

JASON BRANDER**16 FIELDING AVE
TORONTO ON M4J 1R5****RECEIVED**
By TEY CofA at 9:44 am, Jan 27, 2017**Date: Monday, January 23, 2017****Building Permit Application No: 17 101656 BLD 00 SR****SFD - Detached - Porch****at 16 FIELDING 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

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 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) 392-7516. Kindly refer to your permit number when you phone or submit information.

Xi Chen
Housing Zoning Building Examiner

Folder Name: 16 FIELDING AVE
Application Number: 17 101656 BLD 00 SR

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 R(d0.6)(x322).

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1. In the Residential Zone category, if a lot is:
(B)between two abutting lots in the Residential Zone category, each with a building fronting on the same street and those buildings are both, in whole or in part, 15.0 metres or less from the subject lot, the required minimum front yard setback is the average of the front yard setbacks of those buildings on the abutting lots. Front Yard Setback - Averaging 5.7 metres is permitted. The proposed building or structure is 3.65 metres from the Front Lot Line.
[10.5.40.70.(1) Front yard Setback - Averaging]

 2. A) The permitted maximum floor space index is 0.6 times the area of the lot: 90.6 square metres. The proposed floor space index is 0.72 times the area of the lot: 108.8 square metres.
[10.10.40.40.(1) Floor Space Index]

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
