

**COMMITTEE OF ADJUSTMENT  
 NORTH YORK PANEL**

**Hearing Date:** Wednesday, November 8, 2017  
**Time:** 9:30 am  
**Location:** North York Civic Centre Council Chambers – 5100 Yonge Street

**1. OPENING REMARKS:**

- **Declarations of Interest**
- **Confirmation of Minutes from Previous Hearing**
- **Closed & Request to Defer Files**

**2. DEPUTATIONS ITEMS**

**FILES TO BE HEARD AT 9:30 am, OR SHORTLY THEREAFTER:**

Item	File	Owner	Property	Community (Ward)
1.	B0036/17NY	ALLAN LEUNG MARIE LEUNG	4 WILKET RD	Don Valley West (25)
1 A	A0489/17NY	ALLAN LEUNG MARIE LEUNG	4 WILKET RD – PT 1	Don Valley West (25)
1B	A0490/17NY	ALLAN LEUNG MARIE LEUNG	4 WILKET RD – PT2	Don Valley West (25)
2	B0037/17NY	ELIZABETH NEJASMIC	6 WILKET RD	Don Valley West (25)
2A	A0491/17NY	ELIZABETH NEJASMIC	6 WILKET RD - PT 3	Don Valley West (25)
2B	A0492/17NY	ELIZABETH NEJASMIC	6 WILKET RD – PT 4 AND 5	Don Valley West (25)
3	A0612/17NY	DONALD LAURIE KING	234 GOLFDALD RD	Don Valley West (25)

4	A0779/17NY	ELISE NICHOLSON ROBERT JAMES NICHOLSON	416 BEDFORD PARK AVE	Eglinton-Lawrence (16)
5	A0780/17NY	GRAZIELLA MARIA ARENA	22 APPLETREE CRT	York Centre (09)
6	A0781/17NY	AHMADREZA SAFAVI HEMAMI	416 PATRICIA AVE	York Centre (10)
7	A0782/17NY	SHADAN KIANI	89 DAWLISH AVE	Don Valley West (25)
8	A0783/17NY	SEGAL ADLER	297 STRATHALLAN BLVD	Eglinton-Lawrence (16)
9	A0784/17NY	NATALIE SHIELD KEVIN SHIELD	225 CORTLEIGH BLVD	Eglinton-Lawrence (16)
10	A0785/17NY	FURLAN CONSULTING LTD	74 DE VERE GDNS	Eglinton-Lawrence (16)
11	A0786/17NY	SUSAN MERTENS	286 YORK MILLS ROAD	Don Valley West (25)
12	A787/17NY	DANIEL LOWENBERG	1120 GLENCAIRN AVE	Eglinton-Lawrence (15)
13	A0788/17NY	1965111 ONTARIO LIMITED	28 BELGRAVIA AVE	Eglinton-Lawrence (15)
14	A0789/17NY	JIANJI ZHU	10 BERKINDALE DR	Don Valley West (25)
15	A0792/17NY	LUKASZ KUCZCREPA	123 JOHNSTON AVE	Willowdale (23)
16	A0793/17NY	LAWRENCE A RUBIN	117 MILDENHALL RD	Don Valley West (25)
17	A0794/17NY	FARAH PIRA AAYAZ PIRA	20 B SENLAC ROAD	Willowdale (23)

18	A0795/17NY	HOA AI TRAN SON HAN CHUNG	31 CANDLEWOOD CRES	York West (08)
19	A0797/17NY	LAN PING DUAN HUA CHEN	203 NORTON AVE	Willowdale (23)
20	A0798/17NY	LI YANG	32 THE BRIDLE PATH	Don Valley West (25)
21	A0799/17NY	AARON ISAAC GRINHAUS	648 GLENCAIRN AVE	Eglinton-Lawrence (15)
22	A0811/17NY	EMERSON JAIME	81 DOWNSVIEW AVE	York Centre (09)
23	A0436/17NY	MAHDI TAEBI	248 SUTHERLAND DRIVE	Don Valley West (26)
24	A0800/17NY	HILTIN HILLS DEVELOPMENT INC	2135 SHEPPARD AVE E	Don Valley East (33)
25	A0801/17NY	BARRY SONSHINE	23 TIMBERLAND DRIVE	York Centre (10)
26	A0807/17NY	HAMID NAGHSHINEH	119 BURBANK DRIVE	Willowdale (24)
27.	A0443/17NY	MOHICAN HOLDINGS LIMITED	54 THORNCLIFFE PARK DR	Don Valley West (26)

### **3. OTHER BUSINESS**

## 1. 4 WILKET RD

File Number:	B0036/17NY	Zoning	R1/RD (f30.0; a1100) (x69)(ZR)
Owner(s):	ALLAN LEUNG MARIE LEUNG	Ward:	Don Valley West (25)
Agent:	DESIGN PLAN SERVICES INC	Heritage:	Not Applicable
Property Address:	<b>4 WILKET RD</b>	Community:	North York
Legal Description:	PLAN 5382 LOT 2		

### **THE CONSENT REQUESTED:**

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

#### **Conveyed - PART 2 (4B)**

PART 2 - The frontage is 16.0m and the lot area is 707.2m<sup>2</sup>. A new detached residential dwelling is proposed requiring variances to the applicable zoning by-laws as outlined in application A0490/17NY.

#### **Retained - PART 1(4A)**

PART 1 - The frontage is 16.0m and the lot area is 707.2m<sup>2</sup>. A new detached residential dwelling is proposed requiring variances to the applicable zoning by-laws as outlined in application A0489/17NY.

**Applications B0036/17NY, A0489/17NY, and A0490/17NY will be considered together.**

## 1a. 4 WILKET RD (PART 1)

File Number:	A0489/17NY	Zoning	R1/RD (f30.0; a1100) (x69)(ZR)
Owner(s):	ALLAN LEUNG MARIE LEUNG	Ward:	Don Valley West (25)
Agent:	DESIGN PLAN SERVICES INC	Heritage:	Not Applicable
Property Address:	<b>4 WILKET RD (PART 1)</b>	Community:	North York
Legal Description:	PLAN 5382 LOT 2		

### PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. The existing dwelling would be demolished. Files B0036/17NY, A0489/17NY, A0490/17NY will be considered together. Similar consent application B0037/17NY, A0491/17NY, A0492/17NY for 6 Wilket Road will be heard on the same day.

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

- 1. Chapter 10.5.40.50, Zoning By-law No. 569-2013**  
A platform without main walls must comply with the required minimum building setbacks for the zone - 3 m side yard setback.  
The proposed deck and porch have an east side yard setback of 1.37 m
- 2. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**  
The minimum required lot area is 1,100 m<sup>2</sup>.  
The proposed lot area is 707.2 m<sup>2</sup>.
- 3. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**  
The minimum required lot frontage is 30 m.  
The proposed lot frontage is 16 m.
- 4. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**  
The maximum permitted lot coverage is 25% of the lot area.  
The proposed lot coverage is 30.6% of the lot area.
- 5. Chapter 900.3.10(69), Zoning By-law No. 569-2013**  
The minimum required side yard setback is 3.0 m.  
The proposed west side yard setback is 1.82 m and 1.3 m to a portion of the garage which is not a chimney breast.
- 6. Chapter 900.3.10(69), Zoning By-law No. 569-2013**  
The minimum required side yard setback is 3.0 m.  
The proposed east side yard setback is 1.37 m to the proposed dwelling and porch.
- 7. Section 10.2.1 and 6(8), Zoning By-law No. 7625**  
The minimum required lot frontage and lot width is 30 m.  
The proposed lot frontage and lot width is 16 m

