

**AMTEC ENGINEERING LTD
C/O AGOSTINO MONTELEONE
80 BIRMINGHAM ST SUITE A3
TORONTO ON M8V 3W6**

Date: Friday, January 20, 2017

Building Permit Application No: 16 242362 BLD 00 SR

SFD - Detached - Multiple Projects

at 3 MARLOW 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) 338-5942. Kindly refer to your permit number when you phone or submit information.

Patrick Karremans
Zoning Building Code Examiner

Folder Name: 3 MARLOW AVE
Application Number: 16 242362 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 RS.

1. A) The permitted maximum floor space index is 75 times the area of the lot: 190.30 square metres. The proposed floor space index is 1.24 times the area of the lot: 177.39 square metres.
Note: The floor space index includes the basement level.
[10.40.40.40.(1) Floor Space Index]
2. The required minimum front yard setback is 3.17 metres. The proposed front yard setback is 0.72 metres.
[10.5.40.70.(1).(B) Front Yard Setback]
3. A) The required minimum side yard setback is 0.9 metres where the required minimum lot frontage is less than 12.0 metres. The proposed side yard setback is 0.00 metres.
[10.40.40.70.(3) Minimum Side Yard Setback]
4. (A)(iii) Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 metres. The proposed stairs are 0.49 metres from the North lot line.
[10.5.40.60.(3) Exterior Stairs, Access Ramp and Elevating Device]

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 R2A, and is subject to all provisions thereof.
