

**COMMITTEE OF ADJUSTMENT
 NORTH YORK PANEL**

Hearing Date: Thursday, November 9, 2017
Time: 2:00 pm and 5:00pm
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 2:00 pm, OR SHORTLY THEREAFTER:

| Item | File | Owner | Property | Community (Ward) |
|-------------|-------------|--------------------------------------|----------------------|-------------------------|
| 1. | A0824/17NY | PATRICK BOYDELL | 20 GLENEAGLE CRES | Don Valley East (33) |
| 2. | A0825/17NY | LAIRD DRIVE PROPERTIES LIMITED | 121 LAIRD DRIVE | Don Valley West (26) |
| 3. | A0828/17NY | DANA BLOOM KLEIN | 229 STRATHALLAN WOOD | Eglinton-Lawrence (16) |
| 4. | A0829/17NY | AFSOON ASGARI MEHRDAD ALAEI | 213 NORTHWOOD DRIVE | Willowdale (24) |
| 5. | A0830/17NY | JOE DICINTIO AMANDA PACITTI | 60 RIDLEY BLVD | Eglinton-Lawrence (16) |
| 6. | A0832/17NY | AGAH UGUR HAMIT SEDAT ERATALAR | 27 ASTOR AVENUE | Don Valley West (26) |

| | | | | |
|-----|------------|--|---------------------------|------------------------|
| 7. | A0833/17NY | MARJAN DAGHIGHI | 215 OLD YONGE STREET | Don Valley West (25) |
| 8. | A0834/17NY | NANCY JOAN TORAN | 50 TEDDINGTON PARK AVENUE | Don Valley West (25) |
| 9. | A0836/17NY | PESSY WEITZNER | 73 CLANTON PARK ROAD | York Centre (10) |
| 10. | A0837/17NY | YU ZHOU | 156 CHURCH AVENUE | Willowdale (23) |
| 11. | A0838/17NY | MEIR GUELMAN | 60 ROBINGROVE ROAD | York Centre (10) |
| 12. | A0839/17NY | SOHILA HANAFY SHOJAEI ALIREZA ANVARI | 258 BETTY ANN DRIVE | Willowdale (23) |
| 13. | A0840/17NY | OTS TEN GROUP INC | 5285 YONGE STREET | Willowdale (23) |
| 14. | A0841/17NY | OLENA LEANNA LEKSIKOVA | 91 BURNCREST DRIVE | Eglinton-Lawrence (16) |
| 15. | A0843/17NY | NAHID KOOHI ABBAS RAD | 75 DUNBLAINE AVENUE | Eglinton-Lawrence (16) |

FILES TO BE HEARD AT 5:00 pm, OR SHORTLY THEREAFTER:

| Item | File | Owner | Property | Community (Ward) |
|-------------|-------------|--------------------------|----------------------|-------------------------|
| 16. | A0844/17NY | AMIR NEJAD GASHTI | 57 WHITTAKER CRES | Willowdale (24) |
| 17. | A0845/17NY | RONNEN MAZE DAWN MAZE | 88 CASTLE KNOCK ROAD | Eglinton-Lawrence (16) |
| 18. | A0846/17NY | ALISON HAYMAN | 45 WANLESS AVENUE | Don Valley West (25) |
| 19. | A0847/17NY | 2510498 ONTARIO LTD | 10 SHELBORNE AVENUE | Eglinton-Lawrence (16) |

| | | | | |
|-----|------------|--|----------------------|------------------------|
| 20. | A0848/17NY | KRZYSZTOF SLEDZIECKI URSZULA SLEDZIECKA | 170 PARKHURST BLVD | Don Valley West (26) |
| 21. | A0849/17NY | SONSOLES MIHIC ALAN MIHIC | 73 LARABEE CRES | Don Valley East (34) |
| 22. | A0853/17NY | QI TANG | 139 GORDON ROAD | Don Valley West (25) |
| 23. | A0854/17NY | NAZANIN SADAT HAKKAK JEFFREY RICHARD SWAN | 155 MELROSE AVENUE | Eglinton-Lawrence (16) |
| 24. | A0856/17NY | ARKADI SHEINERMAN | 647 WOBURN AVENUE | Eglinton-Lawrence (16) |
| 25. | A0857/17NY | POK LEUNG TSE | 38 MASON BLVD | Eglinton-Lawrence (16) |
| 26. | A0860/17NY | MINA HAZAR MOHAMMAD REZA TALEBI | 94 NORTON AVENUE | Willowdale (23) |
| 27. | A0861/17NY | LAURA RODRIGUES JULIO RODRIGUES | 80 HILLMOUNT AVENUE | Eglinton-Lawrence (15) |
| 28. | A0862/17NY | RONNIT MAMBER MARK SIBILIA | 124 DUNBLAINE AVENUE | Eglinton-Lawrence (16) |
| 29. | A0730/17NY | LI LIU | 10 BAYBERRY CRES | Willowdale (24) |
| 30. | A0831/17NY | TAIJIANG TAO SONGMEI CUI | 26 PAPERBIRCH DRIVE | Don Valley West (25) |

| | | | | |
|-----|------------|--|--------------------|------------------------|
| 31. | A0858/17NY | ANTHONY MICHAEL HOFFMAN JOHANNA MEREDITH MALLEY | 39 CASTLEFIELD AVE | Eglinton-Lawrence (16) |
|-----|------------|--|--------------------|------------------------|

3. OTHER BUSINESS

1. 20 GLENEAGLE CRES

| | | | |
|--------------------|----------------------|------------|----------------------|
| File Number: | A0824/17NY | Zoning | RD/R4 [ZZC] |
| Owner(s): | PATRICK BOYDELL | Ward: | Don Valley East (33) |
| Agent: | LIEUX ARCHITECTS LTD | Heritage: | Not Applicable |
| Property Address: | 20 GLENEAGLE CRES | Community: | North York |
| Legal Description: | PLAN M993 LOT 530 | | |

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing dwelling, in conjunction with a two-storey addition to the north portion of the dwelling. The applicant is also proposing other interior and exterior alterations.

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

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

The maximum permitted height of all rear exterior main walls is 7.50m for no less than 60.00% of the total width.

The proposed height of the rear exterior main wall is 7.00m for 52.20% of the total width.

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

The maximum permitted building depth is 19.00m.

The proposed building depth is 19.12m.

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

The minimum required side yard setback is 1.80m.

