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By Committee of Adjustment TEY at 3:59 pm, May 30, 2018

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TEUTA GUCI

**760 PAPE AVE
TORONTO ON M4K 3S7**

Zoning Notice

Date: Thursday, May 17, 2018

Zoning Certificate (ZZC) Review No: 17 268975 ZZC 00 ZR FolderRSN: 4288534

House - New Building

Proposed Use: SFD

at 111 GOUGH 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.

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.

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Zoning Building Code Examiner

Folder Name: 111 GOUGH AVE
Application Number: 17 268975 ZZC 00 ZR

Zoning bylaw Notice

ITEM DESCRIPTION

569-2013

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(d0.6)(x312).

Proposal: To demolish existing dwelling and construct a three storey single family dwelling with detached garage at rear.

Note:

- A demolition permit and grading plan will be required at the building permit stage.
- Obtain any necessary approvals from Traffic - ROW Management for work within the municipal boulevard as required.

1. A parking space must be on the same lot as the use for which the parking space is required. The proposed parking space is partially located within the municipal boulevard and not entirely on the lot for which it will be used.
[10.5.80.10.(1) Location of Required Parking Spaces]
2. A lot with a residential building, other than an apartment building, must have a minimum of 50 percent of the rear yard for soft landscaping: 57.61 square metres, if the lot frontage is greater than 6.0 metres. The proposed rear yard landscaping area is 30 percent; 34.52 square metres.
[10.5.50.10.(3)(A) Rear Yard Soft Landscaping for Residential Buildings Other Than an Apartment Building]
3. The maximum height of an ancillary building or structure is 4.0 metres. The proposed height of the ancillary structure is 4.27 metres.
[10.5.60.40.(2)(B) Maximum Height of Ancillary Buildings or Structures]
4. The permitted maximum building depth for a detached house is 17.0 metres. The proposed building depth is 19.89 metres.
[10.10.40.30.(1)(A) Maximum Building Depth]
5. The permitted maximum floor space index is 0.6 times the area of the lot: 180.86 square metres. The proposed floor space index is 0.86 times the area of the lot: 259.71square metres.
[10.10.40.40.(1)(A) Floor Space Index]
6. The permitted maximum height of a building or structure is 10.0 metres. The proposed height of the building is 10.99 metres.
[10.10.40.10.(1)(A) Maximum Height]
7. A)(i) The permitted maximum height of all front exterior main walls is 7.5 metres. The proposed height of the front exterior main walls is 9.84 metres.

A)(ii) The permitted maximum height of all rear exterior main walls is 7.5 metres. The proposed height of the rear exterior main walls is 9.84 metres.

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 10.62 metres.
[10.10.40.10.(2) Maximum Height of Specified Pairs of Main Walls]
8. A parking space may not be located in a front yard or a side yard abutting a street. The proposed parking spot is located in a front yard.
[10.5.80.10.(3) Street Yard Parking Space]
9. The minimum required parking space must have a minimum width of 5.8 metres. The proposed parking space will have a width of 5.49 metres in width.
[200.5.1.10.(2)(A)(ii) Parking Space Dimensions - Minimum]

438-86

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).

Proposal: To demolish existing dwelling and construct a three storey single family dwelling with detached garage at rear.

Note:

- A demolition permit and grading plan will be required at the building permit stage.
- Obtain any necessary approvals from Traffic - ROW Management for work within the municipal boulevard as required.

10. The by-law limits the residential gross floor area in an area zoned R2 to 0.6 times the area of the lot: 180.86 square metres. The proposed residential gross floor area of the building exceeds the maximum permitted by approximately 0.86 times the area of the lot: 259.71 square metres.
[6(3) Part I 1 - Residential Gross Floor Area]

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Zoning bylaw Notice

ITEM DESCRIPTION

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- 438-86**
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11. The by-law requires a building to be located no closer than 0.90 metres to the side wall of an adjacent building that contains no openings. The proposed building is located 0.87 metres from the adjacent building.
[6(3) Part II 3(I) - Setback From Adjacent Building Without Openings]
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12. The by-law requires a detached house in an R2 district, to have a minimum side lot line setback of 7.5 metres from the side lot line for that portion of the building exceeding 17.0 metres in depth. The proposed side lot line setback is 1.22 metres on the North side and 0.75 metres on the South side.
[6(3) Part II 3.B(II) - Side Lotline Setback, , 7.5 m Min (Depth Exceeding 17 M)]
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13. The by-law limits the width of a walkway located between the front lot line and any wall of the building facing the front lot line to 1.06 metres. The proposed walkway is 1.69 metres wide.
[6(3) Part III 4 - Front Yard Walkway]
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14. The maximum permitted building height is 10.0 metres. The proposed building height is 10.45 metres.
[4(2)(a) - Height Limits]
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15. The by-law prohibits the parking of motor vehicles on the portion of the lot between the front lot line and the front wall of the building. The proposed parking spot is located in a front yard.
[6(3) Part IV 1(E) - Parking Beyond Front Wall]
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16. The maximum permitted height for an accessory building is 4 metres. The proposed accessory building height, measured from the lowest point of elevation adjacent to the building, is 4.27 metres.
[4(2)(d)(i) - Height Limit for an Accessory Building]
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17. The minimum required parking space width is 5.8 metres. The proposed parking space width is 5.49 metres.
[4(17)(a) - Minimum Parking Space Dimensions]
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18. A parking space shall be provided on the on the same lot as the use for which it is required. The proposed parking space is partially located within the municipal boulevard and not entirely on the lot for which it will be used.
[4(4)(b) - Parking Spaces]
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