

**COMMITTEE OF ADJUSTMENT  
AGENDA  
NORTH YORK PANEL****Hearing Date:** Wednesday, May 14, 2014**Time:** 9:30 a.m.**Location:** Council Chambers - North York Civic Centre - 5100 Yonge Street**1. OPENING REMARKS**

- **Declarations of Interest**
- **Confirmation of Minutes from Previous Hearing**

**2. DEPUTATION ITEMS****The following applications will be heard at 9:30 a.m. or shortly thereafter:**

	<b>File Number</b>	<b>Owner</b>	<b>Property</b>	<b>Community (Ward)</b>
1.	B017/14NY	TORONTO DISTRICT SCHOOL BOARD	12 BANNOCKBURN AVE	Eglinton-Lawrence (16)
2.	A231/14NY	JOSEPHINE MAC FARLANE COLIN BOHM	68 BROOKDALE AVE	Eglinton-Lawrence (16)
3.	A238/14NY	CECILIA TRACY LAWRENCE PASTERNAK	1081 SPADINA RD	Eglinton-Lawrence (16)
4.	A239/14NY	DEAN BEALLOR LORI BRICK	130 HEDDINGTON AVE	Eglinton-Lawrence (16)

5.	A240/14NY	JULIE MCNALLY GREGG MEHERIUK	132 HEDDINGTON AVE	Eglinton-Lawrence (16)
6.	A241/14NY	ELENA ROGACHEVSKY ELENA	202 POYNTZ AVE	Willowdale (23)
7.	A242/14NY	ROGACHEVSKY LINDA MARY JANE ALLAN GERALD BRUCE ALLAN	140 LEACREST RD	Don Valley West (26)
8.	A243/14NY	PAYMAN HASHEMI	189 BANFF RD	Don Valley West (25)
9.	A244/14NY	KATHARINE HELEN GROMOV	69 YORKVIEW DR	Willowdale (23)
10.	A245/14NY	MICHAEL SCHRAMBAN	62 ST GERMAIN AVE	Eglinton-Lawrence (16)
11.	A246/14NY	CONCORD ADEX INVESTMENTS LIMITED CONCORD TANGO 2 LIMITED PARTNERSHIP	121 MCMAHON DR	Willowdale (24)
12.	A247/14NY	1865646 ONTARIO INC	473 OAKWOOD AVE	Eglinton-Lawrence (15)
13.	A248/14NY	MONARCH CORPORATION	275 YORKLAND ROAD	Don Valley East (33)
14.	A249/14NY	FERREIRA, SANDRA RAPOSO, LUIS	12 RONALD AVE	Eglinton-Lawrence (15)
15.	A250/14NY	MICHAEL LONGO	86 VANDERHOOF AVE	Don Valley West (26)
16.	A251/14NY	ROGER KEAY	27 DENVER CRES	Don Valley East (33)

17.	A252/14NY	ALEXANDER FUCHS MELINDA LEIWA JAMES	40 CASTLEFIELD AVE	Eglinton-Lawrence (16)
18.	A253/14NY	SABJOY INC	1330 WILSON AVE	York Centre (09)
19.	A254/14NY	DEBRA CARUSO ROBERT VINCENT CARUSO	129 PLAYFAIR AVE	Eglinton-Lawrence (15)
20.	A255/14NY	DAVID BATORI	70 BURNABY BLVD	Eglinton-Lawrence (16)
21.	A256/14NY	DEMITRIOS KOUTROUBIS	80 DIVADALE DR	Don Valley West (26)
22.	A257/14NY	SAM DELIC	27 FLEMING CRES	Don Valley West (26)

**The following applications will be heard at 2:00 p.m. or shortly thereafter:**

	<b>File Number</b>	<b>Owner</b>	<b>Property</b>	<b>Community (Ward)</b>
23.	A258/14NY	TAHEREH HASHEMI SABOUR MEHDI SHALVIRI	261 ST LEONARDS AVE	Don Valley West (25)
24.	A260/14NY	LINDA KANITZ SHELLEY KANITZ	135 CEDRIC AVE	Eglinton-Lawrence (15)
25.	A261/14NY	CANADIAN TIRE CORPORATION LIMITED	825 EGLINTON AVE E	Don Valley West (26)
26.	A262/14NY	DI WU	119 KELSO AVE	Eglinton-Lawrence (16)
27.	A263/14NY	SEYED HOJJATOLLAH VALEH	121 KELSO AVE	Eglinton-Lawrence (16)
28.	A266/14NY	YUAN RONG WU	40 EALING DR - PART 2	Don Valley West (25)