The proposed north side yard setback is 0.82m.

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 project 0.98m.

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

The maximum permitted building length is 16.80m.

The proposed building length is 19.21m.

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

The minimum required side yard setback is 1.80m.

The proposed north side yard setback is 0.82m.

2. 121 LAIRD DR

| | | | |
|--------------------|--|------------|----------------------|
| File Number: | A0825/17NY | Zoning | M1 (ZZC) |
| Owner(s): | LAIRD DRIVE PROPERTIES LIMITED | Ward: | Don Valley West (26) |
| Agent: | EDWARD MAKASKAS ARCHITECT INC | Heritage: | Not Applicable |
| Property Address: | 121 LAIRD DR | Community: | East York |
| Legal Description: | PLAN 2120 LOT 646 PLAN 2574 PT BLK B 1,4,5 & 6 NOW RP 64R14107 | | |

PURPOSE OF THE APPLICATION:

To legalize and maintain the existing car rental outlet.

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

1. Section 8.2.1. By-law No. 1916

The use Vehicle Dealership (Car Rental Agency) is not a permitted use in this zone.

3. 229 STRATHALLAN WOOD

| | | | |
|--------------------|-----------------------------|------------|--------------------------|
| File Number: | A0828/17NY | Zoning | RD (f18.0; a690)/R3[ZZC] |
| Owner(s): | DANA BLOOM KLEIN | Ward: | Eglinton-Lawrence (16) |
| Agent: | DAVID SMALL DESIGNS | Heritage: | Not Applicable |
| Property Address: | 229 STRATHALLAN WOOD | Community: | North York |
| Legal Description: | PLAN 1611 L 30 | | |

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 10.5.40.60.(1), By-law No. 569-2013**
platform without main walls, attached to or less than 0.3m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5m if it is no closer to a side lot line than the required side yard setback.
The proposed platform encroaches 3.35m into the required front yard setback.
- 2. Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0m.
The proposed porch stairs are 3.82m wide.
- 3. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 39.5% of the lot area.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 18.68m.
- 5. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 7.12m.
The proposed front yard setback is 6.99m.
- 6. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 0.71m.
- 7. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 0.77m.
- 8. Section 12.2, By-law No. 7625**
The minimum required lot frontage is 18m .
The proposed lot frontage is 15.24m.

- 9. Section 12.3, By-law No. 7625**
The minimum required lot area is 690m².
The proposed lot area is 628.28m².
- 10. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 0.71m.
- 11. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 0.77m.
- 12. Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 19.0m.
- 13. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.0m (flat roof).
The proposed building height is 9.98m.
- 14. Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.64m.

4. 213 NORTHWOOD DR

| | | | |
|--------------------|--------------------------------|------------|-----------------|
| File Number: | A0829/17NY | Zoning | R4 [ZZC] |
| Owner(s): | AFSOON ASGARI MEHRDAD ALAEI | Ward: | Willowdale (24) |
| Agent: | MEHRDAD ALAEI | Heritage: | Not Applicable |
| Property Address: | 213 NORTHWOOD DR | Community: | North York |
| Legal Description: | PLAN 4940 LOT 26 | | |

PURPOSE OF THE APPLICATION:

To permit the extension of the rear deck.

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

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

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

The proposed rear deck projects 4.50m from the rear wall (which also includes the existing portion of the deck).

5. 60 RIDLEY BLVD

| | | | |
|--------------------|--------------------------------|------------|------------------------|
| File Number: | A0830/17NY | Zoning | RD / R3(19) (ZZC) |
| Owner(s): | JOE DICINTIO AMANDA PACITTI | Ward: | Eglinton-Lawrence (16) |
| Agent: | DAVID SMALL DESIGNS | Heritage: | Not Applicable |
| Property Address: | 60 RIDLEY BLVD | Community: | North York |
| Legal Description: | PLAN 1965 N PT LOT 99 | | |

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.100.1(1), By-law No. 569-2013**
The maximum permitted width of a parking space is 6.00m.
The proposed parking space is 6.78m.
- Chapter 10.20.40.70.(3) E), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.29m.
- Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length for a detached house is 17.00m.
The proposed building length including the deck is 28.50m.
- Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth for a detached house is 19.00m.
The proposed building depth including the deck is 34.39m.
- Chapter 10.20.40.70.(2), By-law No. 569-2013**
The minimum required rear yard setback is 11.40m.
The proposed rear yard setback is 1.21m.
- Chapter 10.5.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage for a porch platform is 5.00% of the lot area.
The proposed porch lot coverage is 7.90% of the lot area.
- 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 50.10% of the lot area.
- Chapter 10.20.40.70.(3) E), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.21m.
- Section 6(9)(f), By-law No. 7625**
The maximum permitted encroachment for the porch and canopy is 2.10m from the main wall.
The proposed porch and canopy encroach 4.95m from the main wall.

- 10. Section 12.2, By-law No. 7625**
The minimum required lot frontage is 18 m.
The existing lot frontage is 9.5 m.
- 11. Section 12.3, By-law No. 7625**
The minimum required lot area is 690 m².
The existing lot area is 409.89 m².
- 12. Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 35.45m.
- 13. Section 12.4(c), By-law No. 7625**
The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is 1.21m.
- 14. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.29m.
- 15. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.21m.
- 16. Section 12.6, By-law No. 7625**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 50.10% of the lot area.
- 17. Section 6(9)c, By-law No. 7625**
The maximum permitted area of porches and decks is 2.30m².
The proposed area of the porch is 6.88m².
- 18. Section 6(9), By-law No. 7625**
The maximum projection for eaves into a yard setback is 0.50m.
The proposed eaves project 0.558m into the yard setback.
- 19. Section 6A(5), By-law No. 7625**
The maximum driveway width is 6.00m.
The proposed driveway width is 6.78m.
- 20. Section 6(24), By-law No. 7625**
The maximum lot coverage for porches and decks is 5.00% of the lot area.
The proposed coverage for the porch is 7.90% of the lot area.

6. 27 ASTOR AVE

| | | | |
|--------------------|-----------------------------------|------------|----------------------|
| File Number: | A0832/17NY | Zoning | RD/R1B [ZZC] |
| Owner(s): | AGAH UGUR HAMIT SEDAT ERATALAR | Ward: | Don Valley West (26) |
| Agent: | MEMAR CONSULTANTS INC | Heritage: | Not Applicable |
| Property Address: | 27 ASTOR AVE | Community: | East York |
| Legal Description: | PLAN 2880 PT LOT 246 PT LOT 247 | | |

PURPOSE OF THE APPLICATION:

To construct a two-storey addition to the rear and south portion of the existing dwelling. The applicant is also proposing other interior and exterior alterations.

