

**OPTIONS DESIGN AND BUILD  
C/O MASOUD SALIMI  
7711 YONGE ST  
MARKHAM ON L3T 2C4****Date: Friday, December 16, 2016****Building Permit Application No: 16 216116 BLD 00 SR****SFD - Detached - Multiple Projects****at 119 DURANT AVE****Ward: Toronto-Danforth (29)**

Examination of your building permit application has revealed that certain requirements of the Zoning By-laws have not been satisfied. You are requested to provide the information identified in the attached Notice. It may be necessary for you to submit revised plans so that processing of your application may continue.

**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](http://www.toronto.ca/zoning/bylaw_amendments/ZBL_NewProvision_Chapter2.htm)

Should compliance with the City's Zoning By-law 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 the Planning process or which application may be more appropriate, you may visit the City of Toronto Web site @ [www.toronto.ca/developing-toronto](http://www.toronto.ca/developing-toronto) or discuss the matter with City staff by calling (416)392-7565.

Subsequent examination of your permit documents may identify that additional information is required.

Should you have any questions, please contact me at 416-392-7839. Kindly refer to your permit number when you phone or submit information.



Folder Name: 119 DURANT AVE  
Application Number: 16 216116 BLD 00 SR

## Zoning bylaw Notice

### ITEM DESCRIPTION

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#### 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)

1. The permitted maximum lot coverage is 35 percent of the lot area: 102.56 square metres. The proposed lot coverage is 47.2 percent of the lot area: 138.33 square metres.  
[10.20.30.40.(1) Maximum Lot Coverage]
2. The permitted maximum height is 7.2 metres. The proposed height is 8.85 metres.  
[10.20.40.10.(4) Restrictions for a Detached House with a Flat or Shallow Roof]
3. The permitted maximum height of the first floor above established grade is 1.2 metres. The proposed height of the first floor above established grade is 2.13 metres.  
[10.20.40.10.(6) Height of First Floor Above Established Grade]
4. 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: 57.26 square metres, if the lot frontage is greater than 6.0 metres. The proposed rear yard landscaping area is (??) percent; (??) square metres.  
[10.5.50.10.(3) Rear Yard Soft Landscaping for Residential Buildings Other Than an Apartment Building]  
- Please indicate on site plan the proposed rear yard landscaping area.
5. The required minimum side yard setback is 0.9 metres where the required minimum lot frontage is 6.0 metres to less than 12.0 metres. The proposed side yard setback is 0.63 metres.  
[10.20.40.70.(3) Minimum Side Yard Setback]

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#### 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.

6. The maximum permitted lot coverage is 35% of the lot area. The proposed lot coverage is 41.91% of the lot area. [7.2.3 - Lot Coverage]
7. The maximum permitted floor space index is 0.45 x the lot area. The proposed floor space index is 1.18 x the lot area. [7.2.3 - Floor Space Index]
8. The maximum permitted building height is 8.50m. The proposed building height is 8.85m. [7.2.3 - Building Height]