

**COMMITTEE OF ADJUSTMENT
AGENDA
NORTH YORK PANEL**

Hearing Date: Wednesday, April 30, 2014
Time: 10:00 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 10:00 a.m. or shortly thereafter:

	File Number	Owner	Property	Community (Ward)
1.	B050/13NY	MOUNTAIN EQUIPMENT CO- OPERATIVE	784 SHEPPARD AVE E	Willowdale (24)
2.	B005/14NY	JAY GESTETNER REBECCA GESTETNER	24 LOWESMOOR AVE	York Centre (10)
2a.	A057/14NY	JAY GESTETNER REBECCA GESTETNER	24 LOWESMOOR AVE - PART 1	York Centre (10)
2b.	A058/14NY	REBECCA GESTETNER JAY GESTETNER	24 LOWESMOOR AVE - PART 2	York Centre (10)
3.	B021/14NY	1800381 ONTARIO LTD.	11 ROSLIN AVE	Don Valley West (25)

4.	B022/14NY	1800381 ONTARIO LTD.	11A,15,17 ROSLIN AVE	Don Valley West (25)
5.	A156/14NY	TORONTO POLICE ASSOCIATION	180 YORKLAND BLVD	Don Valley East (33)
6.	A169/NY14	NINA MIRONOVA	8 BLAINE DR	Don Valley West (25)
7.	A194/14NY	MIRIAM ST-LOUIS ERIC BOUTIN	131 STIBBARD AVE	Don Valley West (25)
8.	A195/14NY	ALEXIS DE CASTRO RYAN DE CASTRO	314 RUMSEY RD	Don Valley West (26)
9.	A197/14NY	JOSEPH RUTMAN	8 HARLOCK BLVD	York Centre (10)
10.	A198/14NY	SHERYL SHIELDS	38 PANNAHILL RD	York Centre (10)
11.	A199/14NY	JONATHAN SHIELDS FLAGSHIP PROPERTY VENTURES CORP	50 DRIFTWOOD AVE	York West (08)
12.	A200/14NY	SALLY CAROL HASSING LASZLO KALMAN FUR	55 RIDLEY BLVD	Eglinton-Lawrence (16)
13.	A201/14NY	KAREN GRANT- LUETCHFORD	206 GLENFOREST RD	Don Valley West (25)
14.	A202/14NY	LISA SNYDER	66 GLENGOWAN RD	Don Valley West (25)
15.	A203/14NY	GINO PULLA	201 FAYWOOD BLVD	York Centre (10)
16.	A204/14NY	BATOUL KAMYABIAZAR	48 NIPIGON AVE	Willowdale (24)
17.	A205/14NY	ALI ZARMEHR	93 DE VERE GDNS	Eglinton-Lawrence (16)

18.	A206/14NY	SHABNAM KHOSRAVI VAMAKANI	285 HOLMES AVE	Willowdale (23)
19.	A207/14NY	PAULA CARREIRO ARMANDO JASON CARREIRO	117 MCALLISTER RD	York Centre (10)
20.	A208/14NY	PAYAM ZARE	312 CHURCHILL AVE	Willowdale (23)
21.	A209/14NY	2140322 ONTARIO LIMITED	350 & 352 SHEPPARD AVE E	Willowdale (23)
22.	A210/14NY	PETRO TISHCHENKO	643 GLENCAIRN AVE	Eglinton-Lawrence (15)

The following applications will be heard at 1:30 p.m. or shortly thereafter:

	File Number	Owner	Property	Community (Ward)
23.	A211/14NY	ORI YUVAL	115 JOICEY BLVD	Eglinton-Lawrence (16)
24.	A212/14NY	MARINA CHERNOVA	73 ROSLIN AVE	Don Valley West (25)
25.	A213/14NY	MAHBOOBEH MAHIN- DOOST MOHAMMADALI KARBASSI	53 ATHABASKA AVE	Willowdale (24)
26.	A214/14NY	VALERIE DOWNIE GRAHAM DOWNIE	169 GOLFDALE RD	Don Valley West (25)
27.	A215/14NY	MARY LEONE FRANK LEONE	243 YONGE BLVD	Eglinton-Lawrence (16)
28.	A216/14NY	MARY CAMERON SCOTT CAMERON	303 SHELDRAKE BLVD	Don Valley West (25)
29.	A217/14NY	ELENA STOYANOVA IASSEN P TONKOVSKI	135 DUNCAIRN RD	Don Valley West (25)