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, attached to or within 0.30m of a building, must comply with the required minimum building setbacks for the zone; the required setback is 1.20m. The proposed side yard setback for the rear deck is 0.45m.

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

The maximum permitted building height is 8.50m.
The proposed building height is 8.85m.

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 7.00m.
The proposed height of the side exterior main walls facing a side lot line is 7.20m.

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

The maximum permitted building length is 17.00m.
The proposed building length is 18.49m.

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

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

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

The minimum required side yard setback is 1.20m.
The proposed south side yard setback is 0.45m.

7. 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 north side eaves project 1.06m and are 0.14m from the lot line.

8. 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 south side eaves project 1.21m and are 0.01m over the lot line.

9. 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 36.80% of the lot area.

10. 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 0.674 times the lot area.

11. Section 6.3.3, By-law No. 1916

The maximum permitted building height is 8.50m.

The proposed building height is 8.85m.

12. Section 6.3.3, By-law No. 1916

The maximum permitted building length is 16.75m.

The proposed building length is 18.49m.

13. 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 0.674 times the lot area.

14. Section 6.3.3, By-law No. 1916

The minimum required side yard setback is 0.90m.

The proposed north side yard setback is 0.46m.

15. Section 6.3.3, By-law No. 1916

The minimum required side yard setback is 0.90m.

The proposed south side yard setback is 0.45m to the dwelling and rear deck.

16. Section 5.7, By-law No. 1916

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

The proposed north side eaves encroach 0.76m into the required side yard and the proposed south side yard eaves encroach 0.90m into the required side yard.

7. 215 OLD YONGE ST

| | | | |
|--------------------|-------------------------|------------|----------------------|
| File Number: | A0833/17NY | Zoning | RD / R3 (BLD) |
| Owner(s): | MARJAN DAGHIGHI | Ward: | Don Valley West (25) |
| Agent: | SAEED GHAEMI | Heritage: | Not Applicable |
| Property Address: | 215 OLD YONGE ST | Community: | North York |
| Legal Description: | PLAN 3747 LOT 2 | | |

PURPOSE OF THE APPLICATION:

To construct a new driveway for the existing dwelling.

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

- 1. Chapter 10.5.100.(6), By-law No. 569-2013**
The required driveway with two points of access to the same street must comply with front yard landscaping requirements.
The proposed driveway does not comply.
- 2. Chapter 10.50.50.10, By-law No. 569-2013**
The minimum required front yard hard landscaping is 60%.
The proposed front yard hard landscaping is 40%.
- 3. Chapter 10.50.50.10, By-law No. 569-2013**
The minimum required front yard soft landscaping is 75%.
The proposed soft landscaping is 45%.
- 4. Section 7.4A, By-law No. 7625**
The minimum required front yard hard landscaping is 60%.
The proposed front yard hard landscaping is 40%.
- 5. Section 7.4A, By-law No. 7625**
The minimum required front yard soft landscaping is 75%.
The proposed soft landscaping is 45%.

8. 50 TEDDINGTON PARK AVE

| | | | |
|--------------------|-------------------------------|------------|--|
| File Number: | A0834/17NY | Zoning | RD (f15.0; d0.35) (x1427)/R1 Z0.35[BLD] |
| Owner(s): | NANCY JOAN TORAN | Ward: | Don Valley West (25) |
| Agent: | NANCY JOAN TORAN | Heritage: | Not Applicable |
| Property Address: | 50 TEDDINGTON PARK AVE | Community: | Toronto |
| Legal Description: | PLAN 1680 LOT 3 | | |

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition to the existing dwelling.

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

- 1. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.35 times the area of the lot.
The proposed Floor Space Index is 0.36 times the area of the lot.
- 2. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted Gross Floor Area is 0.35 times the area of the lot.
The proposed Gross Floor Area is 0.36 times the area of the lot.
- 3. Section 6(3) part II 8 F, By-law No. 438-86**
A roof over a first floor platform or terrace which the platform or terrace is not more than 1.2m above grade, attached to the front wall or rear wall of a residential building other than an apartment building is permitted to project not more than 2.5m from the wall to which it is attached.
The proposed roof projects 4.5m from the wall.

9. 73 CLANTON PARK RD

| | | | |
|--------------------|---------------------------|------------|------------------|
| File Number: | A0836/17NY | Zoning | RD / R4 (ZZC) |
| Owner(s): | PESSY WEITZNER | Ward: | York Centre (10) |
| Agent: | PESSY WEITZNER | Heritage: | Not Applicable |
| Property Address: | 73 CLANTON PARK RD | Community: | North York |
| Legal Description: | CON 2 WY PT LOT 13 | | |

PURPOSE OF THE APPLICATION:

To construct a new one storey addition and deck to the side of the existing building and to construct a new one storey addition and deck to the rear of the building.

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 1.8 m.
The existing and proposed west side yard setback is 1.24 m.
- 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 22.7 m.
- 3. 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 22.13 m.
- 4. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 22.28 m.
- 5. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The existing and proposed west side yard setback is 1.24 m.

10. 156 CHURCH AVE

| | | | |
|--------------------|-----------------------|------------|----------------------------------|
| File Number: | A0837/17NY | Zoning | RD (f15.0; a550) (x5)/R4[ZZC] |
| Owner(s): | YU ZHOU | Ward: | Willowdale (23) |
| Agent: | IDELS ARCHITECT INC. | Heritage: | Not Applicable |
| Property Address: | 156 CHURCH AVE | Community: | North York |
| Legal Description: | PLAN 2633 LOT 163 | | |

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The proposed west side yard setback is 1.52m
- 2. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The proposed east side yard setback is 1.52m
- 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 31.9% of the lot area.
- 4. 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 front stairs are 2.44m wide.
- 5. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building or structure is 10.0m.
The proposed height of the building is 10.23m.
- 6. 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 8.70m.
- 7. Section 13.2.3(b), By-law No. 7625**
The required minimum side yard setback is 1.8m.
The proposed west side yard setback is 1.52m
- 8. Section 13.2.3(b), By-law No. 7625**
The required minimum side yard setback is 1.8m.
The proposed east side yard setback is 1.52m

9. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.29 m.

