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By C of A TEY at 9:47 am, Apr 04, 2018

**HEATHER ASQUITH ARCHITECT
C/O HEATHER ASQUITH
349 CARLAW AVE
TORONTO ON M4K 1B5**

Zoning Notice

Date: Monday, March 19, 2018

Zoning Certificate (ZZC) Review No: 17 240588 ZZC 00 ZR FolderRSN: 4255007

House - Addition

Proposed Use: SFD

at 37 PLAYTER CRES

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 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

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: 37 PLAYTER CRES
Application Number: 17 240588 ZZC 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.

1. Roof eaves may project a maximum of 0.9 metres provided that they are no closer than 0.30 metres to a lot line. The proposed eaves project 0.15 metres and are 0.28 metres from the west lot line.
[10.5.40.60.(7) Roof Projections]
2. (B) The minimum building setback from a side lot line for any addition or extension to the rear or the side of a lawfully existing building or structure on a lot with a lot frontage of 9.0 metres to 12.2 metres is 0.45 metres. The proposed minimum building side yard setback is 0.14 metres from the west lot line.
[10.5.40.71.(4) Additions to the Rear or Side of Lawfully Existing Buildings on Specified Lots]
3. A) The permitted maximum floor space index is 0.35 times the area of the lot: 107.36 square metres. The proposed floor space index is 0.84 times the area of the lot: 258.52 square metres.
[10.20.40.40.(1) Floor Space Index]
4. (A) A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering. The proposed canopy encroaches beyond the platform it is covering 0.51 metres into the front yard and 0.16 metres into the side yards.
[10.5.40.60.(2) Canopies and Awnings]

Toronto Zoning by-law

Your property is located in the former municipality of Toronto and is subject to Zoning By-law No. 438-86, as amended. Based on Zoning By-law No. 438-86, the property is zoned R1.

5. The by-law limits the residential gross floor area to 0.35 times the area of the lot: 107.36 square metres. The proposed residential gross floor area is 258.52 square metres.
[6(3) Part I 1 - Residential Gross Floor Area]
 6. The by-law requires that the proposed building be located no closer than 1.2 metres to the portion of the side wall of an adjacent building that contains openings. The proposed building is located 0.71 metres from the adjacent building (35 Playter Crescent). [6(3) Part II 3(II) - Setback From Adjacent Building With Openings]
 7. The by-law requires a detached house in a R1 district to have a minimum side lot line setback of 0.9 metres for that portion of the building not exceeding 17.0 metres in depth, where the side wall contains openings. The proposed side lot line setback is 0.14 metres to the west lot line. [6(3) Part II 3.B(II) - Side Lotline Setback, 0.9 m Min (Part Of Bldg Not Exceeding 17 m In Depth)]
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