30	A218/14NY	DOWNSVIEW LONG TERM CARE CENTRE LIMITED	3595 KEELE ST	York West (08)
31.	A219/14NY	SYLVESTER CHUANG PAULINE CHUANG	65 GARNIER CRT	Willowdale (24)
32.	A220/14NY	PERRY LIBFELD	101 SHELBORNE AVE	Eglinton-Lawrence (16)
33.	A221/14NY	ANNA LEONG KHIN GOH	1 RUTHERGLEN RD	Don Valley West (26)
34.	A222/14NY	SOPHIA LALANI JAMAL SAMEER	94 DUNCAIRN RD	Don Valley West (25)
35.	A223/14NY	JACQUELINE LANG	41 SANDRINGHAM DR	Eglinton-Lawrence (16)
36.	A224/14NY	MARTIN SHAW MIYO SHAW	78 BERKINSHAW CRES	Don Valley West (25)
37.	A225/14/NY	ROBERT URSINI	95 ST LEONARDS AVE	Don Valley West (25)
38.	A226/14NY	JENNIFER ZOSKY	681 ORIOLE PKWY	Eglinton-Lawrence (16)
39.	A836/13NY	JUAN LIU JEFFREY STEINBERG	220 CAMERON AVE	Willowdale (23)
40.	A016/14NY	ALIAKBAR AHMADI	94 HOLLYWOOD AVE	Willowdale (23)
41.	A046/14NY	ARI HAL KLEIMAN	965 GLENCAIRN AVE	Eglinton-Lawrence (15)
42.	A115/14NY	DAVE GARRETT JILL GARRETT	65 WANLESS CRES	Don Valley West (25)

8. 314 RUMSEY RD

File Number:	A195/14NY	Zoning	RD (f12.0; a370; d0.6) / R1 B [WAIVER]
Owner(s):	ALEXIS DE CASTRO RYAN DE CASTRO	Ward:	Don Valley West (26)
Agent:	PETER HIGGINS ARCHITECT INC		
Property Address:	314 RUMSEY RD	Community:	East York
Legal Description:	PLAN 3110 LOT 363		

PURPOSE OF THE APPLICATION:

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

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

- 1. Section 10.5.40.10, By-law No. 569-2013**
A minimum of 10m² of the first floor must be within 4m of the front main wall.
It is proposed that 7.7m² of the first floor will be within 4m of the front main wall.
- 2. Section 10.20.40.10, By-law No. 569-2013**
The maximum permitted building height is 8.5m.
The proposed building height is 8.8m.
- 3. 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 **0.675** times the area of the lot.
- 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 **0.79m**.
- 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 0.91m.
- 6. Section 6.3.3, By-law No. 1916**
The maximum permitted building height is 8.5m.
The proposed building height is 8.8m.
- 7. 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 **0.79m**.
- 8. Section 6.3.3, By-law No. 1916**
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 **0.675** times the area of the lot.

- 9. Section 6.3.3, By-law No. 1916**
The maximum permitted building length is 16.75m.
The proposed building length is 16.93m.

33. 1 RUTHERGLEN RD

File Number:	A221/14NY	Zoning	R1B/RD (f12.0; a370; d0.6) [ZZC]
Owner(s):	ANNA LEONG KHIN GOH	Ward:	Don Valley West (26)
Agent:	PAUL MARQUES ARCHITECTS		
Property Address:	1 RUTHERGLEN RD	Community:	East York
Legal Description:	PLAN 2120 PT LOT 766 TO PT LOT 768		

PURPOSE OF THE APPLICATION:

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

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

- 1. Section 10.5.40.60.(7), By-law No. 569-2013**
Roof eaves may project a maximum of 0.90m provided that they are no closer than 0.30m to a lot line.
The proposed eaves are 0.00m from the west lot line at the front of the building.
- 2. Section 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 36.00% of the lot area.
- 3. Section 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted building height is 8.50m.
The proposed building height is 8.60m.
- 4. Section 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 7.00m for 100% of the width of the wall.
The proposed height of the west side exterior main wall is 6.99m for 85.3% of the width of the wall and the proposed height of the east side exterior main wall is 6.99m for 85.3% of the width of the wall.
- 5. Section 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 0.72 times the lot area.
- 6. Section 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 6.00m.
The proposed front yard setback is 3.34m.
- 7. Section 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed west side yard setback is 0.60m.
- 8. Section 6.3.3, By-law No. 1916**
The maximum building height is 8.50m.