- 8. Section 10.2.1(b), Zoning By-law No. 7625**  
The minimum required side yard setback is 3 m.  
The proposed west side yard setback is 1.82 m to the dwelling and 1.3 m to a portion of the garage which is not a chimney breast.
- 9. Section 10.2.1(b), Zoning By-law No. 7625**  
The minimum required side yard setback is 3 m.  
The proposed east side yard setback is 1.37 m.
- 10. Section 10.2.2, Zoning By-law No. 7625**  
The minimum required lot area is 1100m<sup>2</sup>.  
The proposed lot area is 707.2m<sup>2</sup>.
- 11. Section 10.2.3(a), Zoning By-law No. 7625**  
The minimum required front yard setback is 12 m.  
The proposed front yard setback is 10.3 m to the front excavated balcony (porch).
- 12. Section 10.2.4, Zoning By-law No. 7625**  
The maximum permitted lot coverage is 25% of the lot area.  
The proposed lot coverage is 32.1% of the lot area including the front excavated balcony (porch).
- 13. Section 10.2.6, Zoning By-law No. 7625**  
The maximum permitted building height is 9.5 m.  
The proposed building height is 10.36 m.
- 14. Section 10.2.6A, Zoning By-law No. 7625**  
Any balcony or porch located at or above the second storey shall be set back from any lot line the setback required by this by-law or 6 m, whichever is greater.  
The proposed balconies (front porch and rear deck) have an east side yard setback of 1.37 m whereas 6 m is required.

## 2. 6 WILKET RD

File Number:	B0037/17NY	Zoning	R1/RD (f30.0; a1100) (x69)(ZR)
Owner(s):	ELIZABETH NEJASMIC	Ward:	Don Valley West (25)
Agent:	DESIGN PLAN SERVICES INC	Heritage:	Not Applicable
Property Address:	<b>6 WILKET RD</b>	Community:	North York
Legal Description:	PLAN 5382 LOT 3		

### **THE CONSENT REQUESTED:**

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

#### **Conveyed - PARTs 4 and 5 (6B)**

PARTs 4 and 5 - The frontage is 16.0m and the lot area is 707.2m<sup>2</sup>. A new detached residential dwelling is proposed requiring variances to the applicable zoning by-laws as outlined in application A0492/17NY.  
PART 5 - Subject to storm sewer easement as set out in Instrument No. NY279490 (secondly) and Notice of Claim No. TR007207 (secondly and thirdly) with a frontage of 1.52 m and an area of 67.1 m<sup>2</sup> from front of lot to rear of lot.

#### **Retained - PART 3 (6A)**

Part 3 - The frontage is 16.0m and the lot area is 707.2m<sup>2</sup>. A new detached residential dwelling is proposed requiring variances to the applicable zoning by-laws as outlined in application A0491/17NY.

**Applications B0037/17NY, A0491/17NY, and A0492/17NY will be considered together.**

## 2a. 6 WILKET RD (PART 3)

File Number:	A0491/17NY	Zoning	R1/RD (f30.0; a1100) (x69)(ZR)
Owner(s):	ELIZABETH NEJASMIC	Ward:	Don Valley West (25)
Agent:	DESIGN PLAN SERVICES INC	Heritage:	Not Applicable
Property Address:	<b>6 WILKET RD (PART 3)</b>	Community:	North York
Legal Description:	PLAN 5382 LOT 3		

### PURPOSE OF THE APPLICATION:

To construct a new detached residential dwelling. The existing dwelling would be demolished. Files B0037/17NY, A0491/17NY, A0492/17NY will be considered together. Similar consent application B0036/17NY, A0489/17NY, A0490/17NY for 4 Wilket Road will be heard on the same day.

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

- 1. Chapter 10.5.40.50, Zoning By-law No. 569-2013**  
A platform without main walls must comply with the required minimum building setbacks for the zone - 3 m side yard setback.  
The proposed deck and porch have an east side yard setback of 1.37 m.
- 2. Chapter 900.3.10(69), Zoning By-law No. 569-2013**  
The minimum required side yard setback is 3.0 m.  
The proposed west side yard setback is 1.8 m and 1.3 m to a portion of the garage which is not a chimney breast.
- 3. Chapter 900.3.10(69), Zoning By-law No. 569-2013**  
The minimum required side yard setback is 3.0 m.  
The proposed east side yard setback is 1.37 m to the dwelling and porch.
- 4. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**  
The minimum required lot area is 1,100 m<sup>2</sup>.  
The proposed lot area is 707.2 m<sup>2</sup>.
- 5. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**  
The minimum required lot frontage is 30 m.  
The proposed lot frontage is 16 m.
- 6. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**  
The maximum permitted lot coverage is 25% of the lot area.  
The proposed lot coverage is 30.6% of the lot area.
- 7. Section 10.2.1 and 6(8), Zoning By-law No. 7625**  
The minimum required lot frontage and lot width is 30 m.  
The proposed lot frontage and lot width is 16 m.

- 8. Section 10.2.1(b), Zoning By-law No. 7625**  
The minimum required side yard setback is 3 m.  
The proposed west side yard setback is 1.8 m and 1.3 m to a portion of the garage which is not a chimney breast.
- 9. Section 10.2.1(b), Zoning By-law No. 7625**  
The minimum required side yard setback is 3 m.  
The proposed east side yard setback is 1.37 m.
- 10. Section 10.2.2, Zoning By-law No. 7625**  
The minimum required lot area is 1,100m<sup>2</sup>.  
The proposed lot area is 707.2m<sup>2</sup>.
- 11. Section 10.2.4, Zoning By-law No. 7625**  
The maximum permitted lot coverage is 25% of the lot area.  
The proposed lot coverage is 30.6% of the lot area.
- 12. Section 10.2.6, Zoning By-law No. 7625**  
The maximum permitted building height is 9.5 m.  
The proposed building height is 10.11 m.
- 13. 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 1.7 m.

## **2B. 6 WILKET RD (PARTS 4 and 5)**

File Number:	A0492/17NY	Zoning	R1/RD (f30.0; a1100) (x69)(ZR)
Owner(s):	ELIZABETH NEJASMIC	Ward:	Don Valley West (25)
Agent:	DESIGN PLAN SERVICES INC	Heritage:	Not Applicable
Property Address:	<b>6 WILKET RD (PARTS 4 and 5)</b>	Community:	North York
Legal Description:	PLAN 5382 LOT 3		

### **PURPOSE OF THE APPLICATION:**

To construct a new detached residential dwelling. The existing dwelling would be demolished. Files B0037/17NY, A0491/17NY, A0492/17NY will be considered together. Similar consent application B0036/17NY, A0489/17NY, A0490/17NY for 4 Wilket Road will be heard on the same day.