29.	A267/14NY	ROSA MATOS HENRIGUE PINHEIRO	6 FAITH AVE	York Centre (10)
30.	A268/14NY	TAMARA MCARTHUR GRANT MCARTHUR	217 GLENVIEW AVE	Eglinton-Lawrence (16)
31.	A269/14NY	ANDREA LISTER	141 STRATHALLAN BLVD	Eglinton-Lawrence (16)
32.	A270/14NY	MATTHEW HONKE LAWRENCE LAUREN ALLISON LAWRENCE	30 GLENCAIRN AVE	Eglinton-Lawrence (16)
33.	A271/14NY	ANDREA KATHARINE STAGER JOHN CHARLES MACKINNON	171 GLENGROVE AVE W	Eglinton-Lawrence (16)
34.	A272/14NY	MARY ISOBEL ALLEN	29 FELBRIGG AVE	Eglinton-Lawrence (16)
35.	A273/14NY	HUSEYIN ULUTAS	961 BRIAR HILL AVE	Eglinton-Lawrence (15)
36.	A274/14NY	MINAZ PUNJANI	205 THE BRIDLE PATH	Don Valley West (25)
37.	A275/14NY	FRANCES KANDAHARIAN ABRAHAM KANDAHARIAN	83 OWEN BLVD	Don Valley West (25)
38.	A276/14NY	JING KONG LEIJUN DONG	498 RUTH AVE	Willowdale (24)

**The following applications will be heard at 3:30 p.m. or shortly thereafter:**

<b>File Number</b>	<b>Owner</b>	<b>Property</b>	<b>Community (Ward)</b>
39. A277/14NY	ANNIE PETERSDORFER	19 NORTHWOOD DR	Willowdale (24)

40.	A278/14NY	GONG CHEN	160 ALFRED AVE	Willowdale (23)
41.	A279/14NY	YANHUA HUANG	63 PRINCESS AVE	Willowdale (23)
42.	A280/14NY	SHAHIN MAHMOUDI TABRIZI NIMA ZARBAKHS	49 RUMSEY RD	Don Valley West (26)
43.	A037/14NY	2342378 ONTARIO INC	50 (48) GWENDOLEN CRES	Willowdale (23)
44.	A038/14NY	2342378 ONTARIO INC	50 GWENDOLEN CRES	Willowdale (23)
45.	A354/13NY	SAMAD OSKOOEI	76 DONWOODS DR	Don Valley West (25)
46.	A654/13NY	FERNANDA HERMENEGILDO JOAO HERMENEGILDO	650 GLENGROVE AVE	Eglinton-Lawrence (15)
47.	A053/14NY	SUSAN ADELIA CRACK ANTHONY B CRACK	342 DOUGLAS AVE	Eglinton-Lawrence (16)
48.	A061/14NY	ROBERT RHEE	204 BROOKDALE AVE	Eglinton-Lawrence (16)
49.	A123/14NY	MANI SEYED-YASREBI	55 OTONABEE AVE	Willowdale (24)
50.	A177/14NY	BEHROOZ SHARIFI KALANGESTAINI	28 TOBRUK CRES	Willowdale (24)

## 7. 140 LEACREST RD

File Number:	A242/14NY	Zoning	RD (f12.0; a370; d0.6) / R1B [ZZC]
Owner(s):	LINDA MARY JANE ALLAN GERALD BRUCE ALLAN	Ward:	Don Valley West (26)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	<b>140 LEACREST RD</b>	Community:	East York
Legal Description:	PLAN 3279 PT LOT 11 PT LOT 12		

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

To construct a new two-storey detached dwelling with an integral garage. The existing dwelling would be demolished.

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

- 1. Section 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 37.1% of the lot area.
- 2. Section 6.3.3, By-law No. 1916**  
The maximum permitted lot coverage is 35% of the lot area.  
The proposed lot coverage is 38.1% of the lot area.

**15. 86 VANDERHOOF AVE**

File Number:	A250/14NY	Zoning	R1A / RD (f9.0; a275; d0.45) [BLD]
Owner(s):	MICHAEL LONGO	Ward:	Don Valley West (26)
Agent:	GREAT SHORE CONSTRUCTION INC		
Property Address:	<b>86 VANDERHOOF AVE</b>	Community:	East York
Legal Description:	PLAN 1925 PT LOT 457 PT LOT 458		

**PURPOSE OF THE APPLICATION:**

To permit the removal of the required parking space behind the main front wall.