The proposed building height is 8.75m.

9. 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 0.72 times the lot area.

10. Section 6.3.3, By-law No. 1916

The minimum required front yard setback is 6.00m.

The proposed front yard setback is 3.34m.

11. Section 6.3.3, By-law No. 1916

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

The proposed lot coverage is 37.50% of the lot area.

12. Section 6.3.3, By-law No. 1916

The minimum required side yard setback is 0.90m.

The proposed west side yard setback is 0.60m.

13. Section 5.7(c), By-law No. 1916

Unenclosed porches in the front yard may not be closer to the front lot line than 4.50m.

The proposed porch is 2.34m from the front lot line.

14. Section 5.7(c), By-law No. 1916

Canopies in the front yard may not be closer to the front lot line than 4.50m.

The proposed canopy is 2.34m from the front lot line.

15. Section 5.7(c), By-law No. 1916

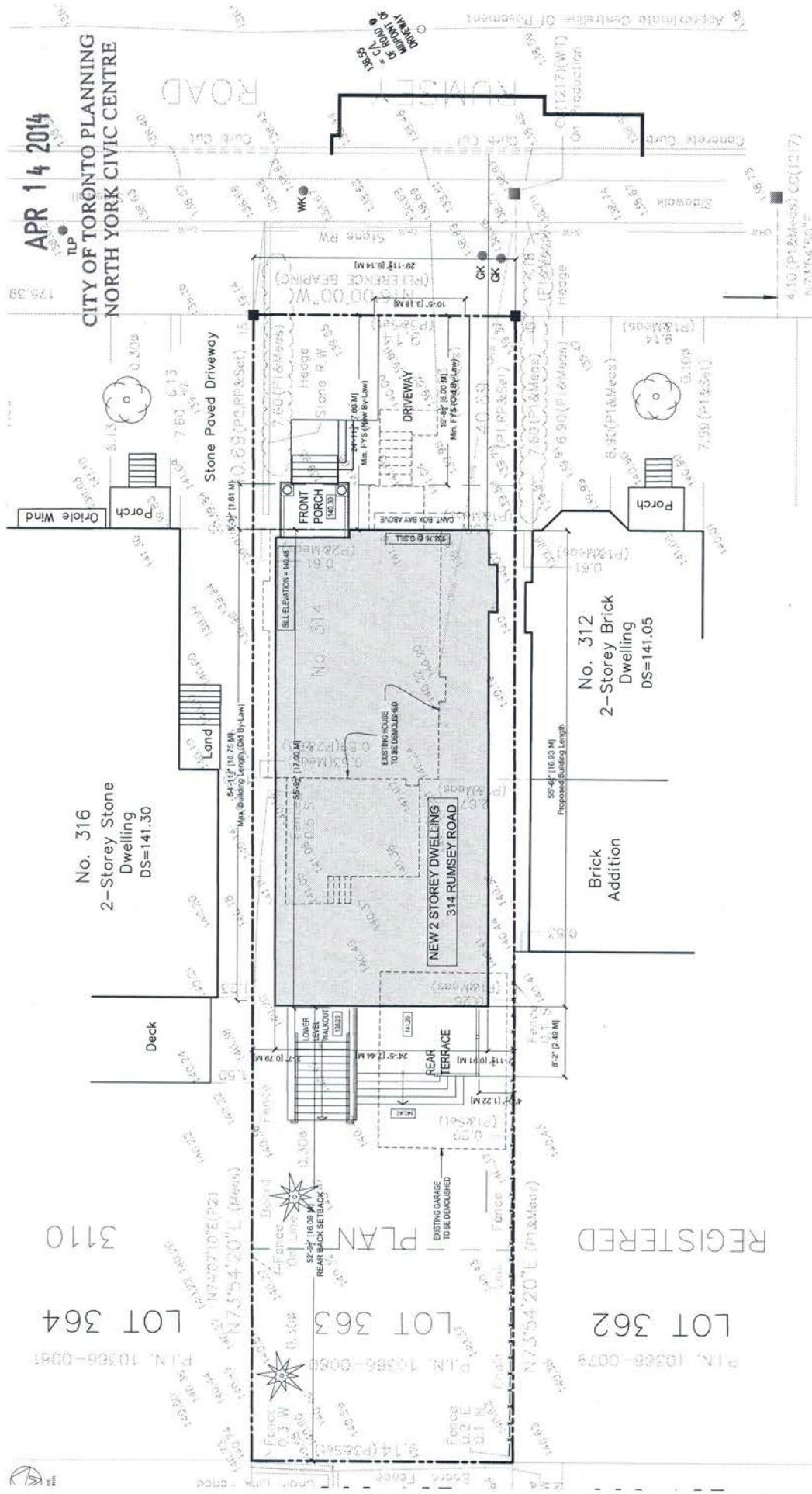
Stairs in the front yard may not be closer to the front lot line than 1.50m.

