPLICATION:

To amend the site specific by No. 992-2012 to construct two new multi level residential towers.

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

- 1. By-law 992-2012 s.(3)(h) – Gross Floor Area**
The maximum permitted gross floor area for Building D is 25,458 square m.
The proposed gross floor area for Building D is 26,800 square m.
- 2. By-law 992-2012 s.(3)(h) – Gross Floor Area**
The maximum permitted gross floor area for Building E is 12,998 square m.
The proposed gross floor area for Building E is 13,700 square m.
- 3. By-law 992-2012 s.(3)(j)(i) – Building Height**
The maximum permitted building height of a portion of the base element of Building D is 2 storeys and 8.0 m as set out on Schedule RM6(201)(B).
The proposed building height of a portion of the base element of Building D as set out on the revised Schedule RM6(201)(B) is 3 storeys and 11.0 m, excluding parapets, balcony guards and balcony divider screens.
- 4. By-law 992-2012 s.(3)(j)(i) – Building Height**
The maximum permitted building height of a portion the mid-rise element of Building D is 12 storeys and 39.0 m as set out on Schedule RM6(201)(B).
The proposed building height of a portion of the mid-rise element of Building D as set out on the revised Schedule RM6(201)(B) is 13 storeys and 41.0 m, excluding parapets, balcony guards and balcony divider screens.
- 5. By-law 992-2012 s.(3)(j)(ii)(B) – Building Height**
A penthouse or other roof structure which is used only as an ornament or to house the mechanical equipment of the building shall not exceed a height of 5 m.
For Building D and Building E as set out on the revised Schedule RM6(201)(B), a penthouse or other roof structure which is used only as an ornament or to house the mechanical equipment of the building shall not exceed a height of 6 m.
- 6. By-law 992-2012 s.(3)(k)(i) – Building Envelopes**

The maximum above ground building envelope excluding parking garages and mechanical structures shall be as set out on Schedule RM6(201)(B).

The maximum above ground building envelope for Building D and Building E shall be as set out on the revised Schedule RM6(201)(B) excluding parking garages, mechanical and electrical structures, storage lockers, and bicycle storage located on the ground level.

7. By-law 992-2012 s.(3)(k)(iii) – Building Envelopes

No buildings except for permitted projections shall be permitted beyond the building envelopes as set out on Schedule RM6(201)(B).

Balconies on the North and West main walls of Level 2, Level 3, and Level 4 of Building D as set out on the revised Schedule RM6(201)(B) may project up to a maximum of 1.9 m beyond the building envelope. The canopy projecting from the North main wall of Level 2 of Building D may project up to a maximum of 3.6 m beyond the building envelope.

8. By-law 992-2012 s.(3)(m)(ii) – Distance Between Buildings

The minimum distance between above grade portions of Buildings A, B, C, D, E, F, G and H shall be as set out on Schedules RM6(201)(B) and RM6(201)C.

The required switch gear rooms may be located within the minimum distance between above grade portions of Building D and Building E as set out on the revised Schedule RM6(201)(B).

9. By-law 992-2012 s.(3)(q)(i) – Yard Setbacks

The minimum yard setbacks for all buildings and structures shall be as set out on Schedules RM6(201)(B) and RM6(201)C.

The ground floor of Building D may project a maximum of 3.6 m into the front yard setback as shown on the revised Schedule RM6(201)(B). The ground floor of Building E may project a maximum of 6.6 m into the front yard setback as shown on the revised Schedule RM6(201)(B).

10. By-law 992-2012 s.(3)(s) – Parking Requirements

A minimum of 90 visitor parking spaces are required for Building D and Building E as shown on Schedule RM6(201)(B).

A minimum of 67 visitor parking spaces are proposed for Building D and Building E as shown on the revised Schedule RM6(201)(B).

11. By-law 992-2012 s.(3)(x) - Other

Excluding Parcel D, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with: all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and all water mains and sanitary sewers, and appropriate appurtenances have been installed and are operational.

Excluding Parcel D, prior to the issuance of the first above-grade building permit the following municipal services must be provided to the lot line and the following provisions are complied with: all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and all

water mains and sanitary sewers, and appropriate appurtenances have been installed and are operational.

5. 225 Bridgeland Ave.

File Number:	A0929/17NY	Zoning	MC(H)[ZR]
Owner(s):	CHOSEN PEOPLE MINISTRIES (CANADA)	Ward:	Eglinton-Lawrence (15)
Agent:	PARKER ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	225 BRIDGELAND AVE	Community:	North York
Legal Description:	PLAN 867 PT LOT 21		

PURPOSE OF THE APPLICATION:

To construct second floor addition to the existing one-storey building and basement office building.

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

- 1. Section 33 (5)(ii), By-law No. 7625**
The maximum office space permitted is 0.5 of the lot area (345.43m²).
The proposed office space lot area is 0.6 (419.33m²).
- 2. Section 33(6)(a), By-law No. 7625**
The minimum required side yard setback is 4.5m.
The existing and proposed east side yard setback is 3.98m.
- 3. Section 33(6)(b), By-law No. 7625**
The minimum required front yard landscaping area is 50%.
The proposed front yard landscaping area is 32.17%

6. 203 Coldstream Ave.

File Number:	A0907/17NY	Zoning	RD / R6 (ZZC)
Owner(s):	ELLEN ANN SCHWARTZ	Ward:	Eglinton-Lawrence (16)
Agent:	LORNE ROSE	Heritage:	Not Applicable
Property Address:	203 COLDSTREAM AVE	Community:	North York
Legal Description:	PLAN M87 PT LOT 240		

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 10.50.50.10.(1), By-law No. 569-2013**
A minimum of 75% of the required front yard landscaping must be soft.
The proposed front yard soft landscaping area is 63.4%.
- 2. 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 48.92% of the lot area.
- 3. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 5.58 m.
The proposed front yard setback is 0.78 m.
- 4. Chapter 10.50.50.10.(2), By-law No. 569-2013**
A corner lot must have a minimum of 60% of the side yard abutting a street for landscaping.
The proposed side yard landscape area is 53.8%
- 5. Chapter 10.20.40.10.(4), By-law No. 569-2013**
The permitted maximum permitted height is 7.2 m.
The proposed height is 9.04 m.
- 6. Section 14-A(5)(a), By-law No. 7625**
The minimum required front yard setback is 6.0 m.
The proposed front yard setback is 0.78 m.
- 7. Section 14-a(5)(b), By-law No. 7625**
The minimum required rear yard setback is 9.5 m.
The proposed rear yard setback is 7.52 m.
- 8. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.0 m.
The proposed building height is 8.94 m.
- 9. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.3 m.
The proposed building length is 16.99 m.
- 10. Section 6(24), By-law No. 7625**

The maximum width of an unexcavated deck in the rear that projects less than 2.1 m from the wall and is greater than 1 m above all points of the adjacent ground is 50% of the width of the dwelling.

The proposed deck is 7.69% of the width of the dwelling.

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

All unexcavated porches or decks, attached 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 occupies 7.6%.

7. 12 B Blithfield Ave.

File Number:	A0931/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	HAMIDREZA SAFIPOOR NAGHMEH KASHEFPOUR	Ward:	Willowdale (24)
Agent:	IDA EVANGELISTA	Heritage:	Not Applicable
Property Address:	12 B BLITHFIELD AVE	Community:	North York
Legal Description:	PLAN M677 LOT 300		

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 1.72m.

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 1.50m.

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 3.78m² within 4.00m of the main front wall.

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

The maximum permitted height of all front exterior main walls is 7.50m.
The proposed height of the front exterior main walls is 8.64m.

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

The maximum permitted height of all rear exterior main walls is 7.50m.
The proposed height of the rear exterior main walls is 8.04m.

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 32.21% of the lot area.

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

The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.72m.

8. 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 1.50m.

9. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.
The proposed building height is 9.09m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.94m.

8. 45 Heathview Ave.

File Number:	A0934/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	SAMAN SAFIDKAR- DEZFOOLI ALI MOHAMMAD GHAEMI	Ward:	Willowdale (24)
Agent:	INROADS PLANNING CONSTULTANTS	Heritage:	Not Applicable
Property Address:	45 HEATHVIEW AVE	Community:	North York
Legal Description:	PLAN 5596 LOT 71		

PURPOSE OF THE APPLICATION:

To construct a new two storey dwelling with integral garage. The existing garage will 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 1.8 m.
The proposed north side yard setback is 1.52 m.
- 2. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
The proposed south side yard setback is 1.52 m.
- 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 converge is 33.6% of the lot area.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0 m.
The proposed building length is 17.38 m.
- 5. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.
The proposed height of the side exterior main walls facing a side lot line is 8.13 m.
- 6. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 17.38 m.
- 7. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.47 m.
- 8. 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 1.91 m.