11. 60 ROBINGROVE RD

| | | | |
|--------------------|-------------------------|------------|------------------|
| File Number: | A0838/17NY | Zoning | RD/R4 [ZZC] |
| Owner(s): | MEIR GUDELMAN | Ward: | York Centre (10) |
| Agent: | MEIR GUDELMAN | Heritage: | Not Applicable |
| Property Address: | 60 ROBINGROVE RD | Community: | North York |
| Legal Description: | PLAN M902 LOT 148 | | |

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing dwelling in conjunction with additions to the side and front of the dwelling. The applicant is also proposing other interior and exterior alterations.

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 north side yard setback is 1.49m.

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

The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.48m.

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

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

The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 39.22% of the lot area.

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

The minimum required rear yard setback is 8.38m.
The proposed rear yard setback is 8.23m.

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

The minimum required front yard setback is 8.23m.
The proposed front yard setback is 8.08m.

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

The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.49m.

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

The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.48m.

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

The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is 8.23m.

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

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

The proposed side yard setback is 1.49m.

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

The maximum permitted projection of a canopy is 2.10m from the front wall.

The proposed front canopy projects 3.28m.

12. 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.

The proposed porch projects 2.89m.

12. 258 BETTY ANN DR

| | | | |
|--------------------|---|------------|------------------|
| File Number: | A0839/17NY | Zoning | RD / R4 (WAVIER) |
| Owner(s): | SOHILA HANAFY SHOJAEI ALIREZA ANVARI | Ward: | Willowdale (23) |
| Agent: | ARCICA INC | Heritage: | Not Applicable |
| Property Address: | 258 BETTY ANN DR | Community: | North York |
| Legal Description: | PLAN 4589 LOT 23 | | |

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.30.40, By-law No. 569-2013**
The maximum permitted coverage is 30% of the lot area.
The proposed coverage is 32% of the lot area.
- Chapter 10.20.40.70, By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
The proposed west side yard setback is 1.5 m.
- Chapter 10.20.40.70, By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
The proposed east side yard setback is 1.5 m.
- Chapter 10.20.40.10, By-law No. 569-2013**
The maximum permitted height of specified pairs of side walls is 7.5 m.
The proposed height of the side walls is 7.8 m.
- Section 13.2.4, By-law No. 7625**
The maximum permitted coverage is 30% of the lot area.
The proposed coverage is 32% of the lot area.
- Section 13.2.3, By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed west side yard setback is 1.5 m.
- Section 13.2.3, By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed east side yard setback is 1.5 m.
- Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.1 m.

13. 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 4.87m.
The existing front yard setback is 4.83m.
- 4. Section 23. 2.2, By-law No. 7625**
The minimum required rear yard setback is 7.5m.
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.

14. 91 BURNCREST DR

| | | | |
|--------------------|------------------------|------------|------------------------|
| File Number: | A0841/17NY | Zoning | RD/R6 [ZZC] |
| Owner(s): | OLENA LEANNA LEKSIKOVA | Ward: | Eglinton-Lawrence (16) |
| Agent: | MEHRAN HEYDARI | Heritage: | Not Applicable |
| Property Address: | 91 BURNCREST DR | Community: | North York |
| Legal Description: | PLAN 1831 E PT LOT 126 | | |

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 35.24% 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 8.39m.

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

The maximum permitted building height is 8.80m.

The proposed building height is 9.27m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.66m.

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

The maximum permitted building length is 15.30m.

The proposed building length is 15.82m.

15. 75 DUNBLAINE AVE

| | | | |
|--------------------|--------------------------|------------|------------------------|
| File Number: | A0843/17NY | Zoning | RD / R6 (WAIVER) |
| Owner(s): | NAHID KOOHI ABBAS RAD | Ward: | Eglinton-Lawrence (16) |
| Agent: | CLEED INC | Heritage: | Not Applicable |
| Property Address: | 75 DUNBLAINE AVE | Community: | North York |
| Legal Description: | PLAN 1576 PT LOT 32 | | |

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 33.98% of the lot area.
- Chapter 10.20.40.10.(2)(8), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The proposed height of the east and west side exterior main walls is 9.70 m and 8.70 m at window locations.
- Chapter 10.20.40.10.(7), By-law No. 569-2013**
Dormers should not occupy more than 40% of the total width of the building's main walls.
The proposed dormer width on front elevation is 55%.
- Chapter 10.20.40. 70.(3)(C), By-law No. 569-2013**
The minimum required west side yard setback is 1.20 m.
The proposed west side yard setback is 0.92 m for 7.70 m of the garage portion.
- Section 6(9)(n), By-law No. 7625**
A bay window may project 0.6 m from the rear wall.
The proposed front and rear bay windows project 0.75 m from the walls.
- Section 6(24), By-law No. 7625**
Decks greater than 1 m in height may not project more than 2.1 m from the wall.
The proposed deck projects 2.60 m from the wall.
- Section 6(30)a, By-law No. 7625**
The maximum permitted finished first floor height is 1.5 m.
The proposed finished first floor height is 1.58 m.

- 8. Section 14-B(5)(c)(i)(A), By-law No. 7625**
The minimum required west side yard setback is 1.20 m.
The proposed west side yard setback is 0.92 m for 7.70 m of the garage portion.
- 9. Section 14-B(6)(a), By-law No. 7625**
The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 33.98% of the lot area.
- 10. Section 14-B(8)(b), By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.20 m.