The proposed stairs are 1.30m from the front lot line.

RECEIVED

APR 14 2014

CITY OF TORONTO PLANNING
NORTH YORK CIVIC CENTRE



No. 310
2-Storey Stone Dwelling
DS=141.30

No. 312
2-Storey Brick Dwelling
DS=141.05

Brick Addition

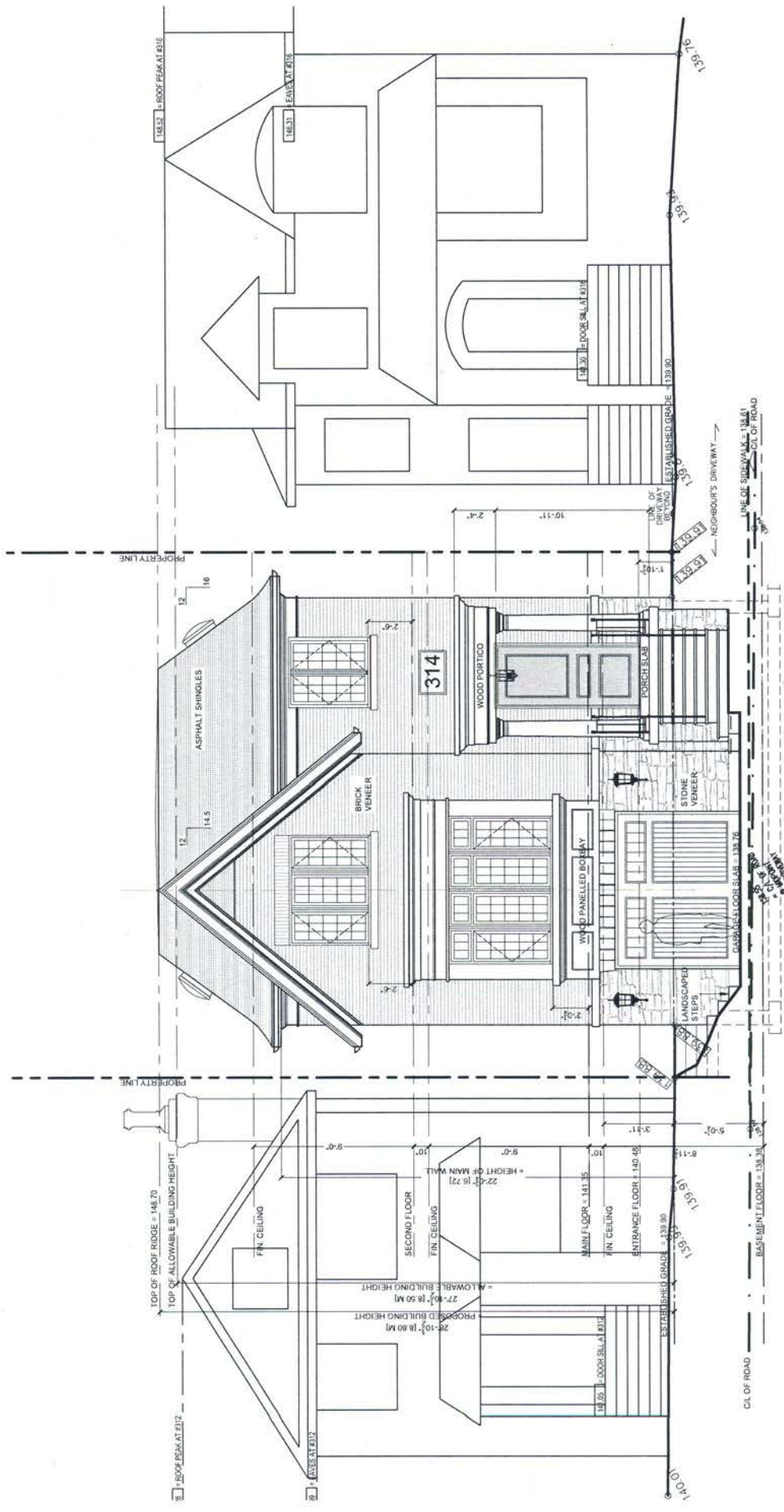
LOT 364
P.I.N. 10366-0081

LOT 363
P.I.N. 10366-0080

LOT 362
P.I.N. 10366-0079

<p>REVISIONS / ISSUE DATES</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>SEP-2014</td> <td>SUBMIT 22 FOR REVIEW</td> </tr> <tr> <td>2</td> <td>SEP-2014</td> <td>REVISED 22 FOR REVIEW</td> </tr> <tr> <td>3</td> <td>MAR-2014</td> <td>C.O.P. APPROVAL</td> </tr> <tr> <td>4</td> <td>APR-2014</td> <td>REVISE AND RESUBMIT FOR C.O.P.A.</td> </tr> </table>		NO.	DATE	DESCRIPTION	1	SEP-2014	SUBMIT 22 FOR REVIEW	2	SEP-2014	REVISED 22 FOR REVIEW	3	MAR-2014	C.O.P. APPROVAL	4	APR-2014	REVISE AND RESUBMIT FOR C.O.P.A.	<p>REGISTERED</p>
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3	MAR-2014	C.O.P. APPROVAL															
4	APR-2014	REVISE AND RESUBMIT FOR C.O.P.A.															
<p>BLINDS SHALL BE INSTALLED IN ALL WINDOWS AND ALL DOORS SHALL BE OPENED UP TO THE ARCHITECT'S DESIGNER'S SPECIFICATIONS TO THE ARCHITECT.</p> <p>ON - THE LATEST APPROVED DRAWINGS TO BE USED FOR CONSTRUCTION.