

**FLUID LIVING STUDIO
C/O ERIC HEYDON
455 DOVERCOURT RD SUITE 202
TORONTO ON M6H 2W3**

RECEIVED**By CofA TEY at 1:39 pm, Apr 12, 2018**

Examiner's Notice

Date: Thursday, April 12, 2018

Preliminary Project Review No: 18 128108 ZPR 00 ZR FolderRSN: 4335823

House - New Building

Proposed Use: sfd

at 26 GOVERNORS RD -- PLAN REVIEW COMPLETE

Ward: Toronto-Danforth (29)

Examination of your Request for a Preliminary Project Review has revealed that certain requirements of the Zoning Bylaw Municipal Applicable law have not been satisfied. The attached Zoning Municipal Applicable law Notice provides the details of the review.

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 reviews will require the submission of a new Project Review Request along with payment of the applicable fees.

The Notice is based on plans and documents submitted and the Zoning By-Law in force at the time.

The plans and documents will be held on file for one year from the date of the Notice after which time they be discarded and the Notice becomes invalid.

Should there be changes to the Zoning By-Law or other applicable law prior to the issuance of a building permit you will be required to comply with those changes.

Please refer to your PPR number when you phone in, submit subsequent reviews or submit your building permit application.

Tina Pusateri
Zoning Examiner

Folder Name: 26 GOVERNORS RD -- PLAN REVIEW COMPLETE
Application Number: 18 128108 ZPR 00 ZR

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).

This proposal is to demolish existing house and construct new two storey detached house with integral garage.

Notes:

1. TRCA email received to confirm no top of bank on lot
2. Ravine permit will be required
3. Demolition permit will be required
4. Grading and Drainage Plan will be required
5. Declaration of Use will be required
6. It was assumed that finished grade is the same as Established Grade

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1. A) The permitted maximum lot coverage is 35 percent of the lot area: 141.84 square metres. The proposed lot coverage is 41 percent of the lot area: 164.44 square metres.
[10.20.30.40.(1) Maximum Lot Coverage]

 2. A) The permitted maximum height is 7.2 metres. The proposed height is 8.2 metres.

[10.20.40.10.(4) Restrictions for a Detached House with a Flat or Shallow Roof]

 3. The maximum permitted length is 17m, the proposed is 19m.
(10.20.40.20(1))

 4. A) The permitted maximum floor space index is 0.6 times the area of the lot: 243.15 square metres. The proposed floor space index is 0.68 times the area of the lot: 275.53 square metres.
[10.20.40.40.(1) Floor Space Index]

 5. 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 2nd storey rear balcony is 6 sqm.
[10.20.40.50.(1) Platforms at or Above the Second Storey of a Detached House]

 6. A) The required minimum side yard setback is 3.0 metres for a corner lot where the required lot frontage is 12.0 metres or more. The Proposed side yard setback is 2.1 metres.

[10.20.40.70.(6) Minimum Side Yard Abutting a Street for Specified Corner Lots]

 7. (D) A platform without main walls, attached to or less than 0.3 metres from a building, with a floor higher than the first floor of the building above established grade may encroach into the required rear yard setback 1.5 metres . The proposed platform encroaches 2.01 metres into the required rear yard setback.

[10.5.40.60.(1) Platforms]

 8. (B) Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street. The proposed vehicle access to a parking space is from the front.
[10.5.80.40.(3) Parking Space Access on a Corner Lot]

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.

This proposal is to demolish existing house and construct new two storey detached house with integral garage.

Notes:

1. TRCA email received to confirm no top of bank on lot
 2. Ravine permit will be required
 3. Demolition permit will be required
 4. Grading and Drainage Plan will be required
 5. Declaration of Use will be required
 6. It was assumed that finished grade is the same as Established Grade
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9. The maximum permitted lot coverage is 35% of the lot area (141.84 sqm). The proposed lot coverage is 40% of the lot area (160.77 sqm). [7.3.3 - Lot Coverage]

Toronto Building
Will Johnston, Chief Building Official and Executive
Director

100 Queen Street West
Gr.Floor, West Tower
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Application Number: 18 128108 ZPR 00 ZR

Zoning bylaw Notice

ITEM DESCRIPTION

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| 10. | The maximum permitted floor space index is 0.6 x the lot area (243.15 sqm). The proposed floor space index is 0.68 x the lot area (275.53 sqm). [7.3.3 - Floor Space Index] |
| 11. | The maximum permitted building length is 16.75m. The proposed building length is 19m. [7.3.3 - Building Length] |
| 12. | The proposed stairs at the side require a minimum of 1.5m to the south lot line, the proposed is 0.9m.
(sectin 5.6.) |
| 13. | The rear deck is permitted to project 3.6m from the rear wall, the proposed deck projects 3.76m.
(section 5.6.) |
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