16. 57 WHITTAKER CRES

| | | | |
|--------------------|----------------------|------------|--------------------------------|
| File Number: | A0844/17NY | Zoning | RD (f15.0; a550) x5/R4[WAV] |
| Owner(s): | AMIR NEJAD GASHTI | Ward: | Willowdale (24) |
| Agent: | MEMAR ARCHITECTS INC | Heritage: | Not Applicable |
| Property Address: | 57 WHITTAKER CRES | Community: | North York |
| Legal Description: | PLAN 4794 PT LOT 26 | | |

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(2), By-law 569-2013**
The permitted maximum height of all side exterior main walls is 7.5 m
The proposed height of all side exterior main walls is 8.75m
- 2. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8m
The proposed east side yard setback is 1.66m.
- 3. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8m
The proposed west side yard is 1.20m
- 4. Chapter 10.20.40.20.(1), By-law 569-2013**
The permitted maximum building length is 17.0m
The proposed building length is 18.43m
- 5. Chapter 10.20.30.40 (1), By-law 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 6. Chapter 10.5.50.10. (1), By-law 569-2013**
A minimum of 60% of the front yard must be landscaping.
The proposed front yard landscaping area is 53.20%
- 7. Section 6.(30)a, By-law 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 2.72m.
- 8. Section 13.2.3(b), By-law 7625**
The required minimum side yard setback is 1.8m
The proposed east side yard setback is 1.66m.
- 9. Section 13.2.3(b), By-law 7625**
The required minimum side yard setback is 1.8m
The proposed west side yard is 1.20m

- 10. Section 6.(24), By-law 7625**
The maximum projection of an unexcavated deck in the rear is 2.1m from the wall if it is greater than 1m above all points of the adjacent ground.
The proposed deck projects 2.5m
- 11. Section 6.(9)(b), By-law 7625**
The maximum projection of a stair in the front and rear yard is 2.1m.
The proposed front stair projects 2.50m
- 12. Section 13.2.6, By-law 7625**
The maximum permitted building height is 8.8m
The proposed building height is 10.12m
- 13. Section 13.2.5A, By-law 7625**
The maximum permitted building length is 16.8m
The proposed building length is 18.32m

17. 88 CASTLE KNOCK RD

| | | | |
|--------------------|--|------------|------------------------|
| File Number: | A0845/17NY | Zoning | RD/R1 Z0.60 [WAV] |
| Owner(s): | RONNEN MAZE DAWN MAZE | Ward: | Eglinton-Lawrence (16) |
| Agent: | BEECHWOOD INVESTMENTS DEVELOPMENT INC | Heritage: | Not Applicable |
| Property Address: | 88 CASTLE KNOCK RD | Community: | Toronto |
| Legal Description: | PLAN M512 PT LOT 121 | | |

PURPOSE OF THE APPLICATION:

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

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

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

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

The proposed floor space index is 0.7925 times the lot area.

2. Chapter 200.5.1.10.(1), By-law No. 569-2013

The minimum required number of parking spaces is one (1).

The proposed will have zero (0) parking spaces.

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

The minimum required number of parking spaces is one (1).

The proposed will have zero (0) parking spaces.

4. 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 0.7925 times the lot area.

18. 45 WANLESS AVE

| | | | |
|--------------------|-------------------------------|------------|----------------------|
| File Number: | A0846/17NY | Zoning | R / R2 (BLD) |
| Owner(s): | ALISON HAYMAN | Ward: | Don Valley West (25) |
| Agent: | STEPHANE LEBLANC ARCHITECT | Heritage: | Not Applicable |
| Property Address: | 45 WANLESS AVE | Community: | Toronto |
| Legal Description: | PLAN 1707 PT LOT 81 | | |

PURPOSE OF THE APPLICATION:

To construct a new two storey detached garage at the rear of the property. The existing two detached garage will be demolished.

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

- 1. Chapter 10.5.50.10.(3), By-law No. 569-2013**
A minimum of 50% of the rear yard must be soft landscaping.
The proposed rear yard soft landscaping is 35.7%.
- 2. Chapter 10.5.60.50.(2), By-law No. 569-2013**
The maximum total floor area of all ancillary buildings or structures on a lot is 40.0 m².
The proposed total floor area of all ancillary building is 129.4 m².
- 3. Chapter 10.5.60.70.(1), 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 building covers 15.4% of the lot area.
- 4. Chapter 10.50.60.40.(2), By-law No. 569-2013**
The maximum height of an ancillary building is 4.0 m.
The proposed height of the ancillary building is 6.53 m.
- 5. Section 4(2)(d), By-law No. 438-86**
The maximum height of an ancillary building is 4.0 m.
The proposed height of the ancillary building is 6.53 m.
- 6. Section 6(3) Part IV(4)(a)(ii)(c), By-law No. 438-86**
The minimum required width of the driveway behind the rear wall is 2.6 m.
The proposed driveway width is 2.3 m.

19. 10 SHELBORNE AVE

| | | | |
|--------------------|----------------------------------|------------|--------------------------------|
| File Number: | A0847/17NY | Zoning | RD(f:15.0; a550) x5/R4[ZZC] |
| Owner(s): | 2510498 ONTARIO LTD. | Ward: | Eglinton-Lawrence (16) |
| Agent: | EGF AND ASSOCIATES | Heritage: | Not Applicable |
| Property Address: | 10 SHELBORNE AVE | Community: | North York |
| Legal Description: | PLAN 1786 PT LOTS 407, 408 & 409 | | |

PURPOSE OF THE APPLICATION:

To construct a two storey rear and side addition to existing two-storey dwelling. The existing one-storey rear addition would be demolished.

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

- Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 7.18m
The proposed front yard setback is 6.92m.
- Chapter 900.3.10.(5), By-law No. 569-2013**
The required minimum side yard setbacks is 1.8m
The proposed east side yard setback is 0.96m
- Chapter 900.3.10.(5), By-law No. 569-2013**
The required minimum side yard setbacks is 1.8m
The proposed west side yard setback is 0.99m
- Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 35% of the lot area.
The proposed lot coverage is 38.98% of the lot area
- Chapter 10.5.100.1(1), By-law No. 569-2013**
The required maximum driveway width is 3.81m.
The proposed driveway width is 4.47m.
- Chapter 10.5.40.60.(7), By-law No. 569-2013**
Roof eaves may project a maximum of 0.9m provided that they are no closer than 0.30m to a lot line.
The proposed eaves project 1.11m into the required side yard setback.
- Chapter 10.5.40.60.(8), By-law No. 569-2013**
Wall mounted vents, pipes, or utility equipment may encroach into a required setback 0.6m if it is no closer to a lot line than 0.3m
The proposed fire shutter encroaches 0.99m into the required side yard setback.
- Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8m.
The proposed building height is 9.82m.

- 9. Section 13.2.3(b), By-law No. 7625**
The minimum required east side yard setback is 1.8m.
The proposed east side yard setback is 0.96m.
- 10. Section 13.2.3(b), By-law No. 7625**
The minimum required west side yard setback is 1.8m.
The proposed west side yard setback is 0.99m.