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

- 1. Chapter 10.5.40.50, Zoning By-law No. 569-2013**  
A platform without main walls must comply with the required minimum building setbacks for the zone - 3 m side yard setbacks.  
The proposed deck and porch have a west side yard setback of 1.37 m.
- 2. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**  
The minimum required lot area is 1,100 m<sup>2</sup>.  
The proposed lot area is 707.2 m<sup>2</sup>.
- 3. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**  
The minimum required lot frontage is 30 m.  
The proposed lot frontage is 16 m.
- 4. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**  
The maximum permitted lot coverage is 25% of the lot area.  
The proposed lot coverage is 30.6% of the lot area.
- 5. Chapter 900.3.10(69), Zoning By-law No. 569-2013**  
The minimum required side yard setback is 3.0 m.  
The proposed west side yard setback is 1.37 m to the dwelling and porch.
- 6. Chapter 900.3.10(69), Zoning By-law No. 569-2013**  
The minimum required side yard setback is 3.0 m.  
The proposed east side yard setback is 1.8 m.
- 7. Section 10.2.1 and 6(8), Zoning By-law No. 7625**  
The minimum required lot frontage and lot width is 30 m.  
The proposed lot frontage and lot width is 16 m.
- 8. Section 10.2.1(b), Zoning By-law No. 7625**  
The minimum required side yard setback is 3 m.  
The proposed west side yard setback is 1.37 m.

- 9. Section 10.2.1(b), Zoning By-law No. 7625**  
The minimum required side yard setback is 3 m.  
The proposed east side yard setback is 1.8 m.
- 10. Section 10.2.2, Zoning By-law No. 7625**  
The minimum required lot area is 1,100m<sup>2</sup>.  
The proposed lot area is 707.2m<sup>2</sup>.
- 11. Section 10.2.4, Zoning By-law No. 7625**  
The maximum permitted lot coverage is 25% of the lot area.  
The proposed lot coverage is 30.6% of the lot area.
- 12. Section 10.2.6, Zoning By-law No. 7625**  
The maximum permitted building height is 9.5 m.  
The proposed building height is 10.17 m

### 3. 234 GOLFDAL RD

File Number:	A0612/17NY	Zoning	RD/R1 Z0.35 [ZZC]
Owner(s):	DONALD LAURIE KING	Ward:	Don Valley West (25)
Agent:	BANANARCH DESIGN AND BUILD	Heritage:	Not Applicable
Property Address:	<b>234 GOLFDAL RD</b>	Community:	Toronto
Legal Description:	PLAN M370 LOT 147		

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

The maximum permitted building length is 17.00m.  
The proposed building length is 22.05m.

**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 21.98m.

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

The maximum permitted floor space index is 0.35 times the lot area.  
The proposed floor space index is 0.771 times the lot area.

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

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

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

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

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

The maximum permitted building height is 10.00m.  
The proposed building height is 10.46m.

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

The maximum permitted gross floor area is 0.35 times the lot area.  
The proposed gross floor area is 0.771 times the lot area.

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

The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.  
The proposed north side yard setback is 1.20m for the portion of the dwelling exceeding 17.00m in depth.

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

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

The proposed south side yard setback is 1.20m for the portion of the dwelling exceeding 17.00m in depth.

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

The By-law limits the projection of a chimney breast into the required setback to a maximum of 0.30m.

The proposed chimney breast projects 0.47m.

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

The By-law allows a bay window to project into the required setbacks provided it does not project more than 0.75m from the front or rear wall of a detached house and does not exceed 3.00m in width.

The proposed bay window is 3.67m wide.

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

The By-law does not permit an integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line.

The proposed integral garage is below grade.

**13. Section 6(3) Part II 8 F(IV), By-law No. 438-86**

The By-law allows a roof over a first floor platform or terrace in the rear yard to project 2.50m from the wall to which it is attached.

The proposed roof projects 5.05m from the rear wall.

#### 4. 416 BEDFORD PARK AVE

File Number:	A0779/17NY	Zoning	RD / R6 (ZZC)
Owner(s):	ELISE NICHOLSON ROBERT JAMES NICHOLSON	Ward:	Eglinton-Lawrence (16)
Agent:	ARCH DWG INC	Heritage:	Not Applicable
Property Address:	<b>416 BEDFORD PARK AVE</b>	Community:	North York
Legal Description:	PLAN M108 LOT 779 PT LOT 780		

#### PURPOSE OF THE APPLICATION:

To construct a new detached garage at rear of the existing lot.

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

- 1. Chapter 10.5.60.70.(1), By-law No. 569-2013**  
The total area on a lot covered by ancillary buildings may not exceed 10% of the lot area.  
The proposed ancillary building covers 14.57% of the lot area.
- 2. Chapter 10.5.60.20.(5), By-law No. 569-2013**  
A minimum rear yard setback for an ancillary building containing a parking space where the rear lot line abuts a lane and vehicle access to the parking space in the ancillary building is from the lane is 1.0 m.  
The proposed rear yard setback for the ancillary building is 0.305 m.
- 3. Chapter 10.50.60.50.(2), By-law No. 569-2013**  
The maximum total floor area of all ancillary buildings on a lot is 40.0 m<sup>2</sup>.  
The proposed total floor area of all ancillary buildings is 44 m<sup>2</sup>.
- 4. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 30% of the lot area.  
The proposed lot coverage for the dwelling and ancillary building is 37.4% of the lot area.
- 5. Chapter 10.5.50.10.(3), 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.  
The proposed rear yard soft landscaping area is 0.9%.
- 6. Section 6(23)(ii)(B), By-law No. 7625**  
A garage in and R6 zone shall not occupy more than 10% of the lot area.  
The proposed garage coverage is 14.57% of the lot area.
- 7. Section 6(23)(iv), By-law No. 7625**  
The maximum height of an accessory structure shall be 3.7 m  
The proposed height of an accessory structure is 3.9 m.

## 5. 22 APPLETREE CRT

File Number:	A0780/17NY	Zoning	RD (x5)/R5[ZCC]
Owner(s):	GRAZIELLA MARIA ARENA	Ward:	York Centre (09)
Agent:	BATTAGLIA ARCHITECT INC	Heritage:	Not Applicable
Property Address:	<b>22 APPLETREE CRT</b>	Community:	North York
Legal Description:	PLAN 4731 LOT 50		

### PURPOSE OF THE APPLICATION:

To construct a two-storey addition to the west portion of the existing one-storey dwelling.

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

- 1. Chapter 10.5.100.1(1)(D), By-law No. 569-2013**  
The maximum driveway width permitted for this lot is 6m.  
The proposed driveway has a maximum width of 9.75m.
- 2. Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The required minimum front yard setback is 6.45m.  
The proposed front yard setback is 3.80m.
- 3. Chapter 10.5.80.40.(1), By-law No. 569-2013**  
The maximum combined width of all vehicle entrances through the front main wall of the residential building is 6.0m.  
The proposed combined width of all vehicle entrances through the front main wall is 8.44m.
- 4. Chapter 900.6.10.(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed west side yard setback is 1.07m
- 5. Chapter 900.6.10.(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed south side yard setback is 1.45m.
- 6. Section 14.2.3(a), By-law No. 7625**  
The minimum required front yard setback is 6.5m.  
The proposed front yard setback is 3.80m.
- 7. Section 14.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.8m.  
The proposed west side yard setback is 1.07m
- 8. Section 14.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.8m.  
The proposed south side yard setback is 1.45m.

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

The maximum permitted access for parking areas is 9m.

The proposed access to parking is 9.75m.

## 6. 416 PATRICIA AVE

File Number:	A0781/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	AHMADREZA SAFAVI HEMAMI	Ward:	York Centre (10)
Agent:	ARASH FARNIA	Heritage:	Not Applicable
Property Address:	<b>416 PATRICIA AVE</b>	Community:	North York
Legal Description:	PLAN 1880 LOT 111		

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

Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.

The proposed vehicle access to a parking is from the street on which the lot fronts.

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

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

The proposed height of the side exterior main walls facing a side lot line is 9.29m.