9. 27 Deerford Ave.

File Number:	A0936/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	MINHUI WANG JINGHUI TIAN	Ward:	Don Valley East (33)
Agent:	ALERA ENGINEERING AND CONSTRUCTION INC	Heritage:	Not Applicable
Property Address:	27 DEERFORD RD	Community:	North York
Legal Description:	PLAN M1006 LOT 123		

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

The minimum required front yard setback is 12.21m.

The proposed front yard setback is 10.88m.

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 1.50m.

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 1.50m.

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

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 deck is setback 1.50m from the west side lot line.

5. 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.

6. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 9.22m.

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

The maximum permitted building length is 16.80m.

The proposed building length is 18.18m.

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 1.50m.

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 1.50m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.87m.

10. 468 Coldstream Ave.

File Number:	A0937/17NY	Zoning	RD / R6 (BLD)
Owner(s):	WEI YI RUJIE ZHANG	Ward:	Eglinton-Lawrence (16)
Agent:	CORICH INTERNATIONAL INC	Heritage:	Not Applicable
Property Address:	468 COLDSTREAM AVE	Community:	North York
Legal Description:	PLAN 1564 PT LOT 7		

PURPOSE OF THE APPLICATION:

To construct a new deck, balcony and basement walk-out in the rear of the existing dwelling.

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

- 1. 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 platform at or above the second storey is 14.5 m².
- 2. Chapter 10.5.40.50.(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 side yard setbacks for the zone; 1.2 m.
The proposed rear deck side yard setback is 0.91 m.
- 3. Section 5(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 2.92 m.
- 4. Section 14-A(10), By-law No. 7625**
The maximum permitted balcony area is 3.8 m².
The proposed balcony area is 14.5 m².
- 5. Section 6(9)(k), By-law No. 7625**
The maximum permitted projection of a balcony is 1.6 m from the wall.
The rear balcony projects 2.92 m.
- 6. Section 6(9)(b), By-law No. 7625**
The maximum projection of a stair in the front and rear yard is 2.1 m.
The proposed rear deck stairs project 2.3 m.

11. 62 Yorkminster Rd.

File Number:	A0938/17NY	Zoning	RD (f15.0; a550) (x5)(ZR)
Owner(s):	BRANDON MCMULLEN	Ward:	Don Valley West (25)
Agent:	FAUSTO CORTESE ARCHITECT	Heritage:	Not Applicable
Property Address:	62 YORKMINSTER RD	Community:	North York
Legal Description:	PLAN 3563 LOT 240		

PURPOSE OF THE APPLICATION:

To construct a new pool pavilion in the rear yard.

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

- 1. Chapter 10.5.60.40.(2), Zoning By-law No. 569-2013**
The maximum height of an ancillary building or structure is 4.0 m.
The proposed height of the ancillary structure is 4.265 m.
- 2. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 35 % of the lot area.
The proposed lot coverage is 36.97 % of the lot area.
- 3. Chapter 10.5.50.10.(3), Zoning By-law No. 569-2013**
A lot with a residential building, other than an apartment building, must have a minimum of 50 % of the rear yard for soft landscaping, if the lot frontage is greater than 6.0 m.
The proposed rear yard landscaping area is 35.59 %.

12. 12 Burncrest Drive

File Number:	A0939/17NY	Zoning	RD/R6 [ZZC]
Owner(s):	DOGAN ASLANGIRI	Ward:	Eglinton-Lawrence (16)
Agent:	ECO-ELEGANT INC	Heritage:	Not Applicable
Property Address:	12 BURNCREST DR	Community:	North York
Legal Description:	PLAN 1669 W PT LOT 2		

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

The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 36.73% of the lot area.

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

The maximum permitted building length is 15.30m.
The proposed building length is 18.60m.

13. 14 Burncrest Drive

File Number:	A0940/17NY	Zoning	RD/R6 [ZZC]
Owner(s):	TAMER DURMUS	Ward:	Eglinton-Lawrence (16)
Agent:	ECO-ELEGANT INC	Heritage:	Not Applicable
Property Address:	14 BURNCREST DR	Community:	North York
Legal Description:	PLAN 1669 E PT LOT 16		

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

The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 36.50% of the lot area.

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

The maximum permitted building length is 15.30m.
The proposed building length is 18.60m.

14. 524 Cranbrooke Ave.

File Number:	A0941/17NY	Zoning	R6/RD (f12.0; a370) (x1463)(ZR)
Owner(s):	BELA BALAZSOVITS	Ward:	Eglinton-Lawrence (16)
Agent:	BANANARCH DESIGN AND BUILD	Heritage:	Not Applicable
Property Address:	524 CRANBROOKE AVE	Community:	North York
Legal Description:	PLAN 1721 PT LOT 217		

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.5.40.10.(5), Zoning 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 0 m² proposed within 4 m of the front wall.
- 2. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 8.43 m.
- 3. Chapter 10.20.40.20.(1), Zoning By-law No. 569-2013**
In the RD zone with a minimum required lot frontage of 18.0 m or less, the permitted maximum building length for a detached house is 17.0 m.
The proposed building length is 18.22 m.
- 4. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 30 %.
The proposed lot coverage is 42 % of the lot area.
- 5. Section 14-A(9), Zoning By-law No. 7625**
The maximum permitted building length is 15.3 m.
The proposed building length is 18.22 m.
- 6. Section 14-A(8), Zoning By-law No. 7625**
The maximum permitted building height is 8 m.
The proposed building height is 10.55 m.
- 7. Section 6(9)(f), Zoning By-law No. 7625**
The maximum permitted projection of a porch is 2.1 m from the front wall.
The proposed front porch projection is 2.48 m.
- 8. Section 6(8), Zoning By-law No. 7625**
Exterior stairs and wheelchair ramps shall be permitted to project into the minimum front yard setback and minimum rear yard setback not more than 2.1 m.
The front stairs project 3.01 m into the front yard setback.

15. 83 Anthony Rd

File Number:	A0942/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	ALEX GALLEGO	Ward:	York Centre (09)
Agent:	DA DESIGN	Heritage:	Not Applicable
Property Address:	83 ANTHONY RD	Community:	North York
Legal Description:	PLAN 3829 LOT 129		

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing dwelling, in conjunction with a one-storey addition to the front of the dwelling.

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

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

The minimum required front yard setback is 4.55m.

The proposed front yard setback is 3.08m.

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

A platform without main walls, attached to or less than 0.30m 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 2.50m if it is no closer to a side lot line than the required side yard setback.

The proposed platform encroaches 2.97m into the required front yard setback.

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

A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering.

The proposed front porch canopy encroaches 3.50m into a required setback.

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

The minimum required front yard setback is 7.50m±.

The proposed front yard setback is 3.08m.

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

Porches and decks, either excavated or unexcavated, and canopies shall be permitted to project into the minimum front yard setback not more than 2.10m but no closer to the side lot line than the minimum side yard setback for the main building.

The proposed front porch projects 2.75m from the main building.

The front canopy projects 3.36 from the main building.

16. 219 DONLEAV DR

File Number:	A0943/17NY	Zoning	RM / R2A (BLD)
Owner(s):	SUTHERLAND RUSSELL PAUL SUTHERLAND ALISON JANE	Ward:	Don Valley West (26)
Agent:	BRIEN SPENCER	Heritage:	Not Applicable
Property Address:	219 DONLEA DR	Community:	East York
Legal Description:	PLAN 1925 PT LOT 343		

PURPOSE OF THE APPLICATION:

To construct a new detached accessory structure in the rear of the property. The existing detached accessory structure will be demolished.

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 42.12% of the lot area.
- 2. Chapter 10.50.60.50(2), By-law No. 569-2013**
The maximum total floor area of all ancillary buildings on a lot is 40 m².
The proposed area of all ancillary buildings is 40.77 m².
- 3. Chapter 10.50.60.20.(6), By-law No. 569-2013**
The minimum side yard setback for an ancillary building containing a parking space where it is a corner lot, and vehicle access is from the street abutting the side lot line, is 6.0 m.
The proposed side yard setback for the ancillary building is 2.32 m.
- 4. Chapter 10.50.60.70(1), By-law No. 569-2013**
The total area on a lot covered by an ancillary building or structure may not exceed 10% of the lot area.
The proposed ancillary building covers 10.8% of the lot area.
- 5. Section 6.4.3, By-law No. 1916**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 42.12% of the lot area.
- 6. Section 5.13.7, By-law No. 1916**
No accessory buildings shall exceed a height of 3.8 m in any residential R1 or R3 zone.
The proposed accessory structure height is 3.96 m.