20. 170 PARKHURST BLVD

| | | | |
|--------------------|--|------------|----------------------|
| File Number: | A0848/17NY | Zoning | RD/R1A [ZZC] |
| Owner(s): | KRZYSZTOF SLEDZIECKI URSZULA SLEDZIECKA | Ward: | Don Valley West (26) |
| Agent: | DAVID STICKNEY | Heritage: | Not Applicable |
| Property Address: | 170 PARKHURST BLVD | Community: | East York |
| Legal Description: | PLAN 1925 PT LOT 540 PT LOT 541 | | |

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. Please note a previous application (File # A0137/17NY) with respect to the subject property, was before the Committee of Adjustment on Thursday, April 20, 2017, which was ultimately approved.

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

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

The maximum permitted floor space index is 0.45 times the lot area.
The proposed floor space index is 0.634 times the lot area.

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

The maximum permitted driveway width is 4.72m.
The proposed driveway width is 4.90m.

3. Section 6.3.3, By-law No. 1916

The maximum permitted floor space index is 0.45 times the lot area.
The proposed floor space index is 0.634 times the lot area.

4. Section 6.1.2, By-law No. 1916

In all R1 and R2 residential zones, garages located below Finished Grade are not permitted.
The proposed garage is located below Finished Grade.

21. 73 LARABEE CRES

| | | | |
|--------------------|------------------------------|------------|----------------------|
| File Number: | A0849/17NY | Zoning | D / R4 (ZZC) |
| Owner(s): | SONSOLES MIHIC ALAN MIHIC | Ward: | Don Valley East (34) |
| Agent: | ROSS BILL | Heritage: | Not Applicable |
| Property Address: | 73 LARABEE CRES | Community: | North York |
| Legal Description: | PLAN 5112 L 150 WDS | | |

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.50.40.10.(5), By-law No. 569-2017**
The required minimum area of the first floor within 4.0 m of the front wall is 10 m².
The proposed area of the first floor within 4.0 m for the front main wall is 0 m².
- Chapter 10.20.30.40.(1), By-law No. 569-2017**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 33% of the lot area.
- Chapter 10.20.40.70.(1), By-law No. 569-2017**
The required minimum front yard setback is 8.57 m.
The proposed front yard setback is 7.5 m.
- Chapter 10.50.40.60.(3), By-law No. 569-2017**
Exterior stairs providing pedestrian access to a building may encroach into a required building setback if the stairs are no wider than 2.0 m.
The proposed stairs are 2.93 m wide.
- Section 6(24), By-law No. 7625**
The maximum projection of an unexcavated deck in the rear is 2.1 m from the wall if it is greater than 1 m above all points of the adjacent ground.
The proposed deck projects 3.35 m.

22. 139 GORDON ROAD

| | | | |
|--------------------|----------------------|------------|----------------------|
| File Number: | A0853/17NY | Zoning | RD/R3 [ZZC] |
| Owner(s): | QI TANG | Ward: | Don Valley West (25) |
| Agent: | CATHERINE LI | Heritage: | Not Applicable |
| Property Address: | 139 GORDON RD | Community: | North York |
| Legal Description: | PLAN 3517 LOT 58 | | |

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted building height is 10.00m.
The proposed building height is 10.30m.

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 8.31m.

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

The maximum permitted building length is 17.00m.
The proposed building length is 20.08m.

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

The maximum permitted building depth is 19.00m.
The proposed building depth is 20.58m.

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

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

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

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

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 1.50m.

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

The maximum permitted area of each platform at or above the second storey is 4.00m².
The proposed platform at or above the second storey is 9.97m².

9. Section 12.7, By-law No. 7625

The maximum permitted building height is 8.80m.
The proposed building height is 9.91m.

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

The maximum permitted building length is 16.80m.

The proposed building length is 20.08m.

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

The minimum required side yard setback is 1.80m.

The proposed east side yard setback is 1.50m.

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

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.50m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 2.06m.

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

The maximum permitted balcony area is 3.80m².

The proposed balcony area is 9.97m².

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

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

The proposed front stairs project 2.67m.

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

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

The proposed rear deck projects 4.14m from the rear wall.

23. 155 MELROSE AVE

| | | | |
|--------------------|--|------------|------------------------|
| File Number: | A0854/17NY | Zoning | R / R2 (ZZC) |
| Owner(s): | NAZANIN SADAT HAKKAK JEFFREY RICHARD SWAN | Ward: | Eglinton-Lawrence (16) |
| Agent: | VULCAN DESIGN INC | Heritage: | Not Applicable |
| Property Address: | 155 MELROSE AVE | Community: | Toronto |
| Legal Description: | PLAN 1494 PT LOTS 226 & 227 | | |

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.50.40.10.(5), By-law No. 569-2013**
A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
The proposed first floor area is 7.65 m².
- 2. Chapter 10.10.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building is 10 m.
The proposed building height is 10.27 m.
- 3. Chapter 10.10.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all front and rear main walls is 7.5 m.
The proposed height for the front exterior main wall is 8.58 m.
- 4. Chapter 10.10.40.30.(1), By-law No. 569-2013**
The permitted maximum building depth for a dwelling is 17.0 m.
The proposed building depth is 17.72 m.
- 5. Chapter 10.10.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.6 times the area of the lot.
The proposed floor space index is 0.8989 times the area of the lot.
- 6. Chapter 10.5.50.10.(1), By-law No. 569-2013**
A minimum of 50% of the front yard must be landscaping.
The proposed front yard landscaping area is 42.6%.
- 7. Chapter 10.50.50.10.(1), By-law No. 569-2013**
A minimum of 75% of the required front yard landscaping must be soft landscaping.
The proposed front yard soft landscaping area is 54.6%.
- 8. Chapter 10.5.40.60.(1), By-law No. 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach into the required rear yard setback ; 1.5 m .
The proposed platform encroaches 2.24 m into the required rear yard setback.

- 9. 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 2.0 m.
The proposed stairs are 2.44 m wide.
- 10. Chapter 10.5.40.60.(7), By-law No. 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The proposed eaves are 0.26 m from the west lot line.
- 11. Section 6(3) Part I 1, By-law No. 438-86**
The by-law limits the residential gross floor area in an area zoned R2 to 0.6 times the area of the lot.
The proposed gross floor area is 0.8989 times the area of the lot.
- 12. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The by-law requires a detached house in an R2 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 east side lot line setback is 0.93 m
- 13. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The by-law requires a detached house in an R2 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 west side lot line setback is 0.56 m.
- 14. Section 6(3) Part II 8 D, By-law No. 438-86**
The by-law limits the projection of an uncovered platform into the required setbacks to a maximum of 2.5 m from the front or rear wall.
The proposed uncovered platform projects 2.5 m from the rear wall.
- 15. 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 1.2 m above grade.
The proposed height is 2.81 m above grade.