#### 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 17.40m.

#### 5. 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 1.52m.

#### 6. 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 1.52m.

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

The maximum permitted building length is 16.80m.

The proposed building length is 17.40m.

#### 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 1.52m.

#### 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 1.52m.

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

The maximum permitted building height is 8.80m.

The proposed building height is 9.95m.

## 7. 89 DAWLISH AVE

File Number:	A0782/17NY	Zoning	RD / R1 (ZZC)
Owner(s):	SHADAN KIANI	Ward:	Don Valley West (25)
Agent:	Peter Higgins Architect Inc.	Heritage:	Not Applicable
Property Address:	<b>89 DAWLISH AVE</b>	Community:	Toronto
Legal Description:	PLAN 1485 LOT 17		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**  
Required Minimum area of the first floor within 4.0 m of the front wall is 10 m<sup>2</sup>.  
The proposed area of the first floor within 4.0 m of the front wall is 0.0 m<sup>2</sup>.
- 2. 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 11.85 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 9.17 m.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The permitted building length is 17.0 m.  
The proposed building length is 19.0 m.
- 5. 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 0.54 times the area of the lot.
- 6. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The required minimum side yard setback is 1.5 m.  
The proposed west side yard setback is 1.22 m.
- 7. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The required minimum side yard setback is 1.5 m.  
The proposed east side yard setback is 1.22 m.
- 8. 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 0/54 times the area of the lot.
- 9. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
A minimum side yard setback of 7.5 m is required for the portion of the dwelling exceeding 17.0 m in depth.  
The proposed west side lot line setback is 1.55 m.

## 8. 207 STRATHALLAN BLVD

File Number:	A0783/17NY	Zoning	R1 Z0.35/RD (f15.0; d0.35) (x961)[ZZC]
Owner(s):	SEGAL ADLER	Ward:	Eglinton-Lawrence (16)
Agent:	Peter Higgins Architect Inc.	Heritage:	Not Applicable
Property Address:	<b>207 STRATHALLAN BLVD</b>	Community:	Toronto
Legal Description:	PLAN 1161 LOT 41		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The required minimum front yard setback is 8.21m.  
The proposed front yard setback is 5.46m.
- 2. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.5m.  
The proposed west side yard setback is 1.23m.
- 3. Chapter 10.20.40.70.(6), By-law No. 569-2013**  
The minimum required side yard setback is 3.0m for a corner lot.  
The proposed east side yard setback is 1.23m.
- 4. Chapter 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted building height is 10m.  
The proposed building height is 10.87m.
- 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 19.7m.
- 6. 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 fronting street.
- 7. 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 0.71 times the area of the lot.
- 8. Section 6(3) Part II 2(III), By-law No. 438-86**  
The minimum required front yard setback is 8.21m.  
The proposed front yard setback is 5.46m.
- 9. Section 6(3) Part II 3.A(II), By-law No. 438-86**  
The by-law requires a building to have a minimum flanking street setback of 6.0m.  
The proposed flanking street setback is 1.21m.

- 10. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum required side lot line setback from the side lot line for that portion of the building exceeding 17.0m in depth is 7.5m.  
The proposed east side lot line setback is 1.21m
- 11. Section 6(3) Part II 3.B(II), By-law No. 438-86**  
The minimum required side lot line setback from the side lot line for that portion of the building exceeding 17.0m in depth is 7.5m.  
The proposed west side lot line setback is 1.23m.
- 12. Section 6(3) Part I 1, By-law No. 438-86**  
The maximum permitted Floor Space Index is 0.35 times the area of the lot.  
The proposed Floor Space Index is 0.71 times the area of the lot.
- 13. Section 6(3) Part IV 2, By-law No. 438-86**  
The by-law requires a building on a lot that abuts a flanking street or public lane to gain its vehicular access from the flanking street or public lane.  
The proposed access to vehicle parking is from the main street.

## 9. 225 CORTLEIGH BLVD

File Number:	A0784/17NY	Zoning	RD/R1 Z0.35 [ZZC]
Owner(s):	NATALIE SHIELD KEVIN SHIELD	Ward:	Eglinton-Lawrence (16)
Agent:	CATHERINE FRIIS ARCHITECT	Heritage:	Not Applicable
Property Address:	<b>225 CORTLEIGH BLVD</b>	Community:	Toronto
Legal Description:	PLAN M346 PT LOT 238		

### PURPOSE OF THE APPLICATION:

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

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

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

The minimum required side yard setback is 1.50m.  
The existing and proposed east side yard setback is 0.90m.

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

The maximum permitted floor space index is 0.35 times the lot area.  
The proposed floor space index is 0.59 times the lot area.

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

The maximum permitted building length is 17.00m.  
The proposed building length is 17.72m.

#### 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 1.00m and are 0.50m from the east lot line.

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

The minimum required parking space must have minimum required dimensions of 3.20m in width and 5.60m in length and 2.00m vertical clearance.  
The proposed parking space is 2.82m in width.

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

The maximum permitted gross floor area is 0.35 times the lot area.  
The proposed gross floor area is 0.59 times the lot area.

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

The By-law requires a building to have a minimum flanking street setback of 6.00m.  
The proposed flanking street setback is 1.50m.

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

The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.  
The proposed east side yard setback is 3.30m for the portion of the dwelling exceeding 17.00m in depth.

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

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

The proposed west side yard setback is 7.00m for the portion of the dwelling exceeding 17.00m in depth.

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

The required minimum driveway width is 3.20m.

The proposed driveway is 2.82m

## 10. 74 DE VERE GDNS

File Number:	A0785/17NY	Zoning	RD / R3 (ZZC)
Owner(s):	FURLAN CONSULTING LTD	Ward:	Eglinton-Lawrence (16)
Agent:	GLENN RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>74 DE VERE GDNS</b>	Community:	North York
Legal Description:	PLAN 2391 LOT 51		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**  
A minimum required 10 m<sup>2</sup> of the first floor area must be within 4 m of the front wall.  
There is 0 m<sup>2</sup> proposed within 4 m of the front wall.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The permitted maximum building length for a dwelling is 17.0 m.  
The proposed building length is 21.94 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 21.94 m.
- 4. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The required minimum side yard setback is 1.5 m  
The proposed west side yard setback is 1.21 m.
- 5. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The permitted maximum lot coverage is 35% of the lot area.  
The propose lot coverage is 36.1% of the lot area.
- 6. Section 12.4(b), By-law No. 7625**  
The minimum required west side yard setback is 1.8 m.  
The proposed west side yard setback is 1.21 m.
- 7. Section 12.5A, By-law No. 7625**  
The maximum permitted building length is 16.8 m.  
The proposed building length is 21.94 m.
- 8. Section 12.7, By-law No. 7625**  
The maximum permitted building height is 8.8 m.  
The proposed building height is 9.04 m.
- 9. Section 6(8), By-law No. 7625**  
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed; 18 m.  
The existing lot width is 15.24 m.

**10. Section 12.2, By-law No. 7625**  
The minimum required lot frontage is 18 m.  
The existing lot frontage is 15.24 m.

**11. Section 12.3, By-law No. 7625**  
The minimum required lot area is 690 m<sup>2</sup>.  
The existing lot area is 650.29 m<sup>2</sup>.

## 11. 286 YORK MILLS RD

File Number:	A0786/17NY	Zoning	RD (f18.0; a690)/R3[ZZC]
Owner(s):	SUSAN MERTENS	Ward:	Don Valley West (25)
Agent:	SUSTAINABLE TO	Heritage:	Not Applicable
Property Address:	<b>286 YORK MILLS RD</b>	Community:	North York
Legal Description:	PLAN M503 PT BLK X		

### PURPOSE OF THE APPLICATION:

To construct a two-storey addition on the west portion and the rear of the existing two-storey dwelling. The existing deck would be demolished.