17. 648 Oriole Pkwy

File Number:	A0944/17NY	Zoning	R1 Z0.6/RD (f9.0; d0.6) (x1406)(ZR)
Owner(s):	ASAL IRANMEHR ARASH MESBAH	Ward:	Eglinton-Lawrence (16)
Agent:	ARASH MESBAH	Heritage:	Not Applicable
Property Address:	648 ORIOLE PKWY	Community:	Toronto
Legal Description:	PLAN M380 PT LOT 68		

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**
B) The required minimum side yard setback is 0.9 m where the required minimum lot frontage is 6.0 m to less than 12.0 m.
The proposed south side yard setback is 0.3 m.
- 2. Chapter 10.20.40.10.(1), Zoning By-law No. 569-2013**
A) The permitted maximum height of a building or structure is 7.2 m.
The proposed height of the building is 11.11 m.
- 3. Chapter 10.20.40.10.(3), Zoning By-law No. 569-2013**
A) The permitted maximum number of storeys is 2.
The proposed number of storeys is 3.
- 4. Chapter 10.20.40.50.(1), Zoning By-law No. 569-2013**
B) 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 rear platform at above the second storey is 19.05 m², and the proposed area of the front platform at above the second storey is 6.49 m².
- 5. Chapter 10.20.40.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum floor space index is 0.6 times the area of the lot: 184.36 m².
The proposed floor space index is 0.96 times the area of the lot: 295.08 m².
- 6. Chapter 10.5.50.10.(1), Zoning By-law No. 569-2013**
(D) On a lot with a detached house, semi-detached house, duplex, triplex, fourplex or townhouse, a minimum of 75 % of the required front yard landscaping must be soft landscaping; 18.99 m².
The proposed front yard soft landscaping area is 61 %: 15.46 m².
- 7. Section 6(3) Part II 3.B(II), Zoning By-law No. 438-86**
The by-law requires a detached house in a R1 district to have a minimum side lot line setback of 0.9 m for that portion of the building not exceeding 17.0 m in depth, where the side wall contains openings.
The proposed south side lot line setback is 0.3 m.

- 8. Section 6(3) Part II 3.B(II), Zoning By-law No. 438-86**
The by-law requires a detached house in an R1 district, to have a minimum side lot line setback of 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth. The proposed side lot line setback is 1.23 m on the north side.
- 9. Section 6(3) Part II 3.B(II), Zoning By-law No. 438-86**
The by-law requires a detached house in an R1 district, to have a minimum side lot line setback of 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth. The proposed side lot line setback is 0.3 m on the south side.
- 10. Section 6(3) Part II 3(II), Zoning By-law No. 438-86**
The by-law requires that the proposed building be located no closer than 1.2 m to the portion of the side wall of an adjacent building.
The proposed building is located 0.84 m from the adjacent building on the south side.
- 11. Section 4(2), Zoning By-law No. 438-86**
The maximum height of the building is 10 m measured from the average grade of the lowest side lot line (north lot line elevation 178.23).
The proposed building height is 10.69 m.
- 12. Section 6(3) Part I 1, Zoning By-law No. 438-86**
The by-law limits the residential gross floor area to 0.6 times the area of the lot: 184.36 m².
The proposed floor space index is 0.96 times the area of the lot: 295.08 m².
- 13. Section 6(3) Part IV 3(II), Zoning 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.

18. 40 Plymbridge Cres

File Number:	A0945/17NY	Zoning	R3 [ZZC]
Owner(s):	SHAHIN AKHAVAN	Ward:	Don Valley West (25)
Agent:	ARANI ARCHITECTURE	Heritage:	Not Applicable
Property Address:	40 PLYMBRIDGE CRES	Community:	North York
Legal Description:	PLAN 2478 LOT 11 E PT 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. Section 12.4(b), By-law No. 7625

The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.20m.

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

The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.20m.

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

The maximum permitted building length is 16.80m.
The proposed building length is 19.60m.

4. Section 12.7, By-law No. 7625

The maximum permitted building height is 8.80m.
The proposed building height is 9.90m.

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

The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 2.31m.

19. 57 Weatherstone Cres.

File Number:	A0946/17NY	Zoning	RD / R4 (WAIVER)
Owner(s):	WANFENG CUI XIUGUO ZHANG	Ward:	Willowdale (24)
Agent:	CHRISTINE PATTERSON	Heritage:	Not Applicable
Property Address:	57 WEATHERSTONE CRES	Community:	North York
Legal Description:	PLAN 7800 LOT 229		

PURPOSE OF THE APPLICATION:

To construct a new one storey addition (unheated sunroom) to the rear of the existing dwelling.

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

- 1. Chapter 10.20.40.20.(2), By-law No. 569-2013**
The permitted maximum building length is 17.0 m.
The proposed building length is 17.53 m.
- 2. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 17.53 m.

20. 6 Green Yards Drive

File Number:	A0948/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	OMID ESHAGHI	Ward:	Willowdale (24)
Agent:	REZA RAD	Heritage:	Not Applicable
Property Address:	6 GREENYARDS DR	Community:	North York
Legal Description:	PLAN 5548 LOT 3		

PURPOSE OF THE APPLICATION:

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

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

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

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

The proposed lot coverage is 31.60% of the lot area.

2. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 9.10m.

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

The maximum permitted building length is 16.80m.

The proposed building length is 18.80m

21. 50 Marmion Ave.

File Number:	A0949/17NY	Zoning	RD / R6(20) (ZZC)
Owner(s):	DIANA ILIC-KARBI JOHN KARBI	Ward:	Eglinton-Lawrence (16)
Agent:	JOHN KARBI	Heritage:	Not Applicable
Property Address:	50 MARMION AVE	Community:	North York
Legal Description:	PLAN 2370 PT LOT 206		

PURPOSE OF THE APPLICATION:

To construct a new two sorely dwelling and detached 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.
There is 4.86 m² proposed within 4 m of the front main wall.
- 2. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 6.32 m.
The proposed front yard setback is 5.65 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 18.0 m.
- 4. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.2 m.
The proposed west side yard setback is 0.91 m.
- 5. 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 51% of the lot area.
- 6. Chapter 10.5.60.20.(6), By-law No. 569-2013**
The minimum side yard setback for an ancillary building containing a parking space where it is on a corner lot, and vehicle access is from the street abutting the side lot line, is 6.0 m.
The proposed east side yard setback for the ancillary building is 1.34 m.
- 7. Section 14-A(5)c, By-law No. 7625**
The minimum required west side yard setback is 1.2 m.
The proposed west side yard setback is 0.91 m.
- 8. Section 14-A(5)(b), By-law No. 7625**
The minimum required rear yard setback is 9.5 m.
The proposed rear yard setback is 1 m.
- 9. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.3 m.
The proposed building length is 25.83 m.

- 10. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 8.86 m.
- 11. 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 1.765 m.

22. 39 Divadale Drive

File Number:	A0950/17NY	Zoning	R1B/RD (f12.0; a370; d0.6)(ZR)
Owner(s):	ANGELO GASPAROTTO	Ward:	Don Valley West (26)
Agent:	SOLARES ARCHITECTURE INC	Heritage:	Not Applicable
Property Address:	39 DIVADALE DR	Community:	East York
Legal Description:	PLAN 3110 LOT 108 PT LOT 107		

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.5.40.10.(5) , Zoning 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 zero m² proposed within 4 m of the front wall.
(Note that the proposed mudroom is considered the first floor because it is closest in elevation to the elevation of established grade.)
- 2. Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**
(C) The required minimum side yard setback is 1.2 m where the required minimum lot frontage is 12.0 m to less than 15.0 m.
The proposed west side yard setback is 0.6 m.
- 3. Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**
(C) The required minimum side yard setback is 1.2 m where the required minimum lot frontage is 12.0 m to less than 15.0 m.
The proposed east side yard setback is 0.6 m.
- 4. Chapter 10.20.40.10.(1), Zoning By-law No. 569-2013**
(A) The permitted maximum height of a building or structure is 8.5 m.
The proposed height of the building is 8.8 m.
- 5. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
(B)(ii) The permitted maximum height of all side exterior main walls facing a side lot line is 7.0 m.
The proposed height of the side exterior main walls facing a side lot line is 7.24 m.
- 6. Chapter 10.5.40.60.(5), Zoning By-law No. 569-2013**
(B)(ii) A chimney breast, on a building, may encroach into a required building setback a maximum of 0.6 m, if it is no closer to a lot line than 0.3 m.
The proposed chimney encroaches 0.9 m into the required west side yard setback and is 0.3 m from the west side lot line.
- 7. Chapter 10.5.40.60.(8), Zoning By-law No. 569-2013**
(A) Wall mounted vents, pipes, or utility equipment may encroach 0.6 m into a required building setback if it is no closer to a lot line than 0.3 m.
The proposed fire shutters encroach 0.75 m into the required west side yard setback and

is 0.45 m from the west side lot line.

