

**LEMCAD CONSULTANTS
C/O LEO MASTRANDREA
817 COSBURN AVE
TORONTO ON M4C 2V9
CANADA**

Zoning Notice

Date: Monday, December 18, 2017

Zoning Certificate (ZZC) Review No: 17 271222 ZZC 00 ZR FolderRSN: 4291123

House - New Building

Proposed Use: Single Family Dwelling

at 145 DURANT 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.

Tina Pusateri
Zoning Examiner

Folder Name: 145 DURANT AVE**Application Number: 17 271222 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) Height 8.5.

This proposal is for a two storey rear addition, 2nd storey addition, front porch, rear deck and interior alterations.

Notes:

It was assumed for the purpose of this review that the average grade as stipulated is the same as Established Grade.

1. A) The permitted maximum lot coverage is 35 percent of the lot area: 110.88 square metres. The proposed lot coverage is 44 percent of the lot area: 138.36 square metres.
[10.20.30.40.(1) Maximum Lot Coverage]
2. A) The permitted maximum floor space index is 0.45 times the area of the lot: 142.56 square metres. The proposed floor space index is 0.68 times the area of the lot: 215.18 square metres.
[10.20.40.40.(1) Floor Space Index]
3. Roof eaves may project a maximum of 0.9 metres provided that they are no closer than 0.30 metres to a lot line. The proposed eaves are 0.19 metres from the north lot line.
[10.5.40.60.(7) Roof Projections]
4. (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; 15.95 square metres. The proposed front yard soft landscaping area is 51 percent: 10.91 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 for a two storey rear addition, 2nd storey addition, front porch, rear deck and interior alterations.

Notes:

It was assumed for the purpose of this review that the average grade as stipulated is the same as Established Grade.

5. A driveway that leads to parking at rear requires a minimum driveway width of 2.6m. The existing driveway is 2.27m, however, the driveway adjacent to the proposed addition requires 2.6m and the proposed is 2.27m.
(section 7.1.4.)
6. The maximum permitted lot coverage is 35% of the lot area (110.88 sqm). The proposed lot coverage is 48% of the lot area(151.77 sqm). [7.2.3 - Lot Coverage]
7. The maximum permitted floor space index is 0.45 x the lot area (142.56 sqm). The proposed floor space index is 0.68 x the lot area (215.18 sqm). [7.2.3 - Floor Space Index]
8. A minimum of 75% of the front yard, excluding a permitted driveway is required to be soft landscaping, 24.23 sqm is required. The proposed soft landscaping is 10.91 sqm.
(section 7.1.6.)