

**GLENN RUBINOFF DESIGN GROUP**  
**C/O GLENN RUBINOFF**  
**697 MOUNT PLEASANT RD**  
**TORONTO ON M4S 2N4**

## Zoning Notice

**Date: Friday, February 23, 2018**

**Zoning Certificate (ZZC) Review No: 17 266672 ZZC 00 ZR FolderRSN: 4285840**

**House - New Building**

**Proposed Use: Single Family Dwelling**

**at 38 BARBARA CRES**

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

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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](http://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](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: 38 BARBARA CRES**  
**Application Number: 17 266672 ZZC 00 ZR**

## Zoning bylaw Notice

### ITEM DESCRIPTION

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#### City-wide Zoning By-law

Proposal: To demolish existing house and construct a 2-storey single family dwelling with integral garage and finished basement.

Note:

- A demolition permit and grading plan will be required at the building permit stage.
- Property is subject to TRCA regulation. TRCA clearance is required.
- Property is subject to regulation of Ravine and Natural Feature Protection, Urban Forestry. Obtain any necessary approval from RNFP. Contact RNFP, Urban Forestry, South District at 416-392-2513 or rnfp@toronto.ca.
- Professional Engineer review may be require.

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).

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1. Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 metres. The proposed stairs are 2.79 metres wide.  
[10.5.40.60.(3)(A)(ii) Exterior Stairs, Access Ramp and Elevating Device]

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  2. The permitted maximum height of a building or structure is 8.5 metres. The proposed height of the building is 9.0 metres.  
[10.20.40.10.(1)(A) Maximum Height]

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  3. The required minimum front yard setback is 8.87 metres. The proposed front yard setback is 8.41 metres.  
[10.20.40.70.(1) Minimum Front Yard Setback]

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  4. The required minimum side yard setback is 1.2 metres where the required minimum lot frontage is 12.0 metres to less than 15.0 metres. The proposed West side yard setback is 0.94 metres.  
[10.20.40.70.(3)(C) Minimum Side Yard Setback]

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  5. In the RD zone with a minimum required lot frontage of 18.0 metres or less, the permitted maximum building length for a detached house is 17.0 metres. The proposed building length is 18.00 metres.  
[10.20.40.20.(1) Maximum Building Length if Required Lot Frontage is in Specified Range]

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  6. If the Toronto and Region Conservation Authority determines that a shoreline hazard limit or a stable top-of-bank crosses a lot, a building or structure on that lot must be set back a minimum of 10 metres from that shoreline hazard limit or stable top-of-bank. The proposed building is set back 5.88 metres from that shoreline hazard limit or stable top-of-bank.  
[5.10.40.70.(6) Setback from the Shoreline Hazard Limit or Stable Top-of-Bank]

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#### 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.

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7. The maximum permitted building height is 8.5 metres. The proposed building height is 9.0 metres.  
[7.3.3 - Building Height]

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  8. The maximum permitted building length is 16.75 metres. The proposed building length is 17.27 metres.  
[7.3.3 - Building Length]

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  9. The maximum permitted lot coverage is 35% of the lot area; 226.54 square metres. The proposed lot coverage is 44% of the lot area; 284.47 square metres.  
[7.3.3 - Lot Coverage]

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  10. Sills, belt courses, cornices, eaves, gutters, chimney breasts, Bay Windows or pilasters may project into a required Side Yard to a maximum of 0.46 metres. The proposed eaves and gutters project into a required site yard to 0.52 metres.  
[5.6.(c) - Permitted Projections]
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