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

The minimum required side yard setback is 0.9 m.

The proposed west side yard setback is 0.6 m to the dwelling and rear deck.

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

The minimum required side yard setback is 0.9 m.

The proposed east side yard setback is 0.6 m to the dwelling.

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

The maximum permitted building height is 8.5 m.

The proposed building height is 8.8 m.

11. Section 5.7, Zoning By-law No. 1916

Chimney breasts shall not project more than 0.46 m into any required side yard.

The proposed chimney breast encroaches 0.6 m into the required west side yard setback.

23. 135 Ranee Ave.

File Number:	A0935/17NY	Zoning	R5/RD (f15; a550; x5)(ZR)
Owner(s):	SOHAIL SHAH	Ward:	Eglinton-Lawrence (15)
Agent:	NIA ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	135 RANEE AVE	Community:	North York
Legal Description:	PLAN 1692 WPT EPT 110 FT143		

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.5.40.10.(5), Zoning 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 0 m² proposed within 4 m of the front wall.
- 2. Chapter 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013**
The required minimum side yard setbacks are 1.8 m each side.
The proposed east side yard setback is 1.22 m.
- 3. Chapter 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013**
The required minimum side yard setbacks are 1.8 m each side.
The proposed west side yard setback is 0.36 m.
- 4. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 35 % of the lot area: 235.99 m².
The proposed lot coverage is 36.32 % of the lot area: 244.92 m².
- 5. Chapter 10.5.100.1.(1), Zoning By-law No. 569-2013**
(C) For a detached house, semi-detached house, or duplex, and for an individual townhouse dwelling unit if an individual private driveway leads directly to the dwelling unit, a driveway that is located in or passes through the front yard may be for lots with a lot frontage of 6.0 m to 23.0 m inclusive, or a townhouse dwelling unit at least 6.0 m wide, a maximum of 2.6 m wide.
The proposed driveway is 3.4 m wide.
- 6. Section 14.2.3(b), Zoning By-law No. 7625**
The minimum required east side yard setback is 1.8 m.
The proposed east side yard setback is 1.22 m.
- 7. Section 14.2.3(b), Zoning By-law No. 7625**
The minimum required west side yard setback is 1.8 m.
The proposed west side yard setback is 0.36 m.
- 8. Section 14.2.5A, Zoning By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 16.99 m.

24. 179 Worburn Ave.

File Number:	A0951/17NY	Zoning	R/R2 Z0.6 [ZZC]
Owner(s):	ROBERT DI PANFILO	Ward:	Eglinton-Lawrence (16)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	179 WOBURN AVE	Community:	Toronto
Legal Description:	PLAN M107 LOT 593		

PURPOSE OF THE APPLICATION:

To construct a new three-storey dwelling in conjunction with a new detached garage. The existing semi-detached dwelling would be demolished.

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

1. Chapter 10.10.40.70.(4), By-law No. 569-2013

The minimum required side yard setback is 0.90m.
The proposed west side yard setback is 0.45m.

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

The maximum permitted building height is 10.00m.
The proposed building height is 10.52m.

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

The permitted maximum roof slope above the second storey is 5.0 vertical units for every 3.0 horizontal units.
The proposed roof slope above the second storey is 35 vertical units for every 12 horizontal units.

4. Chapter 10.10.60.20.(1), By-law No. 569-2013

The required minimum rear lot line set back for a detached garage is 1.00m.
The proposed rear lot line setback is 0.31m.

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

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

6. Chapter 10.5.60.60.(1), By-law No. 569-2013

The eaves of a roof on an ancillary building may encroach into a building setback a maximum of 0.30m, if the eaves are no closer to a lot line than 0.15m.
The proposed eaves are 0.11m from the rear lot line.

7. 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 0.85 times the lot area.

8. 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 that contains openings.
The proposed building is located 0.90m from the building to the west and 0.48m from the building to the east.

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

The maximum permitted building height is 10.00m.

The proposed building height is 10.5m.

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

The by-law limits the projection of an uncovered platform into the required setbacks to a maximum of 2.50m from the front or rear wall.

The proposed uncovered platform projects 3.05m from the rear wall.

11. 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 0.85 times the lot area.

25. 181 Woburn Ave.

File Number:	A1000/17NY	Zoning	R/R2 Z0.6 [ZZC]
Owner(s):	MOHSEN REJALI	Ward:	Eglinton-Lawrence (16)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	181 WOBURN AVE	Community:	Toronto
Legal Description:	PLAN M107 LOT 592		

PURPOSE OF THE APPLICATION:

To construct a new three-storey dwelling in conjunction with a new detached garage. The existing semi-detached dwelling would be demolished.

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

1. Chapter 10.10.40.70.(4), By-law No. 569-2013

The minimum required side yard setback is 0.90m.
The proposed east side yard setback is 0.45m.

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

The maximum permitted building height is 10.00m.
The proposed building height is 10.52m.

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

The permitted maximum roof slope above the second storey is 5.0 vertical units for every 3.0 horizontal units.
The proposed roof slope above the second storey is 35 vertical units for every 12 horizontal units.

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

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

5. Chapter 10.10.60.20.(1), By-law No. 569-2013

The required minimum rear lot line set back for a detached garage is 1.00m.
The proposed rear lot line setback is 0.31m.

6. Chapter 10.5.60.60.(1), By-law No. 569-2013

The eaves of a roof on an ancillary building may encroach into a building setback a maximum of 0.30m, if the eaves are no closer to a lot line than 0.15m.
The proposed eaves are 0.11m from the rear lot line.

7. 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 0.85 times the lot area.

8. 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 that contains openings.
The proposed building is located 0.90m from the building to the east and 0.71m from the building to the west.

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

The maximum permitted building height is 10.00m.

The proposed building height is 10.54m.

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

The by-law limits the projection of an uncovered platform into the required setbacks to a maximum of 2.50m from the front or rear wall.

The proposed uncovered platform projects 3.05m from the rear wall.

11. 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 0.85 times the lot area.

26. 111 Moore Park Ave

File Number:	A0952/17NY	Zoning	
Owner(s):	MOZAFFAR VOSOUGHI MOZAFFAR VOSOUGHI	Ward:	Willowdale (23)
Agent:	PMP DESIGN GROUP	Heritage:	Not Applicable
Property Address:	111 MOORE PARK AVE	Community:	
Legal Description:	PLAN 2366 LOT 523		

PURPOSE OF THE APPLICATION:

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

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

1. Chapter 900.3.10(5), By-law No. 569-2013
The required minimum side yard setback is 1.8 m.
The proposed west side yard setback is 1.5 m.
2. 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 1.5 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 10.20.4.010.(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 main walls facing a side lot line is 8.36 m.
5. Chapter 10.20.40.10.(6), By-law No. 569-2013
The permitted maximum height of the first floor above established grade is 1.2 m.
The proposed height of the first floor above established grade is 1.32 m.
6. Chapter 10.20.40.50.(1), By-law No. 569-2013
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 m².
The proposed area of each platform at or above the second storey is 5.29 m².
7. 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 17.27 m.
8. Section 13.2.3(b), By-law No. 7625
The minimum required west side yard setback is 1.8 m.
The proposed west side yard setback is 1.5 m.
9. Section 13.2.5A, By-law No. 7625
The maximum permitted building length is 16.8 m.
The proposed building length is 17.27 m.

10. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.8 m.

The proposed building height is 8.99 m.

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

The maximum permitted balcony area is 3.8 m².

The proposed balcony area is 5.29 m².

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

The required west side yard setback to the deck is 1.8 m.

The proposed west side yard setback is 1.5 m.

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

The minimum required east side yard setback is 1.8 m.

The proposed east side yard setback is 1.5 m.

