

ZONING REVIEW WAIVER

I, applicant/agent wish to proceed with an application(s) to the Committee of Adjustment without the benefit of having my variances identified and confirmed by a Zoning Examiner, City of Toronto Building Division.

I assume full responsibility for identifying, correctly and completely, **all** variances associated with the proposal for the property at and recognize that any errors may result in: delays in the processing of my application(s); an inability to obtain a building permit; and/or a requirement for additional application(s) to the Committee of Adjustment.

INSTRUCTIONS: For each variance being requested, please provide the following:

- 1. The applicable section of the Zoning By-law for which relief is being sought
- 2. The Zoning requirement **IN METRIC**
- 3. What is being proposed **IN METRIC**

Ex: CHAPTER 10.10.40.40.(1)(A), BY-LAW 569-2013
The maximum permitted floor space index is 0.35 times the area of the lot (171.03 m²).
The new two-storey dwelling will have a floor space index equal to 0.49 times the area of the lot (239.79 m²).

Please attach additional pages, if required.

DATE

Martin Rendl *Digitally signed by Martin Rendl
DN: cn=Martin Rendl, o.ou, email=mrendl@torplanning.net,
c=CA
Date: 2017.05.17 11:38:52 -0400*

SIGNATURE

Requested Variances to the Zoning By-law

Zoning By-law 569-2013

1. Chapter 10.5.40.60.(2)

A canopy, awning or similar structure not covering a platform may encroach into a side yard a maximum of 1.5 metres if no closer to the side lot line than 0.3 metres. The proposed canopy is 0.1 metres from the west lot line.

2. Chapter 10.5.40.60.(7)

Roof eaves may project a maximum of 0.9 metres provided they are no closer than 0.30 metres to a lot line. The proposed roof projections are 0.15 metres from the west lot line.

3. Chapter 10.40.20.10.(1)

An apartment building is not a permitted residential building type in the RS Zone. The apartment building containing six dwelling units is a legal non-conforming use/building on the lot and requires approval under Section 45(2)(a)(i) of the Planning Act for the enlargement or extension of the legal non-conforming use/building.

4. Chapter 10.40.30.40.(1)

The maximum permitted lot coverage is 35% of the lot area (174.53 square metres). The proposed lot coverage is 40.26% of the lot area (200.78 square metres).

5. Chapter 10.40.40.10.(1)

The maximum permitted height of a building or structure is 8.5 metres. The proposed height of the building is 14.88 m.

6. Chapter 10.40.40.40.(1)

The maximum permitted floor space index is 0.75 times the area of the lot (249.33 square metres). The proposed floor space index is 1.23 times the area of the lot (615.46 square metres).

7. Chapter 10.5.50.10.(4)

A lot with an apartment building must have a minimum of 50.0% of the area of the lot for landscaping (249.33 square metres). The proposed landscaping area is 29.57% of the lot (147.44 square metres).

8. Chapter 10.5.50.10.(5)

A lot with an apartment building must have a minimum 1.5 metre wide strip of land for soft landscaping along any part of a lot line abutting another lot in the Residential Zone category. The proposed east side addition will encroach 0.14 metres within the required 1.5 metre wide strip of soft landscaping along the east side lot line.

Zoning By-law 6752

9. Section 7.5.2

An apartment house is not a permitted building in the R2A Zone. The apartment house containing six dwelling units is a legal non-conforming use/building on the lot and requires approval under Section 45(2)(a)(i) of the Planning Act for the enlargement or extension of the legal non-conforming use/building.

10. Section 7.1.1.1

Every addition may retain the front yard setback and the side yard setback of the existing dwelling, but in no case shall the side yard setback be less than 0.45 metres. The existing west side yard setback is 0.6 m and the existing east side yard setback is 2.24 metres. The canopy on the west side will be located 0.1 metres from the west side lot line and the east side addition will be located 1.36 metres from the east side lot line.

11. Section 7.1.1.4

No part of any building or structure permitted in any R1A, R1B, R1C, R2A, R2B R3A zone shall exceed a height of 8.5 metres. The proposed building height is 14.88 metres.