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

**1. Section 6.2.3, By-law No. 1916**

The minimum required number of parking spaces behind the main front wall is 1 parking space.  
The proposed number of parking spaces behind the main front wall is 0 spaces.

## 21. 80 DIVADALE DR

File Number:	A256/14NY	Zoning	RD (f12.0; a370; d0.6) [ZZC]
Owner(s):	DEMITRIOS KOUTROUBIS	Ward:	Don Valley West (26)
Agent:	TOWN SQUARE DEVELOPMENTS		
Property Address:	<b>80 DIVADALE DR</b>	Community:	East York
Legal Description:	PLAN 3110 PT LOT 134 PT LOT 135		

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

To construct a new two-storey dwelling with an integral garage. The existing dwelling would be demolished. The subject property was previously approved by the Committee of Adjustment on January 8th, 2014, however, there was a missing exterior main wall height variance.

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

#### **1. Section 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 7.0m for 100% of the width of the wall.

The proposed height of the west side exterior main wall is 6.8m for 75.1% of the width of the wall.

## 22. 27 FLEMING CRES

File Number:	A257/14NY	Zoning	RD (f12.0; a370; d0.6) / R1B [BLD]
Owner(s):	SAM DELIC	Ward:	Don Valley West (26)
Agent:	STAN SOTA		
Property Address:	<b>27 FLEMING CRES</b>	Community:	East York
Legal Description:	PLAN 2121 LOT 171		

### PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral one car garage. The existing dwelling would be demolished.

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

- 1. Section 10.20.40.10.(1), By-law No. 569-2013**  
The maximum permitted building height is 7.2m.  
The proposed building height is 8.44m.
- 2. Section 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted floor space index (F.S.I.) is 0.6 times the area of the lot.  
The proposed floor space index (F.S.I.) is 0.85 times the area of the lot.
- 3. Section 10.20.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 9.2m.  
The proposed front yard setback is 9.17m.
- 4. Section 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required north side yard setback is 1.2m.  
The proposed north side yard setback is 0.95m.
- 5. Section 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required south side yard setback is 1.2m.  
The proposed south side yard setback is 0.24m.
- 6. Section 10.20.40.10.(6), By-law No. 569-2013**  
The maximum permitted first floor height above established grade is 1.2m.  
The proposed first floor height above established grade is 1.35m.
- 7. Section 10.20.40.50.(1), By-law No. 569-2013**  
The maximum permitted area of each platform at or above the second storey is 4.0m<sup>2</sup>.  
The proposed area of the rear platform (deck) at or above the second storey is 10.2m<sup>2</sup>.
- 8. Section 6.3.3, By-law No. 1916**  
The maximum permitted floor space index (F.S.I.) is 0.6 times the lot area.  
The proposed floor space index (F.S.I.) is 0.85 times the lot area.
- 9. Section 6.3.3, By-law No. 1916**

The minimum required south side yard setback is 0.9m.  
The proposed south side yard setback is 0.24m.

## 42. 49 RUMSEY RD

File Number:	A280/14NY	Zoning	R1B /RD(f12.0; a370; d0.6)[ZZC]
Owner(s):	SHAHIN MAHMOUDI TABRIZI NIMA ZARBAKSHH	Ward:	Don Valley West (26)
Agent:	NIMA ZARBAKSHH		
Property Address:	<b>49 RUMSEY RD</b>	Community:	East York
Legal Description:	PLAN 2120 PT LOT 81 PT LOT 82		

### PURPOSE OF THE APPLICATION:

To construct a new two storey dwelling with an integral garage. The existing dwelling would be demolished. Please be advised the application (A095/14NY) was previously REFUSED by the Committee of Adjustment on March 19, 2014.

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

- 1. Section 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted Floor Space Index (F.S.I.) is 0.6 times the area of the lot.  
The proposed F.S.I. is 0.68 times the area of the lot.
- 2. Section 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required north side yard setback is 1.2m.  
The proposed north side yard setback is 0.64m.
- 3. Section 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required south side yard setback is 1.2m.  
The proposed south side yard setback is 0.64m.
- 4. Section 6.3.3, By-law No. 1916**  
The maximum permitted F.S.I. is 0.6 times the area of the lot.  
The proposed F.S.I. is 0.68 times the area of the lot.
- 5. Section 6.3.3, By-law No. 1916**  
The minimum required north side yard setback is 0.9m  
The proposed north side yard setback is 0.64m.
- 6. Section 6.3.3, By-law No. 1916**  
The minimum required south side yard setback is 0.9m.  
The proposed south side yard setback is 0.64m.