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By CofA TEY at 8:30 am, Nov 27, 2017

Zoning Notice

Date: Monday, November 13, 2017

Zoning Certificate (ZZC) Review No: 17 251587 ZZC 00 ZR FolderRSN: 4268172

House - New Building

Proposed Use: New SFD 2 storey

at 100 ST HUBERT AVE

Ward: Toronto-Danforth (29)

Examination of your Zoning Certificate application has revealed that certain requirements of the applicable City Zoning By-law(s) have not been satisfied. The attached Notice provides details of the review.

Should compliance with the applicable City's Zoning By-law(s) not be possible, you may apply to amend the Zoning By-law by way of a Zoning Amendment or Committee of Adjustment application. For more information on either of these Planning processes, you may visit the City of Toronto Web site @ www.toronto.ca/developing-toronto or discuss the matter with City staff by calling (416)392-7565.

Please note that City-wide Zoning By-law 569-2013 was enacted on May 9, 2013 to regulate the use of land, the size and location of buildings, parking, and other associated matters in the City of Toronto. This City-wide By-law will not apply to a project for which an application for a Zoning Certificate, building permit or minor variance was filed on or before May 9, 2013. Please refer to By-law 569-2013, Article 2.1.3. (entitled "Transition Clauses") for this and other specific transition provisions, including the Transition Clause Duration. The City-wide Zoning By-law can be viewed at: <http://www.toronto.ca/zoning>.

Notification of Repeal - Transition Clauses in Zoning By-law 569-2013

Please note that transition clauses in Chapter 2 of City Wide Zoning By-law 569-2013 provide relief from the requirements of the By-law for certain applications filed prior to May 9, 2013. These clauses will expire on May 9, 2018 and your application which may have relied upon the transition clauses may become affected.

Affected applications include but are not limited to:

Building permit applications submitted prior to May 9, 2013 that are not issued prior to May 9, 2018; and Building permit applications submitted after this date which rely upon a transition clause(s) and are not issued prior to May 9, 2018.

Please also note that Zoning Certificate(s) (ZZC) applied for prior to May 9, 2013, for which a building permit has not been issued, may no longer be valid after May 9, 2018. A supplementary ZZC review may be required.

To assist you in determining whether the repeal of the transition clauses impacts your application, the relevant provisions of the By-law can be found at the following link: http://www.toronto.ca/zoning/bylaw_amendments/ZBL_NewProvision_Chapter2.htm

A Zoning Certificate will be issued only when it has been determined that the drawings and information submitted comply with the City Zoning By-law(s). Where there has been no activity on this application and six months has lapsed the file may be closed without notification. Please inform us of progress towards achieving compliance.

In order to get the fee paid under this application credited towards a "Complete" Building Permit application it must be accompanied by a "Zoning Certificate". You are required to obtain your "Zoning Certificate" before your submit for a "Complete" Building Application.

Please refer your Zoning Certificate application number when you phone or submit any pertinent information.

Folder Name: 100 ST HUBERT AVE
Application Number: 17 251587 ZZC 00 ZR

Zoning bylaw Notice

ITEM DESCRIPTION

City-wide Zoning By-law

Your property is subject to the City-wide Zoning By-law No. 569-2013, as amended. Based on By-law No. 569-2013, your property is zoned RD (f9.0, a280, d0.45)

This proposal is to demolish existing detached house and construct New Two Storey Detached House with at grade integral garage.

Notes:

1. Demolition permit will be required
2. Grading and Drainage Plan will be required
3. Curb Cut permit will be required
4. This review does not include clearance for the right of way on the submitted plans

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1. A) The permitted maximum lot coverage is 35 percent of the lot area: 104.05 square metres. The proposed lot coverage is 41 percent of the lot area: 121.14 square metres.
[10.20.30.40.(1) Maximum Lot Coverage]

 2. A) The permitted maximum height of a building or structure is 8.5 metres. The proposed height of the (building/structure) is 9.5 metres.

[10.20.40.10.(1) Maximum Height]

 3. A)(i) The permitted maximum height of all front exterior main walls is 7 metres. The proposed height of the front exterior main walls is 8.86 metres.

A)(ii) The permitted maximum height of all rear exterior main walls is 7 metres. The proposed height of the rear exterior main walls is 8.08 metres.

[10.20.40.10.(2) Maximum Height of Specified Pairs of Main Walls]

 4. A) The permitted maximum floor space index is 0.45 times the area of the lot: 133.78 square metres. The proposed floor space index is 0.85 times the area of the lot: 251.53 square metres.
[10.20.40.40.(1) Floor Space Index]

 5. ((C) A platform without main walls, attached to or less than 0.3 metres from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback if it is no closer to a side lot line than 2.39 metres(height above the ground). The proposed platform is 0.96m on the south side and 0.92m on the north side.

[10.5.40.60.(1) Platforms]

 6. (D) On a lot with a detached house, semi-detached house, duplex, triplex, fourplex or townhouse, a minimum of 75 percent of the required front yard landscaping must be soft landscaping; 20.67 square metres. The proposed front yard soft landscaping area is 67 percent: 18.44 square metres.
[10.5.50.10.(1) Front Yard Landscaping for Certain Types of Residential Buildings]

East York Zoning By-law

Your property is located in the former municipality of East York and is subject to Zoning By-law No. 6752, as amended. Based on Zoning by-law No. 6752 the property is zoned R1A, and is subject to all provisions thereof.

This proposal is to demolish existing detached house and construct New Two Storey Detached House with at grade integral garage.

Notes:

1. Demolition permit will be required
2. Grading and Drainage Plan will be required
3. Curb Cut permit will be required
4. This review does not include clearance for the right of way on the submitted plans

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7. The minimum required front yard setback is 6m. The proposed front yard setback is 4.87m taken to the front bay projection.
[7.2.3 - Front Yard setback]

 8. The maximum permitted lot coverage is 35% of the lot area (104.05 sqm). The proposed lot coverage is 45% of the lot area (133.85 sqm). [7.2.3 - Lot Coverage]
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ITEM DESCRIPTION

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| 9. | The maximum permitted floor space index is 0.45 x the lot area (133.78 sqm). The proposed floor space index is 0.85 x the lot area (251.53 sqm). [7.2.3 - Floor Space Index] |
| 10. | The maximum permitted building height is 8.5m. The proposed building height is 9.5m. [7.2.3 - Building Height] |
| 11. | A minimum of 75% of the front yard, excluding a permitted driveway is required to be soft landscaping, 29.3 sqm required. The proposed soft landscaping is 18.44 sqm (44%). (section 7.1.6.) |
| 12. | A rear deck that exceeds 1.2m above the ground is permitted to project 2.5m, the proposed rear deck projects 3.05m. (section 5.6.) |
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