

**MEMAR CONSULTANTS INC  
C/O KHALID IBRAHIM  
4311 VILLAGE CENTRE CRT UNIT 101  
MISSISSAUGA ON L4Z 1S2**

**Date: Tuesday, February 13, 2018**

**Building Permit Application No: 17 275559 BLD 00 SR**

**2 Unit - Detached - Multiple Projects**

**at 34 WOODYCREST AVE**

**Ward: Toronto-Danforth (29)**

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Examination of your building permit application has revealed that certain requirements of the Zoning By-laws and other applicable 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](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](http://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: 34 WOODYCREST AVE  
Application Number: 17 275559 BLD 00 SR

## Zoning bylaw Notice

### ITEM DESCRIPTION

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#### 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.

#### Scope of Work:

Proposal to construct a detached garage, a rear two storey addition, a third floor addition and convert the single family dwelling to a two unit dwelling.

1. B)(ii) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 metres. The proposed height of the side exterior main walls facing a side lot line is 9.79 metres.  
[10.10.40.10.(2) Maximum Height of Specified Pairs of Main Walls]
2. A) The permitted maximum floor space index is 0.60 times the area of the lot: 174.88 square metres. The proposed floor space index is 0.69 times the area of the lot: 202.22 square metres.  
[10.10.40.40.(1) Floor Space Index]
3. Cladding added to the original exterior surface of the main wall of a building may encroach into a required building setback a maximum of 0.15 metres, if the added cladding is no closer to a lot line than 0.3 metres. The proposed cladding encroaches 0.02 metres and is 0.16 metres from the north lot line.  
[10.5.40.60.(4) Exterior Main Wall Surface]
4. (A) An architectural feature on a building may encroach into a required building setback a maximum of 0.6 metres, if it is no closer to a lot line than 0.3 metres. The proposed architectural feature encroaches 0.81 metres into the required front yard setback. The proposed feature is 0.59 metres from the north lot line.  
[10.5.40.60.(5) Architectural Features]
5. (A) A lot with a residential building, other than an apartment building, must have a minimum of 50 percent of the rear yard for soft landscaping: 57.85 square metres, if the lot frontage is greater than 6.0 metres. The proposed rear yard landscaping area is 35.5 percent; 45.71 square metres.  
[10.5.50.10.(3) Rear Yard Soft Landscaping for Residential Buildings Other Than an Apartment Building]

#### Toronto Zoning by-law

6. The by-law limits the residential gross floor area to 0.60 times the area of the lot: 174.88 square metres. The proposed residential gross floor area is 202.22 square metres. [6(3) Part I 1 - Residential Gross Floor Area]
7. The by-law requires a residential building to have a minimum side lot line setback of 0.45metres, where the side wall does not contain openings. The proposed side lot line setback is 0.18 metres on the south side.  
[6(3) Part II 3.F(I) - Side Lotline Setback, 1.2 m Min (Wall With Openings)]
8. The by-law requires a residential building to have a minimum side lot line setback of 1.2 metres, where the side wall does contain openings. The proposed side lot line setback is 0.59 metres on the north side.  
[6(3) Part II 3.F(I) - Side Lotline Setback, 1.2 m Min (Wall With Openings)]
9. The by-law limits a building to a maximum depth of 14.0 metres. The proposed depth is 17.02 metres. [6(3) Part II 5(I) - Bldg Depth, 14 m Max (All Bldgs Except Detached And Semi-Detached Houses)]
10. A converted house is a permitted use provided there is no exterior alteration of or addition to the house except an addition to a part of the exterior, provided the increase in residential gross floor area does not exceed 0.15 times the area of the lot 43.72 m<sup>2</sup>.  
The proposed conversion includes an addition to an exterior part of the building which will contain an additional residential gross floor area of 89.87m<sup>2</sup>, which is equal to 0.31 times the lot area.  
[6(2)1.(iii)A - Use Qualifications]