

**ST ENGINEERING
C/O STAVROS THEODORAKOPOULOS
23 SOUTHLEA AVE
TORONTO ON M4G 3L8**

Date: Thursday, May 18, 2017

Building Permit Application No: 16 259356 BLD 00 SR

SFD - Detached - Multiple Projects

at 24 HOPEDALE 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.

Folder Name: 24 HOPEDALE AVE
Application Number: 16 259356 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 RD(f12.0;a370;d0.6).

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1. A) The permitted maximum floor space index is 0.6 times the area of the lot: 116.7 square metres. The proposed floor space index is 0.74 times the area of the lot: 143 square metres.
[10.20.40.40.(1) Floor Space Index]

 2. A) The required minimum side yard setback is 0.6 metres where the required minimum lot frontage is 6.0 metres. The proposed side yard setback is 0.25 metres measured from proposed front addition to north lot line.
[10.20.40.70.(3) Minimum Side Yard Setback]

 3. A) The permitted maximum lot coverage is 35 percent of the lot area: 68 square metres. The proposed lot coverage is 62 percent of the lot area: 120.2 square metres.
[10.20.30.40.(1) Maximum Lot Coverage]

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 R1B, and is subject to all provisions thereof.

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4. The maximum permitted floor space index is 0.6 x the lot area. The proposed floor space index is 0.74 x the lot area. [7.4.3 - Floor Space Index]

 5. The maximum permitted lot coverage is 35% of the lot area. The proposed lot coverage is 53% of the lot area. [7.3.3 - Lot Coverage]
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