

**RECEIVED***By Committee of Adjustment at 8:43 am, Mar 03, 2017***LEMCAD CONSULTANTS  
C/O LEO MASTRANDREA  
817 COSBURN AVE  
TORONTO ON M4C 2V9  
CANADA**

## Zoning Notice

**Date: Thursday, March 2, 2017****Zoning Certificate (ZZC) Review No: 16 174315 ZZC 00 ZR FolderRSN: 3972328****House - New Building****Proposed Use: 2 Unit Dwelling****at 196 GOWAN 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](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.

**Folder Name: 196 GOWAN AVE**  
**Application Number: 16 174315 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 Laws

1. Planning Act-demo control

Authority: O.B.C. Div. A - 1.4.1.3 (b)(viii) under Reg 332/12 and Reg 350/06 (as applicable): Section 33 of the Planning Act except where, in the case of the demolition of a residential property, a permit to demolish the property is obtained under that Section.

Form of Approval: n/a

Contact: n/a

[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**

Proposal: To construct a new single family detached dwelling with an integral garage.

Advisory Note: A demolition permit and grading plan will be required at the permit stage.

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 RM (f13.5; a420; u3) (x269).

2. A minimum of 10.0 square metres of the first floor must be within 4.0 metres of the front main wall. A total of 7.17 square metres of the first floor will be within 4 m of the front wall.  
[10.5.40.10.(5) First Floor Location Requirement]
3. B)(ii) The permitted maximum height of all side exterior main walls facing a side lot line is 7 metres. The proposed height of the side exterior main walls facing a side lot line is 8.41 metres.  
[10.80.40.10.(2) Maximum Height of Specified Pairs of Main Walls]
4. A) The permitted maximum number of platforms at or above the second storey located on the rear wall of a detached house is 1. The proposed number of platforms located on the rear wall, at or above the second storey is 2.  
  
B) The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 square metres. The proposed area of the rear second storey platform (rear deck) is 15.67 square metres and the proposed area of the front platform at or above the second storey is 4.88 square metres  
[10.80.40.50.(1) Platforms at or Above the Second Storey of a Detached House]
5. (D)(i) The maximum permitted height is 8.5 m. The proposed height is 8.86 m.  
[900.6.10(269) - Exception RM 269]

**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 R2B, and is subject to all provisions thereof.

6. a) Eaves and gutters may i) project beyond the Main Front Wall or the Main Rear Wall; and ii) encroach into a required Front Yard or Rear Yard, to a maximum of 0.61 m. The proposed eaves and gutters along the front wall project 1.53 m and the proposed eaves and gutters along the rear wall will project 1.32 m. [5.6 - Permitted Projections]
7. The minimum required front yard setback is 6 m. The proposed front yard setback, measured to the projecting front portion, is 4.20 m. [7.6.3 - Front Yard setback]
8. The maximum permitted building length is 16.75 m. The proposed building length is 17.15 m. [7.6.3 - Building Length]
9. The maximum permitted building height is 8.5 m. The proposed building height is 8.86 m. [7.6.3 - Building Height]
10. The maximum permitted floor space index is 0.75 times the lot area: 261.36 sq m. The proposed floor space index is 0.81 times the lot area: 282.35 sq m. [7.6.3 - Floor Space Index]

Advisory Note: The gross floor area includes the portion of basement which does not meet the definition of "basement", which in this case is the entire basement floor excluding the area below the front vestibule. The area of the required parking space is also excluded.