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

- 1. Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The required minimum front yard setback is 10.04m  
The existing front yard setback is 6.39m.  
The proposed front yard setback is 6.13m.
- 2. 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.
- 3. Chapter 5.10.40.70.(7), By-law No. 569-2013**  
On lands under the jurisdiction of the Toronto and Region Conservation Authority, a lawfully existing building or structure closer to a shoreline hazard limit or stable top-of-bank may be replaced or altered provided that the alteration or replacement is no closer to the shoreline hazard limit or stable top-of-bank than the existing building setback.  
The proposed replacement or alteration is 1.11m closer to the shoreline hazard limit or stable top-of-bank than the existing building setback.
- 4. Chapter 5.10.40.80.(2), By-law No. 569-2013**  
On lands under the jurisdiction of the Toronto and Region Conservation Authority, a lawfully existing building or structure located closer to a shoreline hazard limit or stable top-of-bank than the separation distance required by this By-law may be replaced or altered provided that the replacement or alteration is no closer to the shoreline hazard limit or stable top-of-bank than the existing distance of the lawfully existing building or structure.  
The proposed replacement or alteration is 1.11m closer to the shoreline hazard limit or stable top-of-bank than the existing distance of the lawfully existing building or structure.
- 5. Section 12.4(a), By-law No. 7625**  
The required minimum front yard setback is 6.5m  
The existing front yard setback is 6.39m.  
The proposed front yard setback is 6.13m.
- 6. Section 6(24), By-law No. 7625**  
The maximum projection of an unexcavated deck in the rear is 2.1m from the wall if it is greater than 1m above all points of the adjacent ground.  
The proposed decks projects 2.82m and 2.77m from the rear main wall.

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

The total width of the rear decks cannot exceed more than 50% of the width of the dwelling.  
The proposed dwelling has a width of 24.45m and the total width of the decks are 14.1m.

## 12. 1120 GLENCAIRN AVE

File Number:	A0787/17NY	Zoning	RD/R5 [ZZC]
Owner(s):	DANIEL LOWENBERG	Ward:	Eglinton-Lawrence (15)
Agent:	EKP DESIGNS INC	Heritage:	Not Applicable
Property Address:	<b>1120 GLENCAIRN AVE</b>	Community:	North York
Legal Description:	PLAN 2502 PT LOTS 27 & 28		

### PURPOSE OF THE APPLICATION:

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

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

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

The 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 8.18m.

#### 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 1.25m.

#### 3. 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 1.25m.

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

The minimum required side yard setback is 1.50m.  
The proposed west side yard setback is 1.25m.

#### 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 2.01m.

#### 6. 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 2.49m from the rear wall, and is 100.00% of the width of the dwelling.

#### 7. Section 14.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.  
The proposed building height is 9.87m.

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

The minimum required side yard setback is 1.50m.  
The proposed east side yard setback is 1.25m.

### 13. 28 BELGRAVIA AVE

File Number:	A0788/17NY	Zoning	RM/R2 (ZZC)
Owner(s):	1965111 ONTARIO LIMITED	Ward:	Eglinton-Lawrence (15)
Agent:	ANDREW TROTTER	Heritage:	Not Applicable
Property Address:	<b>28 BELGRAVIA AVE</b>	Community:	York
Legal Description:	PLAN 1493 W PT LOT 60		

#### PURPOSE OF THE APPLICATION:

To construct a new rear two storey addition as well as to construct a new two and a half storey addition over the existing dwelling.

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

- 1. Chapter 10.5.50.10.(1), By-law No. 569-2013**  
A minimum of 75% of the required front yard landscaping must be soft landscaping.  
The proposed front yard soft landscaping is 41.4%.
- 2. Chapter 10.80.40.40.(1), By-law No. 569-2013**  
The permitted maximum floor space index is 0.8 times the area of the lot.  
The proposed floor space index is 1.25 times the area of the lot.
- 3. Chapter 10.50.40.10.(5), By-law No. 569-2013**  
A minimum of 10.0 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
The proposed area of the first floor within 4.0 m of the front main wall is 8.93 m<sup>2</sup>.
- 4. Chapter 10.80.40.50.(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 m<sup>2</sup>.  
The proposed area of each platform at or above the second storey is 7.0 m<sup>2</sup>.
- 5. Chapter 200.5.1.10.(2), By-law No. 569-2013**  
The minimum required parking space width is 3.2 m.  
The proposed parking space width is 3.0 m.
- 6. Section 3.2.1(a)(i), By-law No. 1-83**  
A parking space that is obstructed by a wall or other permanent obstruction on both sides shall be a minimum of 3.2 m wide and a minimum of 5.6 m long.  
The proposed parking space will be 3.0 m wide and is 6.0 m long.
- 7. Section 3(a), By-law No. 1-83**  
The minimum side yard setback is 1.2 m.  
The proposed side yard setback is 0.22 m.
- 8. Section 3(a), By-law No. 1-83**  
The maximum floor space index is 0.8 m.  
The proposed floor space

## 14. 10 BERKINDALE DR

File Number:	A0789/17NY	Zoning	R2 / RD(f21.0, a975)(x70)[WAV]
Owner(s):	JIANJI ZHU	Ward:	Don Valley West (25)
Agent:	TAES ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	<b>10 BERKINDALE DR</b>	Community:	North York
Legal Description:	PLAN 4457 LOT 259 PT LOT 260		

### 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)(A), Bylaw 569-2013**  
The maximum permitted lot coverage is 30%  
The proposed lot coverage is 31.9%.
- 2. Chapter 10.5.50.10.(1)(C), Bylaw 569-2013**  
The minimum required front yard landscaping area is 60%  
The proposed landscaping area is 50.1%.
- 3. Chapter 10.20.40.50(B), Bylaw 569-2013**  
The maximum permitted balcony area is 4.0m<sup>2</sup>  
The proposed balcony area is 13.7m<sup>2</sup>.
- 4. Chapter 10.5.100.1, Bylaw 569-2013**  
For lots with a lot frontage greater than 23.0m, a maximum driveway width the lesser of: (i) 9.0m; (ii) the cumulative width of side-by-side parking spaces behind the front main wall if there is at least one parking space behind the front main wall but not in the rear yard; or (iii) 2.6m if all parking spaces are in the rear yard.  
The proposed driveway width is 26.61m, while the 3-car integral garage is facing side yard.
- 5. Section 11.2.5, Bylaw 7625**  
The maximum permitted lot coverage is 30%  
The proposed lot coverage is 31.9%.
- 6. Section 11.2.6A, Bylaw 7625**  
The maximum permitted front balcony is 3.8m<sup>2</sup>  
The proposed front balcony is 13.7m<sup>2</sup>
- 7. Section 6A(5) (ii) (D), Bylaw 7625**  
For lots with a frontage greater than 23m, a maximum width of: (a) 9m where there are 3 or more side-by-side parking spaces; or (b) 6m where there are less than 3 side-by-side parking spaces; provided the front yard landscaping and front yard soft landscaping requirements of this bylaw are met.  
The proposed driveway width is 26.61m, while the 3 side-by-side parking spaces are facing the side yard.