27. 5 Sagebrush Lane

File Number:	A0953/17NY	Zoning	R4/RD(x5)(ZR)
Owner(s):	ARIAN SULTAFA ARIAN SULTAFA	Ward:	Don Valley East (34)
Agent:	ST ENGINEERING	Heritage:	Not Applicable
Property Address:	5 SAGEBRUSH LANE	Community:	North York
Legal Description:	PLAN 5544 LOT 158		

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 5.10.40.70.(6), Zoning By-law No. 569-2013**
On lands under the jurisdiction of the Toronto and Region Conservation Authority pursuant to the Conservation Authorities Act, R.S.O 1990 c. C.27, as amended, other than in the Open Space Zone category, if the Toronto and Region Conservation Authority determines that a shoreline hazard limit or a stable top-of-bank crosses a lot, a building or structure on that lot must be set back a minimum of 10 m from that shoreline hazard limit or stable top-of-bank, unless it is:
(A) an ancillary building or structure on a lot in the Residential Zone category; or
(B) for the purpose of conservation works, public utilities, or transportation uses.
The top of bank is approximately 6 m from the rear of the dwelling wall.
- 2. Chapter 10.5.40.10.(5), Zoning By-law No. 569-2013**
A minimum of 10 m² first floor area must be within 4 m of the front wall.
There is 0 m² proposed within 4 m of the front wall.
- 3. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013**
The required minimum front yard setback is 8.35 m.
The proposed front yard setback is 7.74 m.
- 4. Chapter 10.20.40.20(1), Zoning By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0 m.
The proposed building length is 17.2 m
- 5. Chapter 10.5.100.1.(1), Zoning By-law No. 569-2013**
The maximum driveway width is 6.0 m.
The proposed driveway is 6.67 m.
- 6. Section 6(30)a, Zoning By-law No. 7625**
The maximum finished first floor height is 1.5 m.
The proposed finished first floor height is 1.56 m
- 7. Section 6A(5)a, Zoning By-law No. 7625**
The maximum permitted driveway width is 6.0 m.
The proposed driveway width is 6.67 m.
- 8. Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.1 m.

28. 78 Sutherland Dr.

File Number:	A0954/17NY	Zoning	RD/R1B [ZZC]
Owner(s):	KAREN MILLIGAN	Ward:	Don Valley West (26)
Agent:	SELECTUS ARCHITECTURE	Heritage:	Not Applicable
Property Address:	78 SUTHERLAND DR	Community:	East York
Legal Description:	PLAN 2120 PT LOT 235 PT LOT 236		

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

A platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.30m of a building, must comply with the required minimum building setbacks for the zone; 1.20m. The proposed east side yard setback to the rear deck is 0.46m.

2. 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 1.15m and are 0.05m from the east lot line.

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

The maximum permitted lot coverage is 35.00% of the lot area. The proposed lot coverage is 38.80% of the lot area.

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

The maximum permitted floor space index is 0.60 times the lot area. The proposed floor space index is 0.646 times the lot area.

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

The minimum required side yard setback is 1.20m. The proposed east side yard setback is 0.46m.

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

The minimum required side yard setback is 1.20m. The proposed west side yard setback is 0.76m.

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 1.25m.

8. Section 6.3.3, By-law No. 1916

The maximum permitted floor space index is 0.60 times the lot area. The proposed floor space index is 0.686 times the lot area.

9. Section 6.3.3, By-law No. 1916

The minimum required side yard setback is 0.90m. The proposed east side yard setback is 0.46 m to the proposed dwelling and the rear deck.

10. Section 6.3.3, By-law No. 1916

The minimum required side yard setback is 0.90m.

The proposed west side yard setback is 0.76m to the proposed dwelling.

11. Section 5.7b, By-law No. 1916

Eaves may encroach into any required side yard, to a maximum of 0.61m.

The proposed east side yard eaves encroach 0.85m into the required side yard.

29. 76 Berkinshaw Cres

File Number:	A0955/17NY	Zoning	RD / R5 (ZZC)
Owner(s):	MOMIR NEDIC MOMIR NEDIC	Ward:	Don Valley West (25)
Agent:	SELECTUS ARCHITECTURE	Heritage:	Not Applicable
Property Address:	76 BERKINSHAW CRES	Community:	North York
Legal Description:	PLAN 4332 LOT 290		

PURPOSE OF THE APPLICATION:

To construct a new two storey structure 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**
An area of 10 m² of the first floor must be within 4 m of the front main wall.
9.4 m² of the first floor area is within 4 m of the front main wall.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 25% of the lot area.
The proposed lot coverage is 35.3% of the lot area.
- 3. 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 each platform at or above the second storey is 8.73 m².
- 4. Chapter 10.50.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building may encroach into a required building setback if the stairs are no wider than 2.0 m
The proposed rear stairs are 9.7 m wide.
- 5. Section 14.2.3c, By-law No. 7625**
The minimum required rear yard setback is 9.5 m
The proposed rear yard setback is 7.84 m.
- 6. Section 14.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.8 m².
The proposed balcony area is 8.73 m².
- 7. Section 6(9)(f), By-law No. 7625**
The maximum permitted projection of a canopy is 2.1 m from the front wall.
The proposed front canopy projects 2.32 m.

30. 3121-3123 Dufferin St

File Number:	A0956/17NY	Zoning	C1/CR 1.0 (c1.0; r1.0) SS3 (x2620)(BA)
Owner(s):	1171328 ONTARIO LIMITED	Ward:	Eglinton-Lawrence (15)
Agent:	SIMONJAMES	Heritage:	Not Applicable
Property Address:	3121-3123 DUFFERIN ST	Community:	North York
Legal Description:			

PURPOSE OF THE APPLICATION:

To allow a reduction in parking related to a new proposed use within an existing building.

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

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

The required number of parking spaces is 45 (entire site).

The existing site contains 32 parking spaces (previously required 44 for the entire site).

(Note - The number of required parking spaces for the proposed use is 5 - the proposed commercial school requires 3, and the professional office space requires 2. The number of parking spaces for the previous office only required 4)

31. 102 Glendora Ave.

File Number:	A0957/17NY	Zoning	RD/R4 [WAV]
Owner(s):	ANDREW JABLONSKI	Ward:	Willowdale (23)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	102 GLENDORA AVE	Community:	North York
Legal Description:	PLAN 3577 LOT 5		

PURPOSE OF THE APPLICATION:

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

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

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

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

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

2. Section 13.2.2, By-law No. 7625

The minimum required lot area is 550.00m².

The existing lot area is 531.5m².

3. Section 13.2.4, By-law No. 7625

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

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

4. . Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 9.10m.

32. 93 Byng Ave.

File Number:	A0958/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	SOROUGH MAHMOODI	Ward:	Willowdale (23)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	93 BYNG AVE	Community:	North York
Legal Description:	PLAN 2282 PT LOT 206		

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(3), By-law No. 569-2013**
The permitted maximum number of storeys is 2.
The proposed number of storeys is 3.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length is 17.0 m.
The proposed building length is 17.98 m.
- 3. 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 height than the first floor of the building above established grade may encroach 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 is 1.04 m closer to the side lot line than the required setback.
- 4. Chapter 10.50.40.60.(2), By-law No. 569-2013**
A canopy, awning or similar structure not covering a platform may encroach in a front yard or rear yard if it is no closer to a side lot line than the minimum required side yard setback.
The proposed canopy is 1.04 m closer to the side lot line than the required setback.
- 5. Chapter 900.3.10.5, By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
The proposed side yard setback is 1.22 m.
- 6. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length 16.8 m.
The proposed building length is 17.98 m.
- 7. Section 13.2.6, By-law No. 7625**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
- 8. Section 6(9)(f), By-law No. 7625**
Porches and canopies shall be permitted to project a maximum of 2.1 m into the front yard, provided they are no closer to the side lot line than the permitted side yard setback; 1.8 m.
The deck is set back 1.22 m from the side lot line and the canopy is set back 1.04 m from the side lot line

33. 115 Kingsdale Ave

File Number:	A0959/17NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner(s):	QUNFANG LU	Ward:	Willowdale (23)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	115 KINGSDALE AVE	Community:	North York
Legal Description:	PLAN 1790 LOT 278 PT LOT 279		

PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.20.30.40, Zoning By-law 569-2013**
Maximum permitted coverage is 30%.
Proposed coverage of 32%.
- 2. Section 13.2.4, Zoning By-law 7625**
Maximum permitted coverage is 30%.
Proposed coverage of 32%.

34. 104 Southvale Drive

File Number:	A0960/17NY	Zoning	RD/R1B [ZZC]
Owner(s):	2539412 ONTARIO INC.	Ward:	Don Valley West (26)
Agent:	2539412 ONTARIO INC	Heritage:	Not Applicable
Property Address:	104 SOUTHVALE DR	Community:	East York
Legal Description:	PLAN 2880 LOT 258		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. Please note a previous application (File # A0094/17NY) with respect to the subject property, was before the Committee of Adjustment on Wednesday, April 19, 2017, which was ultimately refused.

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 6.14m² within 4.00m of the main front wall.

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

The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 0.60m.

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

A chimney breast, on a building, may encroach into a required building setback a maximum of 0.60m, if it is no wider than 2.00m, and if it is no closer to a lot line than 0.30m.
The proposed chimney encroaches 0.90m into the required east side yard setback and is 0.30m from the east side lot line.