24. 647 WOBURN AVE

| | | | |
|--------------------|---|------------|------------------------|
| File Number: | A0856/17NY | Zoning | RD/R6(20) [ZZC] |
| Owner(s): | ARKADI SHEINERMAN | Ward: | Eglinton-Lawrence (16) |
| Agent: | VULCAN DESIGN INC | Heritage: | Not Applicable |
| Property Address: | 647 WOBURN AVE | Community: | North York |
| Legal Description: | PLAN M109 LOTS 388 & 389 PT CLOSED LANEWAY RP 66R8453 PART 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 10.5.40.10.(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 8.64m² within 4.00m of the main front wall.

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 east and west side exterior main walls facing a side lot line is 9.22m.

3. 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 1.74m.

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

The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 30.80% of the lot area.

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

The maximum permitted building height is 8.80m.
The proposed building height is 10.14m.

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

The maximum permitted building length is 15.30m.
The proposed building length is 16.59m.

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

The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.90m.

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

The maximum permitted rear deck projection is 2.10m from the wall, a maximum height of 1.00m and is not to be more than half the width of the dwelling.
The proposed rear deck projects 3.66m from the rear wall and is 50.41% of the width of the dwelling.

25. 38 MASON BLVD

| | | | |
|--------------------|----------------------|------------|------------------------|
| File Number: | A0857/17NY | Zoning | RD / R3 (ZZC) |
| Owner(s): | POK LEUNG TSE | Ward: | Eglinton-Lawrence (16) |
| Agent: | LORNE ROSE | Heritage: | Not Applicable |
| Property Address: | 38 MASON BLVD | Community: | North York |
| Legal Description: | PLAN 1965 LOT 131 | | |

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.50.40.10.(5), By-law No. 569-2013**
An area of 10 m² of first floor must be within 4 m of the front main wall.
0 m² of the first floor is within 4 m of the front main wall.
- 2. Chapter 10.50.40.50.(2), By-law No. 569-2013**
A platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.3 m of a building, must comply with the required minimum building setbacks for the zone; 1.8 m.
The proposed rear deck is setback 1.24 m from the north-west side lot line.
- 3. 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 39.6% of the lot area.
- 4. Chapter 10.20.40.10(1), By-law No. 569-2013**
The permitted maximum height of a building is 10 m.
The proposed height of the building is 10.96 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 8.01 m.
- 6. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length is 17.0 m.
The proposed building length is 19.7 m.
- 7. 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 19.58 m.
- 8. Chapter 10.2.040.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
The proposed north west side yard setback is 1.22m.

- 9. Chapter 10.2.040.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
The proposed south east side yard setback is 1.2m.
- 10. Chapter 10.50.50.10.(1), By-law No. 569-2013**
A minimum of 60% of the front yard must be landscaping.
The proposed front yard landscaping area is 59%.
- 11. Chapter 10.50.40.60.(1), By-law No. 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required 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 1.8 m into the required side yard setback and is 0 m from the north-west side lot line.
- 12. Chapter 10.5.40.60.(2), By-law No. 569-2013**
A canopy, awning 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 1.8 m and is 0 m from the north-west side lot line.
- 13. Chapter 10.50.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The proposed side porch stairs are 0 m from the north-west side lot line.
- 14. 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 (Felbrigg Avenue) that is not a major street.
The proposed vehicle access to a parking space is from Mason Boulevard.
- 15. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed north-west side yard setback is 1.22 m.
- 16. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed south-east side yard setback is 1.2 m.
- 17. Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 19.58 m.
- 18. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 10.99 m.
- 19. Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5 m.
The proposed finished first floor height is 2.6 m.
- 20. Section 6(24), By-law No.7625**

Decks which are greater than 1 m in height above all points of the adjacent ground are limited to projecting 2.1 m from the wall and are not to be greater than 50% of the width of the building at the building's widest point.

The proposed deck projects 4.27 m and is 52.42% of the width of the building.

21. 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.

The proposed rear deck is setback 1.24 m from the north-west side lot line whereas the required setback is 1.8 m.

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

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

The proposed side porch projects 1.68 m, 6.23 m² in area and setback 0 m from the north-west side lot line.

23. 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 setback not more than 1.6 m, but no closer than 0.6 m from any side lot line.

The proposed side canopy projects 1.68 m, 5.12 m² in area and is setback 0m from the north-west side lot line.

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

Exterior stairways shall be permitted to project into one minimum side yard setback only, not more than 1.6 m, but no closer than 0.6m from any side lot line.

The proposed side porch stairs are setback 0 m from the north-west side lot line.

26. 94 NORTON AVE

| | | | |
|--------------------|------------------------------------|------------|-----------------|
| File Number: | A0860/17NY | Zoning | RD / R6 (BLD) |
| Owner(s): | MINA HAZAR MOHAMMAD REZA TALEBI | Ward: | Willowdale (23) |
| Agent: | MOHAMMAD REZA TALEBI | Heritage: | Not Applicable |
| Property Address: | 94 NORTON AVE | Community: | North York |
| Legal Description: | PLAN 2400 LOT 311 PT LOT 310 | | |

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.50.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 m.
The proposed front stairs are 2.4 m wide.
- 2. Chapter 10.50.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 6.97 m.
The existing front yard setback is 6.05 m.
- 3. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.3 m.
The proposed building length is 20.52 m.
- 4. Section 14-A(5)c, By-law No. 7625**
The minimum required west side yard setback is 1.2 m.
The proposed/existing west side yard setback for the existing detached garage is 0.36 m.

