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1468 DANFORTH AVE  
TORONTO ON M4J 1N4**

## Zoning Notice

**Date: Monday, September 18, 2017**

**Zoning Certificate (ZZC) Review No: 16 143227 ZZC 00 ZR FolderRSN: 3935396**

**Multiple-Use Building - Addition**

**Proposed Use: Mixed-Use**

**at 1494 DANFORTH AVE**

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

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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](http://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](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.

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**Application Number: 16 143227 ZZC 00 ZR**

You must present a copy of this Zoning Certificate along with the necessary 'Applicable Law' approvals other than any of the fees or charges identified above, at the time of your building permit submission.

Building permit applications without Zoning Certificates and these approvals will be considered incomplete submissions and will not be subject to prescribed timeframes in Article 1.3.1.3. of Division C, Part 1 of the Ontario Building Code.

## Applicable Law Notice

### ITEM DESCRIPTION

#### Applicable Fees

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1. DC(Development Charges) Charges will be calculated at the time of processing the Building Permit  
Authority: O.B.C. Div A - 1.4.1.3.(1)(b)(ii) under Reg 332/12, or Div A - 1.4.1.3 (1)(b)(i) under Reg 350/06 (as applicable): Sections 28 and 53 of the Development Charges Act, 1997  
Form of Approval: Confirmation of payment prior to building permit issuance  
Contact: Toronto Building  
[http://www.e-laws.gov.on.ca/html/statutes/english/elaws\\_statutes\\_97d27\\_e.htm](http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_97d27_e.htm)

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  2. EDC(TCDSB Education Dev. Charge) Charges will be calculated at the time of processing the Building Permit  
Authority: O.B.C. Div A - 1.4.1.3.(1)(b)(iii) under Reg 332/12, or Div A - 1.4.1.3 (1)(b)(ii) under Reg 350/06 (as applicable): Sections 257.83 and 257.93 of the Education Act  
Form of Approval: Confirmation of payment prior to building permit issuance  
Contact: Toronto Building  
[http://www.e-laws.gov.on.ca/html/statutes/english/elaws\\_statutes\\_90e02\\_e.htm](http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90e02_e.htm)

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  3. Parkland Dedication/Park Levy  
Authority: O.B.C. Div. A - 1.4.1.3.(1)(a)(xxi) under Reg 332/12, or Div. A - 1.4.1.3.(1)(a)(xxxi.1) under Reg 305/06 (as applicable): Section 42 of the Planning Act with respect to the payment of money or making arrangements satisfactory to the Council of a Municipality for the payment of money, where the payment is required under subsection 42(6) of that Act.  
Form of Approval: Appraisal letter and payment made to Building Division  
Contact: Rosanne Clement at rclement@toronto.ca  
For information regarding the appraisal process or status of the appraisal for the parks levy Contact: Peter Cheng at pcheng1@toronto.ca  
[http://www.e-laws.gov.on.ca/html/statutes/english/elaws\\_statutes\\_90p13\\_e.htm](http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90p13_e.htm)
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**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 CR 3.0(c2.0; r2.5)SS2(x2219).

4. The permitted maximum floor space index for all uses on the lot is 3.0 : 581.88 square metres (3.0 x 193.96m<sup>2</sup>). The proposed floor space index for all uses on the lot is 3.17: 614.42 square metres (614.42/ 193.96). [40.10.40.40.(1) Floor Space Index]
5. The by-law requires one parking space on the lot for the dwelling unit/s. 0 parking spaces are illustrated on the Site Plan. [900.11.10 parking spaces]
6. (A) Bicycle parking space requirements for an apartment building and for the dwelling units in a mixed use building, within Bicycle Zone 1 is a minimum of 1.0 bicycle parking spaces for each dwelling unit and allocated as 0.9 long-term bicycle parking space per dwelling unit and 0.1 short-term bicycle parking space per dwelling unit. The proposed long-term bicycle parking rate provided is 0 per dwelling unit and the proposed short-term bicycle parking space is 0 per dwelling unit for a total of 0 bicycle parking spaces per dwelling unit. [230.5.10.1.(5) Bicycle Parking Space Requirements for Dwelling Units]
7. (B)(ii) Where the rear lot line abuts a lane, the building must be set back 7.5 metres from the lot line of the lot abutting the lane on the opposite side of the lane. The proposed building is setback 6.096 metres from the lot line of the lot abutting the lane on the opposite side of the lane.  
  
(E)(i) If a lot abuts an O, ON or OR zone or the Residential Zone category or Residential Apartment Zone category, then every building on the lot in the CR Zone may not penetrate a 45 degree angular plane projected over a shallow lot, along the entire required rear yard setback, starting at a height of 10.5 metres above the average elevation of the ground along the rear lot line. The proposed building penetrates the angular plane. [40.10.40.70.(2) Development Standard Set 2 - Building Setbacks]
8. (B) A building or structure must be no closer than 3.5 metres from the original centreline of a lane if the lot abutting the other side of the lane is in the Residential Zone category or Open Space Zone category. The proposed building is 3.12 metres from the original centreline of a lane. [40.5.40.70.(1) Building or Structure to be Set Back from a Lane]
9. (C) Where the main wall of a building has windows or openings, the main wall must be set back at least 5.5 metres from a lot line that is not adjacent to a street or lane. The proposed main wall is setback 0.0 from the east lot line. [40.10.40.70.(2) Development Standard Set 2 - Building Setbacks]

**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 MCR T3.0 C2.0 R2.5.

10. The by-law requires the building to be set back a distance of at least 7.5 metres from a lot in a residential or park district. The proposed building is set back 6.096 metres. [8(3) Part II 4(A) - 7.5 m Setback]
11. The by-law requires the building to be within the 45 degree angular plane projected over the lot from an elevation of 10 metres above the average elevation of the ground at a distance of 7.5 metres from a lot in a residential or park district. The proposed building will penetrate the 45 degree angular plane. [8(3) Part II 4(C)(III) - Rear Angular Plane]
12. The by-law requires that the combined non-residential gross floor area and residential gross floor area be not more than 3.0 times the area of the lot: 581.88 square metres (3.0 x 193.96m<sup>2</sup>). The proposed building has 614.42 square metres of combined non-residential gross floor area and residential gross floor area. [8(3) Part I 1 - Combined Density]
13. The by-law requires a building or structure to be set back 3.5 metres from the centre line of the public lane. The proposed building or structure is set back 3.12 metres from the centre line of the public lane. [4(14)(A) - Lane Setback]
14. 4 (4) One parking space is required for each dwelling unit - four required. 0 parking spaces are illustrated on the Site Plan. (section 4(4))

**General Requirements**

15. General requirements:  
No work is permitted to encroach onto adjacent properties or City property above or below grade.
16. General requirements:  
Encroachments onto adjacent properties are subject to a registered encroachment agreement.
17. General requirements:  
Administrative 'party wall' permit is required to construct or alter a party wall.