4. Section 6.3.3, By-law No. 1916

The minimum required side yard setback is 0.90m.
The proposed east side yard setback is 0.60m.

5. Section 5.7, By-law No. 1916

Chimney breasts shall not project more than 0.46m into any required side yard.
The proposed chimney breast projects 0.60m into the required east side yard setback.

35. 322 Glen Park Ave

File Number:	A0961/17NY	Zoning	RD / R5 (ZZC)
Owner(s):	MARIA CAPONIGRO CARLO CAPONIGRO	Ward:	Eglinton-Lawrence (15)
Agent:	CARLO CAPONIGRO	Heritage:	Not Applicable
Property Address:	322 GLEN PARK AVE	Community:	North York
Legal Description:	PLAN 1911 PT LOT 395		

PURPOSE OF THE APPLICATION:

To construct a third storey addition to the existing dwelling.

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

- 1. Chapter 900.3.10, By-law No. 569-2013**
Despite regulation 10.20.40.70.(3), the minimum side yard setback is 1.8 m.
The proposed east side yard setback is 0.41 m.
- 2. Chapter 900.3.10, By-law No. 569-2013**
Despite regulation 10.20.40.70.(3), the minimum side yard setback is 1.8 m.
The proposed west side yard setback is 0.56 m.
- 3. Chapter 10.50.40.50, By-law No. 569-2013**
A platform without main walls, such as a deck 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 setback for the zone; 1.8 m.
The proposed rear yard second floor platform is 1.16 m from the west side lot line and 0.49 m for the east side lot line.
- 4. Chapter 10.50.40.50, By-law No. 569-2013**
A platform without main walls, such as a deck 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 setback for the zone; 1.8 m.
The proposed rear yard third floor platform is 0.49 m for the east side lot line.
- 5. Chapter 10.20.40.10.(4), By-law No. 569-2013**
The permitted maximum height is 7.2 m.
The proposed height is 8.84 m.
- 6. Chapter 10.20.40.10.(4), By-law No. 569-2013**
The permitted maximum number of storeys is 2
The proposed number of storeys is 3.
- 7. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0 m.
The proposed building length is 19.02 m.

- 8. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 6.0 m.
The proposed front yard setback is 4.72 m.
- 9. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 35% of the lot area.
The proposed lot coverage is 46.52% times the area of the lot.
- 10. Chapter 10.50.40.60.(2), By-law No. 569-2013**
A canopy or similar structure not covering a platform may encroach in a front yard or rear yard 2.5 m if it is no closer to a side lot line than the minimum required side yard setback: 1.8 m.
The proposed canopy is 0.41 m from the west side lot line.
- 11. Chapter 10.20.40.50(1), By-law No. 569-2013**
The permitted maximum number of platforms at or above the second storey located on the front or rear wall of a detached house is 1.
The proposed number of platforms located on the front wall is 2.
- 12. Chapter 10.20.40.50(1), By-law No. 569-2013**
The permitted maximum number of platforms at or above the second storey located on the front or rear wall of a detached house is 1.
The proposed number of platforms located on the rear wall is 2.
- 13. Chapter 10.50.40.60.(5), By-law No. 569-2013**
An architectural feature on a building may encroach into a required building setback a maximum of 0.6 m, if it is no closer to a lot line than 0.3 m.
The proposed architectural feature encroaches 1.39 m into the required west side yard setback.
- 14. Chapter 10.50.40.60.(5), By-law No. 569-2013**
An architectural feature on a building may encroach into a required building setback a maximum of 0.6 m, if it is no closer to a lot line than 0.3 m.
The proposed architectural feature encroaches 1.68 m into the required east side yard setback and is 0.29 m from the east lot line.
- 15. Chapter 10.50.40.60.(7), By-law No. 569-2013**
Roof eaves may encroach into a required minimum building setback a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.
The proposed eaves encroach 1.39 m into the required west side yard setback.
- 16. Chapter 10.50.40.60.(7), By-law No. 569-2013**
Roof eaves may encroach into a required minimum building setback a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.
The proposed eaves encroach 1.68 m into the required east side yard setback and is 0.29 m from the east lot line.
- 17. Chapter 10.5.40.60.(2), By-law No. 569-2013**

A canopy or similar structure above the platform may encroach into a required setback to the same extent as the platform it is covering.

The proposed canopy encroaches 0.58 m beyond the platform it is covering and is setback 0.03 m from the east side lot line.

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

The permitted maximum area of each platform at or above the second storey is 4.0 m².

The proposed area of the rear third storey platform is 7.24 m².

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

The permitted maximum area of each platform at or above the second storey is 4.0 m².

The proposed area of the rear second storey platform is 21.80 m².

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

The permitted maximum area of each platform at or above the second storey is 4.0 m².

The proposed area of the front second storey platform is 4.92 m².

21. Chapter 10.50.40.60.(2), By-law No. 569-2013

A canopy or similar structure not covering a platform may encroach in a side yard, a maximum of 1.5 m if it is no closer to the side lot line than 0.3 m.

The proposed canopy encroaches 1.83 m into the east side yard setback and is 0.03 m from the east lot line.

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

The minimum required front yard setback is 6.5 m.

The proposed front yard setback is 4.72 m.

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

The minimum required side yard setback is 1.5 m.

The proposed west side yard setback is 0.56 m.

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

The minimum required side yard setback is 1.5 m.

The proposed east side yard setback is 0.41 m.

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

The permitted building length is 16.8 m.

The proposed building length is 19.02 m.

26. Section 14.2.6, By-law No. 7625

The maximum permitted building height is 8.0 m.

The proposed building height is 9.60 m.

27. Section 14.2.6A, By-law No. 7625

The maximum permitted balcony area is 3.8 m².

The proposed balcony area is 7.24 m².

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

Canopies shall be required 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 required side yard setbacks for the main building: 1.5 m.

The proposed front yard canopy projects 2.42 m.

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

Canopies shall be required 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 required side yard setbacks for the main building: 1.5 m.

The proposed front yard canopy is 0.41 m for the west side lot line and 0.03 m from the east side lot line.

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

Canopies 2.3 m² or less in area shall be permitted to project into one minimum side yard not more than 1.6 m, but no closer than 0.6 m from any side lot line.

The front canopy is 0.41 m from the west side lot line.

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

Canopies 2.3 m² or less in area shall be permitted to project into one minimum side yard not more than 1.6 m, but no closer than 0.6 m from any side lot line.

The front canopy is 0.3 m from the east side lot line.

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

Any canopies projecting 2.1 m or less beyond the front wall of the building shall be excluded in determining the length of the dwelling.

The proposed front canopy projects 2.42 m for the front wall of the building.

36. 22 Annesley Ave.

File Number:	A0962/17NY	Zoning	R1B/RD (f12.0; a370; d0.6)(ZR)
Owner(s):	KAREN E.T. WILLOX KAREN WILLOX	Ward:	Don Valley West (26)
Agent:	BRAD ABBOTT	Heritage:	Not Applicable
Property Address:	22 ANNESLEY AVE	Community:	East York
Legal Description:	PLAN 3110 LOT 511 PT LOT 510		

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition, and a new detached rear garage, to the existing two-storey dwelling. The existing attached rear garage would be demolished.

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

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

A) The permitted maximum height of a building or structure is 8.5 m.
The proposed height of the building is 8.94 m.

2. Chapter 10.5.40.71.(4) , Zoning By-law No. 569-2013

The required minimum east side yard setback is 0.97 m.

The proposed east side yard setback is 0.95 m.

(Despite regulation 10.5.40.71(2), the required minimum building setback from a side lot line for any addition or extension to the rear or the side of a lawfully existing building or structure referred to in regulation 10.5.40.71(1), on a lot with a lot frontage of: 9.0 m to 12.2 m, is the greater of: 50% of the required minimum side yard setback; or the minimum side yard setback permitted by regulation 10.5.40.71(1).)

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

The required minimum side yard setback is 3.0 metres for a corner lot where the required lot frontage is 12.0 m or more.

The proposed west side yard setback is 1.17 m.

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

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

The proposed lot coverage is 44 % of the lot area.

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

A platform without main walls, attached to or less than 0.3 metres from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required side yard setback a maximum of 1.5 m, if it is no closer to the side lot line than 0.3 m.

The proposed platform encroaches 1.85 m into the required side yard setback and is 1.16 m from the west side lot line.

6. Chapter 10.5.60.70.(1), Zoning By-law No. 569-2013

The total area on a lot covered by ancillary buildings or structures may not exceed 10 % of the lot area.

The proposed ancillary buildings or structures cover 13.9 % of the lot area.

