

**REFLECT ARCHITECTURE INC
C/O TREVOR WALLACE
21 SHAFTESBURY AVE SUITE 100
TORONTO ON M4T 3B4**

Zoning Notice

Date: Wednesday, May 25, 2016

Zoning Certificate (ZZC) Review No: 16 155179 ZZC 00 ZR FolderRSN: 3950127

House - Addition

Proposed Use: SFD-Semi Detached

at 1038 LOGAN 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.

Greg Whitfield
Zoning Examiner

Folder Name: 1038 LOGAN AVE**Application Number: 16 155179 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 R(d0.6)(x312).

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1. B)(ii) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 metres. The proposed height of the side exterior main walls facing a side lot line is 9.23 metres.
[10.10.40.10.(2) Maximum Height of Specified Pairs of Main Walls]
 2. A) The permitted maximum floor space index for additions to the rear of a (detached house, semi-detached house, duplex) erected before October 15, 1953 is 0.69 times the area of the lot: 127.93 square metres. The proposed floor space index is 0.97 times the area of the lot: 179.4 square metres.

[10.10.40.40.(2) Additions to the Rear of Certain Residential Buildings]

Toronto Zoning by-law

Your property is located in the former municipality of Toronto and is subject to Zoning By-law No. 438-86, as amended. Based on Zoning By-law No. 438-86, the property is zoned R2 Z0.6.

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3. The by-law allows additions to the rear of a semi-detached house erected before October 15, 1953, or to a converted house, provided the residential gross floor area of the building as enlarged does not exceed 0.69 times the area of the lot: 127.93 square metres. The proposed residential gross floor area is 0.97 times the area of the lot: 179.4 square metres. [6(3) Part VI 1(I) - Addition To Rear, Gross Floor Area]

General Requirements

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4. Note: An Administrative Party Wall Permit may be required at the building permit stage, to be determined upon a more detailed submission.
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