</p> <p>IF THE ARCHITECT'S DESIGNER HAS ANY COMMENTS ON THESE DRAWINGS, THEY SHALL BE MADE IN WRITING AND THEY SHALL BE MADE TO THE ARCHITECT'S DESIGNER.</p> <p>These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person. Firm at corporation without the written consent of Peter Higgins Architect Inc.</p>		<p>ASSOCIATION OF ARCHITECTS OF ONTARIO</p>															
<p>PETER HIGGINS ARCHITECT INC. 124 MERTON STREET, SUITE 204 TORONTO, ONTARIO M4G 2Z2 CAN. TEL: (416) 481-8888 FAX: (416) 481-8889 E-MAIL: p.higgins@peterhiggins.com</p>		<p>PROJECT: PROPOSED RESIDENCE 314 RUMSEY TORONTO, ONTARIO</p>															
<p>DRAWN BY: L.B.M. CHECKED BY: P.H. SCALE: 3/32" = 1'-0" PROJECT NO.: 13-042</p>		<p>DRAWING NO.: A-1 DATE: FEB 2013 BCN: 4208 JAB: 3486 DRAWING TITLE: SITE PLAN</p>															

A195/14NY



ESTABLISHED GRADE = 139.88 + 139.91 = 139.90

DRAWING NO: A-6

DATE: FEB 2014
 CHECKED BY: BCN 4208
 P.M. 3496
 SCALE: 3/16" = 1'-0"
 DRAWING TITLE: EAST ELEVATION
 PROJECT NO: 13-042

PROJECT: PROPOSED RESIDENCE:
 314 RUMSEY ROAD
 TORONTO, ONTARIO



PETER HIGGINS ARCHITECT INC.
 13 AMERICA STREET, SUITE 204
 TORONTO, ONTARIO M4S 2Z2
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NO.	DATE	DESCRIPTION
1	FEB 18-14	SUBMIT FOR 22 REVIEW
2	MAR 6-14	REVISE A RESUBMIT FOR 22 REVIEW
3	MAR 13-14	COPA SUBMISSION
4	APR 14-14	REVISE AND RESUBMIT FOR COPA

A195/14NY