7. Chapter 10.5.60.20.(6), Zoning By-law No. 569-2013

The minimum side yard setback for an ancillary building or structure containing a parking space where it is on a corner lot, and vehicle access is from the street abutting the side lot line, is 6.0 m.

The proposed side yard setback for the ancillary building is 2.74 m.

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

The maximum permitted building height is 8.5 m.

The proposed building height is 8.99 m.

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

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

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

(Please note that the garage will be included in the FSI. Only one parking space will be excluded from the total.)

10. Section 5.7, Zoning By-law No. 1916

Steps or stairs required for access to the first story of a permitted building may encroach into any yard, provided such steps or stairs shall be set back a minimum of 1.5 m from any lot line adjacent to a street.

Side stairs are setback 0.86 m from any lot line adjacent to the street.

37. 73 Yorkminster Rd

File Number:	A0963/17NY	Zoning	RD/R4 [BLD]
Owner(s):	SANDRA MORALES GUEVARA	Ward:	Don Valley West (25)
Agent:	DENNIS DIXON	Heritage:	Not Applicable
Property Address:	73 YORKMINSTER RD	Community:	North York
Legal Description:	PLAN 3563 LOT 301		

PURPOSE OF THE APPLICATION:

To permit the construction of a new accessory structure (cabana) in the rear yard, in conjunction with a covered deck.

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

1. Chapter 10.5.40.50. 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 0.30m of a building, must comply with the required minimum building setbacks for the zone; 1.80m.

The proposed rear yard platform is 0.76m from the east side lot line.

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

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

The proposed lot coverage is 40.83% of the lot area.

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

A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering.

The proposed canopy projects 0.30m beyond the platform it is covering.

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

The maximum permitted building length is 16.80m.

The proposed building length is 24.39m.

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

In the rear yard, unexcavated porches or decks attached to or detached from the main building shall not be located closer to the side lot lines than the minimum side yard setback for the main building; 1.80m.

The proposed unexcavated deck in the rear yard is 0.76m from the east side lot line.

38. 135 KATHERINE RD

File Number:	A0964/17NY	Zoning	RD / R6 (ZZC)
Owner(s):	TERESA PAMPENA PAULETTE PAMPENA	Ward:	York Centre (09)
Agent:	MARIO FARAONE	Heritage:	Not Applicable
Property Address:	135 KATHERINE RD	Community:	North York
Legal Description:	PLAN 1764 PT LOT 223		

PURPOSE OF THE APPLICATION:

To construct a new two storey addition and deck to the rear of the existing dwelling and a new detached garage.

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

- 1. Chapter 10.20.3.040.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 35% of the lot area.
The proposed lot coverage is 42.4% of the lot area.
- 2. 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 19.23 m.
- 3. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The permitted maximum building depth for a detached house is 19.0 m.
The proposed building depth is 19.23 m.
- 4. Chapter 10.5.50.10.(3), By-law No. 569-2013**
The minimum required rear landscaping area is 50%.
The proposed rear landscaping area is 28.8%.
- 5. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The permitted maximum area of each platform at or above the second storey is 4.0 m².
The proposed area of the rear second storey balcony is 12 m².
- 6. Chapter 10.50.60.40.(2), By-law No. 569-2013**
The maximum height of an ancillary structure is 4.0 m.
The proposed height of the ancillary structure is 4.12 m.
- 7. Chapter 50.10.40.(4), By-law No. 569-2013**
If a building in the Residential Zone category is not subject to a maximum floor space index, a secondary suite may not be divided vertically from the dwelling unit, unless the entire secondary suite occupies only part of one original storey or only part of the original basement.
The proposed Secondary Suite is divided vertically and does not occupy part of one original storey or only part of the original basement.
- 8. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.3 m.
The proposed building length is 19.23 m.

- 9. Section 14-A(10), By-law No. 7625**
The maximum permitted balcony area is 3.8 m².
The proposed rear balcony area is 12 m².

39. 59 Jocelyn Cres

File Number:	A0966/17NY	Zoning	RD / R5 (WAIVER)
Owner(s):	ALMA NODOUZI ADRIAN DHARMA KUMAR	Ward:	Don Valley West (25)
Agent:	WELLCORECORPORATION	Heritage:	Not Applicable
Property Address:	59 JOCELYN CRES	Community:	North York
Legal Description:	PLAN 4332 LOT 83		

PURPOSE OF THE APPLICATION:

To construct a new addition and garage to the side of the existing dwelling.

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

- 1. 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 25.13 m.
- 2. Chapter 10.2.040.20.(1), By-law No. 569-2013.**
The maximum permitted building length is 17.0 m.
The proposed building length is 19.65 m.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013.**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.
The proposed height of the side exterior main walls facing a side lot line is 9.93 m.
- 4. Section 14.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 19.65 m.
- 5. Section 14.2.6, By-law No. 7625**
The maximum permitted building length is 8 m.
The proposed building length is 11.16 m.
- 6. Section 14.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.18 m².
The proposed balcony area is 6.19 m².

40. 302 Johnston Ave.

Owner(s):	ARMIN PARNIA	Ward:	Willowdale (23)
Agent:	OPTIONS ARCHITECTS	Heritage:	Not Applicable
Property Address:	302 JOHNSTON AVE	Community:	North York
Legal Description:	PLAN 3831 LOT 12		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. This file was deferred from the hearing of November 9, 2017.

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.0m² of the first floor must be within 4.0m of the front main wall.
The proposed first floor area is 9.45m²
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 8.94 m.
- 3. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.8% of the lot area.
- 4. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.0m.
The proposed building depth is 20.34m.
- 5. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 17.55m.
- 6. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The permitted maximum number of platforms at or above the second storey located on the front wall of a detached house is 1.
The proposed number of platforms located on the front wall is 2
- 7. Chapter 900.3.10(5)(A), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed north side yard setback is 1.5m.
- 8. Chapter 900.3.10(5)(A), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback is 1.2m.
- 9. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 17.55m.

10. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.8m.

The proposed building height is 9.25m.

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

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

The proposed front wall has 2.

41. 6 Revcoe Drive

File Number:	A1058/16NY	Zoning	RD/R4 [ZZC]
Owner(s):	ALI ASADI NIK	Ward:	Willowdale (24)
Agent:	ALI ASADI NIK	Heritage:	Not Applicable
Property Address:	6 REVCOE DR	Community:	North York
Legal Description:	PLAN 5345 L 14		

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, February 9, 2017 in order to allow the applicant an in order to consult with Planning, Urban Forestry Ravine & Natural Feature Protection and Toronto and Region Conservation Authority Staff.

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 1.51m.

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 1.50m.

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

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

The proposed height of the east side exterior main wall facing a side lot line is 8.23m for 13.50% of the width of the wall.

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

The minimum required front yard setback is 6.00m.

The proposed front yard setback is 5.25m.

5. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 9.10m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.68m.

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

The minimum required side yard setback is 1.80m.

The proposed east side yard setback is 1.51m.

8. 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 1.50m.

42. 7 Canary Cres

File Number:	A0531/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	ALFREDO ANTONIO TORRES MARGARITA TORRES	Ward:	Willowdale (24)
Agent:	IDA EVANGELISTA	Heritage:	Not Applicable
Property Address:	7 CANARY CRES	Community:	North York
Legal Description:	PLAN 5099 LOT 82		

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, August 3, 2017, in order to allow the applicant an opportunity to meet with neighbours.

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

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

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

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the side exterior main walls facing a side lot line is 8.51m.

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

The maximum permitted driveway width is 6.00m.
The proposed driveway width is 6.05m.

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

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

5. 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 1.21m.

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

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

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

The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.21m.

8. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.
The proposed building height is 9.23m.

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

The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.58m.

10. 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, is 2.06m in height and is 50.00% of the width of the dwelling.

43. 403 Elm Rd.

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

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished. Please be advised the subject property went before the Committee of Adjustment on September 14th, DEFERRED SINE DIE, in order to allow the applicant the opportunity to consult with planning.

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
An area of 10m² of the first floor must be within 4m of the front main wall.
The 7.1m² of the first floor is within 4m of the front main wall.
- 2. Chapter 10.5.40.50.(2), By-law No. 569-2013**
In the Residential Zone category, a platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.3m of a building, must comply with the required minimum building setback of 0.90m.
The proposed portion of the rear deck not encroaching into the required rear yard setback is setback from the south side lot line by 0.82m.
- 3. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10m.
The proposed building height is 10.6m.
- 4. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the south side exterior main walls facing a side lot line is 9.94m.
- 5. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed north side exterior main walls facing a side lot line is 7.98m.
- 6. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0m.
The proposed building length is 17.91m.
- 7. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 9.58m.
The proposed front yard setback is 3.5m.

