

**STUDIO FOR ARCHITECTURE AND COLLAB INC  
C/O SHASHA WANG  
77 FLORENCE ST UNIT 103  
TORONTO ON M6K 1P4**

**Date: Wednesday, January 24, 2018**

**Building Permit Application No: 18 103476 BLD 00 SR**

**SFD - Semi-Detached - Multiple Projects**

**at 148 DONLANDS AVE**

**Ward: Toronto-Danforth (29)**

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Examination of your building permit application revealed that certain requirements of the Ontario Building Code and /or other applicable By-laws have not been satisfied. You are required to provide the information identified in the attached Notice(s). 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.

If you have any questions contact Steve Persaud Housing Zoning Building Examiner at (416) 392-0709 for Zoning bylaw Notice deficiencies,. Please refer to your permit number when you phone or submit information.

Magda Ishak  
Manager, Plan Review

**Folder Name: 148 DONLANDS AVE**  
**Application Number: 18 103476 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 RS (f10.5; a325; d0.75) (x312).

1. \*Note: Encroachment is not permitted. The proposed rear addition encroaches beyond the south side property line.\*\*\*
2. A) The permitted maximum lot coverage is 35 percent of the lot area: 53.03 square metres. The proposed lot coverage is 50.66 percent of the lot area: 76.76 square metres.  
[10.40.30.40.(1) Maximum Lot Coverage]
3. A) The permitted maximum floor space index is 0.75 times the area of the lot: 113.63 square metres. The proposed floor space index is 0.79 times the area of the lot: 119.69 square metres.  
[10.40.40.40.(1) Floor Space Index]
4. A) The required minimum rear yard setback is 7.5 metres. The proposed rear yard setback is 6.35 metres.  
[10.40.40.70.(2) Minimum Rear Yard Setback]

#### 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 R2A, and is subject to all provisions thereof.

5. The maximum permitted floor space index is 0.75 times the lot area. The proposed floor space index is 0.79 times the lot area.  
[7.2.3 - Floor Space Index]
6. The maximum permitted lot coverage is 35% of the lot area. The proposed lot coverage is 50.66% of the lot area.  
[7.2.3 - Lot Coverage]
7. The minimum required rear yard setback is 9m. The proposed rear yard setback is 6.35m.  
[7.2.3 - Rear Yard setback]
8. \*Note: Encroachment is not permitted. The proposed rear addition encroaches beyond the south side property line.\*\*\*