## 15. 123 JOHNSTON AVE

File Number:	A0792/17NY	Zoning	RD/R7 [ZZC]
Owner(s):	LUKASZ KUCZCREPA	Ward:	Willowdale (23)
Agent:	URBANSCAPE ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	<b>123 JOHNSTON AVE</b>	Community:	North York
Legal Description:	PLAN 1743 PT LOTS 218 & 219		

### PURPOSE OF THE APPLICATION:

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

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

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

A minimum of 10.00m<sup>2</sup> of the first floor area must be within 4.00m of the main front wall.  
The proposed first floor area is 7.66m<sup>2</sup> 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 for 100.00% of the width of the wall.

The proposed height of the east side exterior main wall facing a side lot line is 8.82m for 10.00% of the width of the wall.

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

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

#### 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 17.36m.

#### 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 36.27% of the lot area.

#### 6. 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 platform encroaches 0.30m to the west beyond the platform it is covering.

#### 7. Section 14-A(5)c, By-law No. 7625

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

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

The minimum required side yard setback is 1.20m.  
The proposed east side yard setback is 0.90m.

**9. Section 14-B(9), By-law No. 7625**

The maximum permitted building length is 15.30m.

The proposed building length is 17.36m.

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

The maximum permitted building height is 8.80m.

The proposed building height is 8.96m.

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

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

The proposed number of storeys is three (3).

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

Canopies shall be permitted to project 2.10m from the front wall but no closer to the side lot line than the required side yard setback for the main building; 1.20m.

The proposed west side yard setback to the front canopy is 0.60m.

## 16. 117 MILDENHALL RD

File Number:	A0793/17NY	Zoning	RD / R3 (ZZC)
Owner(s):	LAWRENCE A RUBIN LAWRENCE A RUBIN	Ward:	Don Valley West (25)
Agent:	POIESES ARCHITECTURE	Heritage:	Not Applicable
Property Address:	<b>117 MILDENHALL RD</b>	Community:	North York
Legal Description:	PLAN 2473 PT LOT 2		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 5.10.40.70.(6), 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.  
The proposed dwelling and structures is within the required 10 m setback.
- 2. Chapter 5.10.40.80.(1), 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, a building or structure on a lot may be no closer than 10 m from a shoreline hazard limit or a stable top-of-bank not on that lot, as determined by the Toronto and Region Conservation Authority.  
The proposed dwelling and structures is within 10 m from the top of the bank located on the neighbouring properties.
- 3. Chapter 10.20.40.20.(1), By-law No. 569-2013**

The maximum permitted building length for a detached house is 17.0 m.  
The proposed building length is 18.6 m.
- 4. Chapter 10.20.40.70.(1), By-law No. 569-2013**

The required minimum front yard setback is 13.35 m.  
The proposed front yard setback is 4.9 m.
- 5. 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 platform encroaches beyond the platform it is covering by 0.35 m.
- 6. 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 front yard by 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 front canopy is setback from the east side lot line by 1.72 m.

- 7. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The required minimum side yard setback is 1.8 m.  
The proposed east side yard setback is 1.72 m.
- 8. Section 12.4(a), By-law No. 7625**  
The minimum required front yard setback is 6.5 m.  
The proposed front yard setback is 4.9 m.
- 9. Section 12.5A, By-law No. 7625**  
The maximum permitted building length is 16.8 m.  
The proposed building length is 22.4 m.
- 10. Section 12.4(b), By-law No. 7625**  
The minimum required east side yard setback is 1.8 m.  
The proposed east side yard setback is 1.72 m.
- 11. Section 6(9)(f), By-law No. 7625**  
The maximum permitted projection of a canopy is 2.1 m from the front wall and no closer to the side lot line than the minimum side yard setback for the main building; 1.8 m.  
The proposed front canopy over the lightwell projects 2.3 m from the front wall and the 1 canopy over the garage is setback 1.72 m.

## 17. 20 B SENLAC RD

File Number:	A0794/17NY	Zoning	R4(91)[BLD]
Owner(s):	FARAH PIRA AAYAZ PIRA	Ward:	Willowdale (23)
Agent:	TBM ENGINEERS	Heritage:	Not Applicable
Property Address:	<b>20 B SENLAC RD</b>	Community:	North York
Legal Description:	PLAN 2069 N PT LOT 2 RP 66R25180 PART 3		

### **PURPOSE OF THE APPLICATION:**

To construct a deck on top of the existing flat roof.

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

**1. Section [64.13(91) R4(91), By-law No. 7625**

Notwithstanding any other provision of this by-law, no balcony, sundeck or porch located at or above the second storey, or gaining access from the second storey of the dwelling, shall not exceed 10m<sup>2</sup> in area.

The proposed sundeck above the second storey is 55.21m<sup>2</sup> in area.

## 18. 31 CANDLEWOOD CRES

File Number:	A0795/17NY	Zoning	RD/R4 [BLD]
Owner(s):	HOA AI TRAN SON HAN CHUNG	Ward:	York West (08)
Agent:	JONATHAN PEPIN	Heritage:	Not Applicable
Property Address:	<b>31 CANDLEWOOD CRES</b>	Community:	North York
Legal Description:	PLAN M1066 LOT 40		

### PURPOSE OF THE APPLICATION:

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

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

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

The minimum required rear yard setback is 8.27m.

The proposed rear yard setback is 8.18m.

#### 2. Section 13.2.3,c By-law No. 7625

The minimum required rear yard setback is 9.50m.

The proposed rear yard setback is 8.18m.

#### 3. 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 3.05m from the rear wall and is 1.12m in height.

## 19. 203 NORTON AVE

File Number:	A0797/17NY	Zoning	RD (f15.0; a550) (x5)/R4[ZZC]
Owner(s):	LAN PING DUAN HUA CHEN	Ward:	Willowdale (23)
Agent:	PMP DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>203 NORTON AVE</b>	Community:	North York
Legal Description:	PLAN 6043 LOT 11 AV		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.  
The proposed height of the side exterior main walls facing a side lot line is 8.27m.
- 2. Chapter 10.20.40.70.(2), By-law No. 569-2013**  
The required minimum rear yard setback is 7.68m.  
The proposed rear yard setback is 5.32m.
- 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 10.5.40.60.(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 2.5m into the required rear yard setback.  
The proposed rear deck encroaches 3.86m into the required rear yard setback.
- 5. 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 porch stairs are 2.31m wide.
- 6. 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 walk-out stairs are 5.59m wide.
- 7. 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 1.27m.
- 8. 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 1.26m.

- 9. 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 1.27m.
- 10. 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 1.26m.
- 11. Section 13.2.3c, By-law No. 7625**  
The minimum required rear yard setback is 9.5m.  
The proposed rear yard setback is 5.32m.
- 12. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.18m.
- 13. Section 6(30)a, By-law No. 7625**  
The maximum permitted finished first floor height is 1.5m.  
The proposed finished first floor height is 1.57m.

## 20. 32 THE BRIDLE PATH

File Number:	A0798/17NY	Zoning	RD/R1 [WAV]
Owner(s):	LI YANG	Ward:	Don Valley West (25)
Agent:	TAES ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	<b>32 THE BRIDLE PATH</b>	Community:	North York
Legal Description:	PLAN 5302 LOT 5		

### PURPOSE OF THE APPLICATION:

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

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

#### 1. Section 10.20.30.20, By-law No. 569-2013

The minimum required lot frontage is 30.00m.

The existing lot frontage is 28.96m.

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

The maximum permitted building height is 11.50m.

The proposed building height is 11.80m.

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

The maximum permitted height of all exterior main walls is 9.00m.