27. 80 HILLMOUNT AVE

| | | | |
|--------------------|------------------------------------|------------|--------------------------------|
| File Number: | A0861/17NY | Zoning | RD(f15.0; A550)(X5)/R4[ZZC] |
| Owner(s): | LAURA RODRIGUES JULIO RODRIGUES | Ward: | Eglinton-Lawrence (15) |
| Agent: | RUBINOFF DESIGN GROUP | Heritage: | Not Applicable |
| Property Address: | 80 HILLMOUNT AVE | Community: | North York |
| Legal Description: | PLAN 1766 LOT 24 | | |

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 10m² of the First Floor area must be within 4m of the front wall.
There is 0m² proposed within 4m of the front wall.
- 2. Chapter 10.10.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building or structure is 10.0m.
The proposed height of the (building/structure) is 10.3m.
- 3. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0m.
The proposed building length is 23.47m
- 4. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The required minimum rear yard setback is 10.3m.
The proposed rear yard setback is 9.74m.
- 5. Chapter 900.3.10.(5), By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m.
The proposed east side yard setback is 1.5m.
- 6. Chapter 900.3.10.(5), By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m.
The proposed west side yard setback is 1.19m
- 7. 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 43.45% of the lot area.
- 8. 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 front yard stairs are 2.59m wide.

- 9. 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 rear yard stairs are 2.13m wide.
- 10. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.75m.
- 11. Section 13.2.3(b), By-law No. 7625**
The minimum required east side yard setback is 1.8m.
The proposed east side yard setback is 1.5m.
- 12. Section 13.2.3(b), By-law No. 7625**
The minimum required west side yard setback is 1.8m.
The proposed west side yard setback is 1.19m.
- 13. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 23.47m.

28. 124 DUNBLAINE AVE

| | | | |
|--------------------|-------------------------------|------------|------------------------|
| File Number: | A0862/17NY | Zoning | RD/R6 [WAV] |
| Owner(s): | RONNIT MAMBER MARK SIBILIA | Ward: | Eglinton-Lawrence (16) |
| Agent: | JONATHAN WEIZEL ARCHITECT | Heritage: | Not Applicable |
| Property Address: | 124 DUNBLAINE AVE | Community: | North York |
| Legal Description: | PLAN 1576 EPT WPT 17 | | |

PURPOSE OF THE APPLICATION:

To legalize and maintain the existing driveway.

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

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

A maximum of 50.00% of the front yard area is permitted to be hard surfacing.
The front yard area has 57.99% hard surfacing.

29. 10 BAYBERRY CRES

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

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.50.40.60.(1), By-law No. 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the rear yard setback 2.5 m.
The proposed platform encroaches 2.72 m into the rear yard setback.
- 2. Chapter 10.5.40.70.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30.0% of the lot area.
The proposed lot coverage is 31.7% of the lot area.
- 3. Chapter 10.5.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 7.67 m.
The proposed front yard setback is 6.21 m.
- 4. Chapter 10.20.40.70.(2), By-law No. 569-2013**
The required minimum rear yard setback is 7.5 m.
The proposed rear yard setback is 4.92 m.
- 5. Chapter 10.50.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 m.
The proposed front stairs are 4.05 m wide.
- 6. Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 7.5 m, +/- 1.0 m.
The proposed front yard setback is 6.21 m.
- 7. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 8.95 m.
- 8. Section 6(9)(i), By-law No. 7625**
The minimum required setback to the rear lot line for a rear deck is 3.0 m.
The proposed rear deck setback is 2.19 m.

30. 26 PAPERBIRCH DR

| | | | |
|--------------------|-----------------------------|------------|--------------------------------|
| File Number: | A0831/17NY | Zoning | R5 / RD(f15, a550)(x5)[WAV] |
| Owner(s): | TAIJIANG TAO SONGMEI CUI | Ward: | Don Valley West (25) |
| Agent: | SHENSHU ZHANG | Heritage: | Not Applicable |
| Property Address: | 26 PAPERBIRCH DR | Community: | North York |
| Legal Description: | PLAN 4545 LOT 274 | | |

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 10.20.40.10 (2), By law 569-2013

The maximum permitted main wall height is 7.5m for 100% width of the wall;
The proposed main wall height for north and south is 7.18m for 85.6% and 8.65m 14.4%,

2. Section 10.20.30.40.(1)(A), By law 569-2013

The maximum permitted lot coverage is 25%
The proposed lot coverage is 29.88%.

3. Section 10.5.40.70.(1), By law 569-2013

The minimum required front yard setback is 9.98m
The proposed front yard setback is 8.64m.

4. Section 14.2.4(a), By law 7625

The maximum permitted lot coverage is 25%;
The proposed lot coverage is 29.88%.

31. 39 CASTLEFIELD AVE

| | | | |
|--------------------|--|------------|--|
| File Number: | A0858/17NY | Zoning | R (f9.0; u2; d0.6) (x725)/R1S Z0.6[ZZC] |
| Owner(s): | ANTHONY MICHAEL HOFFMAN JOHANNA MEREDITH MALLEY | Ward: | Eglinton-Lawrence (16) |
| Agent: | BOXWOOD ARCHITECTS | Heritage: | Not Applicable |
| Property Address: | 39 CASTLEFIELD AVE | Community: | Toronto |
| Legal Description: | PLAN 734 RANGE 3 PT LOT 7 | | |

PURPOSE OF THE APPLICATION:

To construct two-storey rear addition to the existing two-storey dwelling, including a rear deck.

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

- 1. Chapter 725(A), By-law No. 569-2013**
The maximum building length is 14m.
The proposed building length is 18.22m.
- 2. Chapter 10.5.80.10.(3), By-law No. 569-2013**
A parking space may not be located in a front yard or a side yard abutting a street.
The proposed parking spot is located in a front yard.
- 3. Chapter 200.5.1.10(2), By-law No. 569-2013**
The minimum required parking width of the parking space is 2.9m (obstruction to the East)
The proposed front yard parking space is 2.6m wide.
- 4. Chapter 10.10.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building or structure is 9m
The proposed height of the (building/structure) is 9.99m
- 5. Chapter 200.5.10.1(1), By-law No. 569-2013**
The required minimum number of parking space(s) for the dwelling is 1 spaces.
The proposal will have 0 spaces.
- 6. Section 4(4), By-law No. 438-86**
The required number of parking spaces is 1.
The proposed parking space is 0.
- 7. Section 6(3) Part IV 1(e), By-law No. 438-86**
The by-law prohibits the parking of motor vehicles on the portion of the lot between the front lot line and the front wall of the building.
The proposed parking does not comply.
- 8. Section 4(17), By-law No. 438-86**
The required parking width of the parking space is 2.9m (obstruction to the East)
The proposed front yard parking space is 2.6m wide.

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

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

The proposed East side lot line setback is 0.7m.

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

The maximum permitted building length is 14m

The proposed building length is 18.22m