

**DEMETRE BUILDING DESIGN
C/O DEMETRE BAZIOS
90 JORDANRAY BLVD
TORONTO ON**

Zoning Notice

Date: Tuesday, May 30, 2017

Zoning Certificate (ZZC) Review No: 17 119993 ZZC 00 ZR FolderRSN: 4110739

House - Addition

Proposed Use: SFD

at 484 DONLANDS 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 Planning (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

RECEIVED
By Committee of Adjustment at 2:37 pm, Jun 01, 2017

Folder Name: 484 DONLANDS AVE
Application Number: 17 119993 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 a second storey addition over the existing one storey house, interior alterations and underpinning.

Notes:

It was assumed for the purpose of this review that all existing ground floor exterior walls will be maintained at all times.

-
1. A parking space requires dimensions of 2.9m x 5.6m. The proposed parking space at the side of the house is 2.7m width. (200.5.1.10(2))

 2. A) The permitted maximum height of a building or structure is 8.5 metres. The proposed height of the (building/structure) is 8.99 metres.

[10.20.40.10.(1) Maximum Height]

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 a second storey addition over the existing one storey house, interior alterations and underpinning.

Notes:

It was assumed for the purpose of this review that all existing ground floor exterior walls will be maintained at all times.

-
3. The front stairs are required to be at least 1.5m to the front lot line, the proposed is 1.4m. (section 5.6.)

 4. The minimum required parking space size is 2.9m x5.6m. The proposed parking space size is 2.7m width. [4.23 - Parking Space Size]

 5. A minimum of 75% of the front yard excluding a permitted driveway is required to be soft landscaping, 18.6sqm. The proposed soft landscaping as per the stats provided is 15.5 sqm (63%). Section 7.1..6

 6. The minimum required rear yard setback is 9m. The proposed rear yard setback is 8.77m. [7.4.3 - Rear Yard setback]

 7. The maximum permitted building height is 8.5m. The proposed building height is 8.99m. [7.4.3 - Building Height]
-