The proposed main wall height is 7.91m for 53.39% of the width of the wall and 10.31m for 46.61% of the width of the wall (for an average height of 9.06m).

#### 4. Chapter 10.5.100.1 By-law No. 569-2013

For lots with a frontage greater than 23.00m, a maximum width of: (i) 9.00m or (ii) the cumulative width of the side-by-side parking spaces behind the front main wall if there is at least one parking space behind the front main wall but not in the rear yard; or (iii) 2.60m if all parking spaces are in the rear yard.

The proposed driveway width is 26.42m, while the 4 side-by-side parking spaces are provided at underground level with a 3.35m wide entrance at ground level.

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

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

The proposed lot coverage is 25.80% of the lot area.

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

The minimum required front yard landscaping is 60.00%.

The proposed front yard landscaping is 51.20%.

#### 7. Chapter 10.20.40.50.(B), By-law No. 569-2013

The maximum permitted area of each platform at or above the second storey is 4.00m<sup>2</sup>.

The proposed platform at or above the second storey is 11.80m<sup>2</sup>.

#### 8. Chapter 900.3.10.(69), By-law No. 569-2013

The minimum required side yard setback is 3.00m.

The proposed west side yard setback is 2.50m.

**9. Section 10.2.1 (1), By-law 7625**

The minimum required lot frontage and lot width is 30.00m

The existing lot frontage and lot width is 28.96m.

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

The maximum permitted building height is 9.50m.

The proposed building height is 10.38m.

**11. Section 6A(5)(ii)(D), By-law No. 7625**

For lots with a frontage greater than 23.00m, a maximum width of: (a) 9.00m where there are 3 or more side-by-side parking spaces; or (b) 6.00m where there are less than 3 side-by-side parking spaces; provided the front yard landscaping and front yard soft landscaping requirements of this By-law are met.

The proposed driveway width is 26.42m, while the 4 side-by-side parking spaces are provided at underground level with a 3.35m wide entrance at ground level.

**12. Section 10.2.4, By-law No. 7625**

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

The proposed lot coverage is 25.80% of the lot area.

**13. Section 10.2.3.(b), By-law No. 7625**

The minimum required side yard setback is 3.00m.

The proposed west side yard setback is 2.50m.

## 21. 648 GLENCAIRN AVE

File Number:	A0799/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	AARON ISAAC GRINHAUS	Ward:	Eglinton-Lawrence (15)
Agent:	MICHAEL COGAN ARCHITECT	Heritage:	Not Applicable
Property Address:	<b>648 GLENCAIRN AVE</b>	Community:	North York
Legal Description:	PLAN 1911 PT LOTS 214 & 215		

### 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 10.5.40.50.(2), By-law No. 569-2013**  
A platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.3 m of a building, must comply with the required minimum building setbacks for the zone: 1.8 m.  
The proposed west side yard setback for the front porch is 1.20 m.
- 2. Chapter 10.5.40.10.(5), By-law No. 569-2013**  
A minimum of 10 m<sup>2</sup> of the first floor area must be within 4 m of the front wall.  
There is 0 m<sup>2</sup> proposed within 4 m of the front wall.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.  
The proposed height of the side exterior main walls facing a side lot line is 7.83 m.
- 4. 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.
- 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 1.5 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 18.52 m.
- 7. 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 m<sup>2</sup>.  
The proposed area of the rear platform at the second storey is 10.42 m<sup>2</sup>.
- 8. Chapter 900.2.10.(5) Exception RD 5, By-law No. 569-2013**  
The required minimum side yard setback is 1.8 m.  
The proposed west side yard setback is 1.22 m.

- 9. Chapter 900.2.10.(5) Exception RD 5, By-law No. 569-2013**  
The required minimum side yard setback is 1.8 m.  
The proposed east side yard setback is 1.22 m.
- 10. Section 13.2.1, By-law No. 7625**  
The minimum required lot frontage is 15 m.  
The existing lot frontage is 10.67 m.
- 11. Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550 m<sup>2</sup>.  
The existing lot area is 429.40 m<sup>2</sup>.
- 12. Section 13.2.3(A), By-law No. 7625**  
The minimum required side yard setback is 1.5 m.  
The proposed east side yard setback is 1.22 m.
- 13. Section 13.2.3(A), By-law No. 7625**  
The minimum required side yard setback is 1.5 m.  
The proposed west side yard setback is 1.22 m.
- 14. Section 6(8), By-law No. 7625**  
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed; 15 m.  
The existing lot width is 10.67 m.
- 15. Section 13.2.5A, By-law No. 7625**  
  
The maximum permitted building length is 16.8 m.  
The proposed building length is 20.96 m.
- 16. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8 m.  
The proposed building height is 9.57 m.
- 17. Section 13.2.6, By-law No. 7625**  
The maximum permitted number of storeys is 2.  
The proposed number of storeys is 3.
- 18. Section 13.2.6A, By-law No. 7625**  
The maximum permitted area is 3.8 m<sup>2</sup> for balcony, sundeck or porches locate at or above the second storey, or gaining access from the second storey of the dwelling.  
The proposed balcony area is 10.42 m<sup>2</sup>.
- 19. Section 6(9)(i), By-law No. 7625**  
The maximum permitted projection of a canopy is 1.8 m from the rear wall.  
The proposed rear canopy projects 2.44 m.
- 20. 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 2.44 m.

## 22. 81 DOWNSVIEW AVE

File Number:	A0811/17NY	Zoning	RD (f15.0; a550) (x5)/R4[BLD]
Owner(s):	EMERSON JAIME	Ward:	York Centre (09)
Agent:	SAQIB MANSOOR	Heritage:	Not Applicable
Property Address:	<b>81 DOWNSVIEW AVE</b>	Community:	North York
Legal Description:	PLAN 3649 PT LOT 190		

### PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The required minimum front yard setback is 9.24m.  
The existing and proposed front yard setback is 8.16m.
- 2. Chapter 10.20.40.70.(4), By-law No. 569-2013**  
The required minimum side yard setback is 1.5m  
The existing and proposed east side yard setback is 1.15m.
- 3. Section 13.2.3(b), By-law No. 7625**  
The required minimum side yard setback is 1.8m  
The existing and proposed east side yard setback is 1.15m.

## 23. 248 SUTHERLAND DR

File Number:	A0436/17NY	Zoning	RM (d0.6) (x263)/ R2A [WAIVER]
Owner(s):	MAHDI TAEBI	Ward:	Don Valley West (26)
Agent:	ADSTRUCT LTD	Heritage:	Not Applicable
Property Address:	<b>248 SUTHERLAND DR</b>	Community:	East York
Legal Description:	PLAN 2120 LOT 289		

### PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with integral garage. The existing dwelling would be demolished. Please be advised the subject property went before the Committee of Adjustment on July 19th, 2017, deferred SINE DIE, in order to allow the applicant an opportunity to meet with the area residents to discuss the proposal.

