

**GREEN DOT ARCHITECTS
C/O SAIED MAHBOUBI
1670 BAYVIEW AVE SUITE 302
TORONTO ON M4G 3C2**

RECEIVED**By CofA TEY at 11:03 am, Dec 21, 2017**

Zoning Notice

Date: Friday, December 15, 2017

Zoning Certificate (ZZC) Review No: 17 248452 ZZC 00 ZR FolderRSN: 4264350

House - Addition

Proposed Use: sfd

at 37 WOLVERTON AVE

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.

Tina Pusateri
Zoning Examiner

Folder Name: 37 WOLVERTON AVE
Application Number: 17 248452 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 (f6.0, a185, d0.75) Height 8.5.

This proposal is for an entire new 2nd storey, alterations to the existing ground floor, interior alterations, and rear deck.

Notes:

1. Separate approvals required from the owners of the existing Right of ways.
2. No encroachments permitted over property lines
3. More than 50% of all existing exterior walls above grade to be maintained at all times
4. Entire house reviewed as a single family dwelling unit

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| 1. | One parking space is required behind the main front wall, 0 proposed.
(200.5.10.1) |
| 2. | A) The permitted maximum lot coverage is 35 percent of the lot area: 72.4 square metres. The proposed lot coverage is 49 percent of the lot area: 101.73 square metres.
[10.20.30.40.(1) Maximum Lot Coverage] |
| 3. | 6) The permitted maximum height of the first floor above established grade is 1.2 metres. The proposed height of the first floor above established grade is 1.28 metres.
[10.20.40.10.(6) Height of First Floor Above Established Grade] |
| 4. | A) The permitted maximum floor space index is 0.75 times the area of the lot: 155.14 square metres. The proposed floor space index is 0.91 times the area of the lot: 189.01 square metres.
[10.20.40.40.(1) Floor Space Index] |
| 5. | (D) On a lot with a detached house, semi-detached house, duplex, triplex, fourplex or townhouse, a minimum of 75 percent of the front yard landscaping must be soft landscaping; 19.19 square metres. The proposed front yard soft landscaping area is 64 percent: 16.44 square metres.
[10.5.50.10.(1) Front Yard Landscaping for Certain Types of Residential Buildings] |
| 6. | A parking space may not be located in a front yard or a side yard abutting a street. The proposed parking spot is located in a front yard.
[10.5.80.10.(3) Street Yard Parking Space] |

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 R1C, and is subject to all provisions thereof.

This proposal is for an entire new 2nd storey, alterations to the existing ground floor, interior alterations, and rear deck.

Notes:

1. Separate approvals required from the owners of the existing Right of ways.
2. No encroachments permitted over property lines
3. More than 50% of all existing exterior walls above grade to be maintained at all times
4. Entire house reviewed as a single family dwelling unit

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| 7. | The minimum required number of parking spaces is 1 space behind the main front wall. The proposed number of parking spaces is 0 spaces. [7.4.3 - Number of Parking Spaces] |
| 8. | A parking space is not permitted to be parked beyond the main front wall. The Site Plan seems to illustrate that the driveway is being maintained as a parking space.
(section 7.8) |
| 9. | The minimum required North side yard setback is 0.45m. The proposed North side yard setback is 0.15 m. [7.4.3 - Side Yard setback] |
| 10. | The minimum required South side yard setback is 0.45m. The proposed South side yard setback is 0 m. [7.4.3 - Side Yard setback] |
| 11. | The maximum permitted lot coverage is 35% of the lot area (72.4 sqm). The proposed lot coverage is 49% of the lot area (101.73 sqm). [7.4.3 - Lot Coverage] |
| 12. | The maximum permitted floor space index is 0.75 x the lot area (155.14 sqm). The proposed floor space index is 0.96 x the lot area (199.34 sqm). [7.4.3 - Floor Space Index] |

Folder Name: 37 WOLVERTON AVE
Application Number: 17 248452 ZZC 00 ZR

Zoning bylaw Notice

ITEM DESCRIPTION

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13. A minimum of 75% of the front yard is required to be soft landscaping, 19.19 sqm. The proposed soft landscaping as per provided statistics is 16.44 sqm (64%). (the driveway is not a permitted driveway)
(section 7.1.6.)
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