- 8. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 0.9m.
The proposed south side yard setback is 0.74m.
- 9. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 44.3% of the lot area.
- 10. Chapter 10.5.80.40.(3), By-law No. 569-2013**
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
The proposed vehicle access to a parking space is from Elm Road as opposed to Brooke Avenue which is the flanking street.
- 11. Chapter 10.5.40.60.(1), By-law No. 569-2013**
A platform without main walls, attached to or less than 0.3m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback by 2.5m if it is no closer to a side lot line than 2.15m.
The proposed platform encroaches 2.1m into the required rear yard setback and is 0.91m from the north side lot line and 0.82m from the south side lot line.
- 12. Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0m.
The proposed stairs are 2.59m wide.
- 13. Section 14-B(4), By-law No. 7625**
The minimum required lot frontage is 9m.
The existing lot frontage is 6.11m.
- 14. Section 14-B(5)(a), By-law No. 7625**
The minimum required front yard setback is 5m.
The proposed front yard setback is 3.5m.
- 15. Section 14-B(5)(b), By-law No. 7625**
The minimum required side yard setback is 1.2m.
The proposed north side yard setback is 0.91m.
- 16. Section 14-B(5)(b), By-law No. 7625**
The minimum required side yard setback is 1.2m.
The proposed south side yard setback is 0.74m.
- 17. Section 14-B(8), By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.86m.
- 18. Section 14-B(9), By-law No. 7625**
The maximum permitted building length is 15.3m.
The proposed building length is 18.54m.

- 19. Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.67m.
- 20. Section 6A(2)a, By-law No. 7625**
The minimum required number of parking spaces is 2 spaces.
The proposed number of parking spaces is 1 spaces.
- 21. Section 14-B(5)c, By-law No. 7625**
The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 7.77m.
- 22. Section 6(24)(a), By-law No. 7625**
All unexcavated porches or decks, attached to or detached from the main building, and located in the side and rear yard, shall not occupy more than 5% of the lot area.
The proposed deck occupies 5.6%.
- 23. Section 6(24), By-law No. 7625**
Decks which are greater than 1m in height above all points of the adjacent ground are limited to projecting 2.1m from the wall and are not to be greater than 50% of the width of the building at the building's widest point.
The proposed deck projects 2.44m and is 100% of the width of the building.
- 24. Section 6(24)(d), By-law No. 7625**
In the rear yard, unexcavated porches or decks attached to or detached from the main building shall not be located closer to the side lot lines than the minimum side yard setback for the main building of 1.2m.
The proposed rear unexcavated deck is setback from the north side lot line is 0.91m and setback from the south side lot line is 0.82m.
- 25. Section 6(24)(d), By-law No. 7625**
In the rear yard, unexcavated porches or decks attached to or detached from the main building shall not be located closer to the side lot lines than the minimum side yard setback for the main building of 1.2m.
The proposed rear unexcavated deck is setback from the north side lot line is 0.82m.
- 26. Section 6(9)(f), By-law No. 7625**
Porches and decks, either excavated or unexcavated, and canopies shall be permitted to project into the minimum front yard setback not more than 2.1m but not closer to the side lot line than the minimum side yard setback for the main building of 1.2m.
The proposed front porch and the canopy above projects 1.52m and is setback from the north side lot line by 0.91m.

44. 137 Sherwood Ave.

File Number:	A0682/17NY	Zoning	R (f9.0; u2; d0.6) (x954)/R1S 0.6[WAV]
Owner(s):	SCOTT QUACH JASON PERSIC	Ward:	Don Valley West (25)
Agent:	EKP DESIGNS INC	Heritage:	Not Applicable
Property Address:	137 SHERWOOD AVE	Community:	Toronto
Legal Description:	PLAN 497E PT LOT 11		

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.(3), By-law No. 569-2013**
The minimum required side yard setback is 0.9m.
The proposed east side yard setback is 0.61m.
- 2. Chapter 10.10.40.40.(1), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.6 times the area of the lot.
The proposed Floor Space Index is 0.7722 times the area of the lot.
- 3. Chapter 10.10.40.40.(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 7.6m.
The existing lot frontage is 6.1m.
- 4. Chapter 10.10.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 9m.
The proposed building height is 9.37m.
- 5. Chapter 10.10.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.0m.
The proposed height of the side exterior main walls facing a side lot line is 7.88m.
- 6. Section 6(3) Part II 3.B(II), By-law No. 438-86**
A minimum side lot line setback for that portion of the building not exceeding 17.0m in depth, where the side wall contains openings is 0.9m.
The proposed side lot line setback is 0.61m.
- 7. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted Floor Space Index is 0.6 times the area of the lot.
The proposed Floor Space Index is 0.7949 times the area of the lot.
- 8. Section 6(3) Part IV 3(I), By-law No. 438-86**
The by-law does not permit an integral garage in a building on a lot having a frontage of less than 7.62m where access to the garage is located in a wall facing the front lot line.
The proposed integral garage is in a wall that faces the front lot line.

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

The by-law limits the height of an uncovered platform which projects into the required setbacks to a maximum of 1.2m above grade.

The proposed height is 2.43m above grade for the front porch, and 2.43m for the rear deck.

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

The maximum permitted height is 9m.

The proposed height is 9.76m.

45. 133 Sherwood Ave.

File Number:	A0683/17NY	Zoning	R (f9.0; u2; d0.6) (x954)/R1S 0.6[WAV]
Owner(s):	WAI-MING PERSIC JOHN IVAN PERSIC	Ward:	Don Valley West (25)
Agent:	EKP DESIGNS INC	Heritage:	Not Applicable
Property Address:	133 SHERWOOD AVE	Community:	Toronto
Legal Description:	PLAN 497E PT 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.(3), By-law No. 569-2013**
The minimum required side yard setback is 0.9m.
The proposed west side yard setback is 0.61m.
- 2. Chapter 10.10.40.40.(1), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.6 times the area of the lot.
The proposed Floor Space Index is 0.7722 times the area of the lot.
- 3. Chapter 10.10.40.40.(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 7.6m.
The existing lot frontage is 6.1m.
- 4. Chapter 10.10.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 9m.
The proposed building height is 9.37m.
- 5. Chapter 10.10.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.0m.
The proposed height of the side exterior main walls facing a side lot line is 7.88m.
- 6. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted Floor Space Index is 0.6 times the area of the lot.
The proposed Floor Space Index is 0.7949 times the area of the lot.
- 7. Section 6(3) Part II 3.B(II), By-law No. 438-86**
A minimum side lot line setback for that portion of the building not exceeding 17.0m in depth, where the side wall contains openings is 0.9m.
The proposed side lot line setback is 0.61m.
- 8. Section 6(3) Part IV 3(I), By-law No. 438-86**
The by-law does not permit an integral garage in a building on a lot having a frontage of less than 7.62m where access to the garage is located in a wall facing the front lot line.
The proposed integral garage is in a wall that faces the front lot line.

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

The by-law limits the height of an uncovered platform which projects into the required setbacks to a maximum of 1.2m above grade.

The proposed height is 2.39m above grade for the front porch, and 2.39m for the rear deck measured from grade at the front main wall.

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

The maximum permitted height is 9m.

The proposed height is 9.76m.

46. 5285 Yonge St

File Number:	A0840/17NY	Zoning	C1[WAV]
Owner(s):	OTS TEN GROUP INC	Ward:	Willowdale (23)
Agent:	JOE BATTAGLIA	Heritage:	Not Applicable
Property Address:	5285 YONGE ST	Community:	North York
Legal Description:	PLAN 2400 LOT 14 TO 17		

PURPOSE OF THE APPLICATION:

Proposal to convert portion of building to restaurant

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

- 1. Section 22.10.0, By-law No. 7625**
The maximum permitted gross floor area is 946.9 m.
The existing gross floor area is 992.48 m.
- 2. Section 23.2.1, By-law No. 7625**
The maximum permitted lot coverage is 33.3% of the lot area.
The existing lot coverage is 44.72% of the lot area.
- 3. Section 23.2.2, By-law No. 7625**
The minimum required front yard setback is 4.87 m.
The existing front yard setback is 4.83 m.
- 4. Section 23. 2.2, By-law No. 7625**
The minimum required rear yard setback is 7.5 m.
The proposed rear yard setback is 0 m.
- 5. Section 6A(2)a, By-law No. 7625**
The minimum required number of parking space is 93 spaces.
The proposed number of parking spaces is 15 spaces.
- 6. Section 6A(16)(b), By-law No. 7625**
The minimum required size for loading space is 11 m long by 3.6 m wide and has a vertical clearance of 4.2 m.
The proposed size is 8.95 m long by 4.12 m wide.