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

- 1. Chapter 10.80.40.10.(2), By-law No. 569-2013**  
The maximum permitted main wall height is 7.00m above established grade.  
The proposed main wall height is 8.45m.
- 2. Chapter 10.80.40.10.(4), By-law No. 569-2013**  
The maximum permitted height of the first floor above established grade is 1.20m.  
The proposed height of the first floor above grade is 1.68m.
- 3. Chapter 10.80.40.40.(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 0.66 times the lot area.
- 4. Section 6.4.3, By-law No. 1916**  
The maximum permitted building height is 8.5m.  
The proposed building height is 8.81m.
- 5. Section 6.4.3, By-law No. 1916**  
The maximum permitted floor space index is 0.60 times the lot area.  
The proposed floor space index is 0.66 times the lot area.
- 6. Section 6.4.3, By-law No. 1916**  
The maximum permitted height of the first floor above established grade is 1.20m.  
The proposed height of the first floor above grade is 1.68m.
- 7. Section 6.1.2, By-law No. 1916, amended By-law No. 829-2000**  
In all R1 and R2 Residential Zones, garages located below finished grade are prohibited; the minimum required elevation of the garage entrance is 100.56.  
The proposed garage is located below finished grade with an elevation of 100.37.

## 24. 2135 SHEPPARD AVE E

File Number:	A0800/17NY	Zoning	C1(142) WAV
Owner(s):	HILTIN HILLS DEVELOPMENT INC	Ward:	Don Valley East (33)
Agent:	TRIBUTE (MUTUAL STREET) LIMITED	Heritage:	Not Applicable
Property Address:	<b>2135 SHEPPARD AVE E</b>	Community:	North York
Legal Description:	PLAN 7612 BLK A CON 4 EY PT LOT 15		

### PURPOSE OF THE APPLICATION:

To permit an increase to the proposed number of units and a reduction in the number of resident parking spaces.

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

#### 1. Section 64.23(142)(j), By-law No. 7625 as amended

The number of dwelling units shall not exceed 1,100.

The proposed number of dwelling units is 1,200.

#### 2. Section 64.23(142)(t) of North York Zoning By-law No. 7625 as amended

The minimum required number of resident parking spaces is 928.

The proposed number of parking spaces is 627 for residents and 20 car-share parking spaces.

#### 3. Section 2, By-law No. 7625 as amended

The Zoning By-law does not define "car-share parking space" and "car share motor vehicle".

A car-share parking space will mean a parking space used exclusively for the parking of a car-share motor vehicle. Further, a car-share motor vehicle will mean a motor vehicle available for short term rental, including an option for hourly rental, for the use of at least the occupants of a building erected on the lot.

## 25. 23 TIMBERLANE DR

File Number:	A0801/17NY	Zoning	RD / R3 (ZZC)
Owner(s):	BARRY SONSHINE	Ward:	York Centre (10)
Agent:	STUDIO ARCHITECTONIC INC	Heritage:	Not Applicable
Property Address:	<b>23 TIMBERLANE DR</b>	Community:	North York
Legal Description:	PLAN 4580 LOT 32		

### PURPOSE OF THE APPLICATION:

To construct a new two storey addition to the existing garage and dwelling.

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

- 1. Chapter 10.5.100.1(6), By-law No. 569-2013**  
A driveway may have two points of vehicle access to the same street, if the lot has a lot frontage greater than 18.0 m and the front yard landscaping complies with Clause 10.50.50.10.  
The lot has two existing points of vehicles access to the same street and the proposed garage addition does not meet the landscaping requirement set out in Clause 10.5.50.10.
- 2. Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The required minimum front yard setback is 6.39 m.  
The proposed front yard setback is 4.35 m.
- 3. Chapter 10.5.50.10.(1), By-law No. 569-2013**  
A minimum of 60% of the front yard must be landscaping.  
The proposed front yard landscaping is 53%.
- 4. Section 12.4(a), By-law No. 7625**  
The minimum required front yard setback is 6.5 m.  
The proposed front yard setback is 4.35 m.

## 26. 119 BURBANK DR

File Number:	A0807/17NY	Zoning	RD / R2 (ZZC)
Owner(s):	HAMID NAGHSHINEH	Ward:	Willowdale (24)
Agent:	EZDESIGNASSOCIATES	Heritage:	Not Applicable
Property Address:	<b>119 BURBANK DR</b>	Community:	North York
Legal Description:	PLAN M677 L 268		

### 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 70 Exception RD 70, By-law No. 569-2013**  
The minimum side yard setback is 1.8 m plus 0.6 m for each additional storey.  
The proposed east side yard setback is 1.8 m.
- 2. Chapter 10.50.40.10.(5), By-law No. 569-2013**  
A minimum of 10 m<sup>2</sup> of the first floor must be within 4 m of the front wall.  
There is 0 m<sup>2</sup> proposed within 4 m of the front wall.
- 3. Chapter 10.20.40.70.(5), By-law No. 569-2013**  
The required minimum side yard setback is 7.5 m, with a required minimum lot frontage greater than 18.0 m, for any portion of a building that is farther from the front lot line than the lesser of:  
(A) 17.0 m from the front main wall of the building; or (B) 19.0 m from the required front yard setback.  
The proposed west side yard setback is 2.47 m.
- 4. Chapter 10.20.40.70.(5), By-law No. 569-2013**  
The required minimum side yard setback is 7.5 m, with a required minimum lot frontage greater than 18.0 m, for any portion of a building that is farther from the front lot line than the lesser of:  
(A) 17.0 m from the front main wall of the building; or (B) 19.0 m from the required front yard setback.  
The proposed east side yard setback is 1.8 m.
- 5. Section 11.2.4(b), By-law No. 7625**  
The minimum required east side yard setback is 2.4 m.  
The proposed east side yard setback is 1.8 m.
- 6. Section 11.2.6, By-law No. 7625**  
A dwelling in Bayview Gardens neighbourhood is permitted a maximum of 8.8 m and a maximum of 2 storeys.  
The proposed building height is 9.45 m.

## 27. 54 THORNCLIFFE PARK DR

File Number:	A0443/17NY	Zoning	RA (f30.0; a930; d1.25)/ R3A [PPR]
Owner(s):	MOHICAN HOLDINGS LIMITED	Ward:	Don Valley West (26)
Agent:	MCCARTHY TETRAULT LLP	Heritage:	Not Applicable
Property Address:	<b>54 THORNCLIFFE PARK DR</b>	Community:	East York
Legal Description:	PLAN M795 LOT 3		

### PURPOSE OF THE APPLICATION:

To demolish the existing two-storey, 72-space parking lot and replace it with a 38-space surface parking lot.

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

- 1. Chapter 200.5.10.10.(1), By-law No. 569-2013**  
The minimum required number of parking spaces is 72.  
The proposed number of parking spaces including one visitor space is 38.
- 2. Chapter 15.5.50.10.(1)(A), By-law No. 569-2013**  
The minimum required landscaping is 50.00% of the lot area.  
The proposed landscaping is 48.00% of the lot area.
- 3. Chapter 15.5.80.10.(2), By-law No. 569-2013**  
A minimum of 50% of the required parking spaces for an apartment building, other than required visitor spaces, must be located in a building or underground structure.  
0% of the required parking spaces are located in a building or underground structure.
- 4. Chapter 200.15.10.(1)(B), By-law No. 569-2013**  
The minimum required number of accessible parking spaces is three.  
The proposed number of accessible parking spaces is two.
- 5. Chapter 15.5.80.30.(1), By-law No. 569-2013**  
A surface parking space must be at least 3.0 m from any main wall of an apartment building.  
The proposed parking space is 1.8 m from the main wall.
- 6. Section 5.17, By-law No. 1916**  
The minimum required number of parking spaces for a dwelling apartment with 71 units is 89.  
The proposed number of parking spaces is 38.
- 7. Section 5.18.1, By-law No. 1916**  
A minimum of 25% of the total number of off-street parking spaces required shall be placed under cover.  
0% of the total number of off-street parking spaces required are placed under cover.