

**SUSTAINABLE TO
C/O NICHOLAS DISCENZA
943 QUEEN ST E SUITE 200
TORONTO ON M4M 1J6**

Zoning Notice

Date: Tuesday, July 18, 2017

Zoning Certificate (ZZC) Review No: 17 127398 ZZC 00 ZR FolderRSN: 4119369

House - Addition

Proposed Use: sfd

at 50 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: 50 PLAYTER CRES
Application Number: 17 127398 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 (d0.35) (x961).

1. The minimum side yard setback for an ancillary building or structure in a rear yard and 1.8 metres or more from the residential building on the lot is 0.3 metres. The proposed East side yard setback for the ancillary building is 0 metres.
[10.5.60.20.(3) Ancillary Buildings or Structures - Side Yard Setback]
2. A)The permitted maximum height is 7.2 metres. The proposed height is 10.96 metres.

C) The permitted maximum number of storeys is 2 (two). The proposed number of storeys is 3.

[10.20.40.10.(4) Restrictions for a Detached House with a Flat or Shallow Roof]
3. The permitted maximum floor space index is 0.35 times the area of the lot: 107.19 square metres. The proposed floor space index is 1.08 times the area of the lot: 332.13 square metres.
[10.20.40.40.(1) Floor Space Index]
4. The required minimum front yard setback is 5.64 metres. The proposed front yard setback is 3.25 metres.
[10.5.40.70.(1) Minimum Front Yard Setback]
5. The required minimum side yard setback is 0.9 metres where the required minimum lot frontage is 6.0 metres to less than 12.0 metres. The proposed East side yard setback is 0.48 metres and the proposed West side yard setback is 0.59 metres.

[10.20.40.70.(3) Minimum Side Yard Setback]
6. On a lot with a detached house, semi-detached house, duplex, triplex, fourplex or townhouse, a minimum of 75 percent of the required front yard landscaping must be soft landscaping; 23.01 square metres. The proposed front yard soft landscaping area is 68.7 percent: 21.1 square metres.
[10.5.50.10.(1) Front Yard Landscaping for Certain Types of Residential Buildings]
7. The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 square metres. The proposed area of each platform at or above the second storey is 12.32 square metres.
[10.20.40.50.(1) Platforms at or Above the Second Storey of a Detached House]
8. The required minimum number of parking spaces is 1 space. The proposal will have 0 spaces.
[200.5.10.1.(1) Parking Space Rates]

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 Z0.35

9. The permitted maximum floor space index is 0.35 times the area of the lot: 107.19 square metres. The proposed floor space index is 1.08 times the area of the lot: 332.13 square metres. [6(3) Part I 1 - Residential Gross Floor Area]
10. The by-law limits an accessory building to a floor area not greater than 5% of the area of the lot: 15.31 square metres. The proposed accessory building is 22.24 square metres. [6(3) Part I 2 - Gross Floor Area, Accessory Buildings]
11. The by-law requires a minimum side lot line setback of 0.9 metres for that portion of the building not exceeding 17.0 metres in depth. The proposed East side lot line setback is 0.48 metres and the proposed West side lot line setback is 0.59 meters. [6(3) Part II 3.B(II) - Side Lotline Setback, 0.9 m Min (Part Of Bldg Not Exceeding 17 m In Depth)]
12. The by-law requires a minimum side lot line setback of 7.5 metres from the side lot line for that portion of the building exceeding 17.0 metres in depth. The proposed side lot line setback is 0.59 metres on the West side and 0.48 metres on the East side for the 1.43 meters portions exceeding 17 meters depth. [6(3) Part II 3.B(II) - Side Lotline Setback, , 7.5 m Min (Depth Exceeding 17 M)]
13. The by-law requires an accessory structure (excluding a garden or storage shed less than 9.0 square metres in floor area, or private garage) to have a minimum lot line setback of 3.0 metres from all lot lines. The proposed lot line setback is 0.65 metres from the North lot line, 0 metres from the East lot line. [6(3) Part II 7(I) - Lotline Setback Of 3 m Min, To Accessory Structures]
14. The by-law requires an accessory structure to have a minimum set back of 4.5 metres to an adjacent residential building. The proposed set back to the adjacent building at 46 Jackman Ave is 2.2 metres. [6(3) Part II 7(II) A - Setback Of 4.5 m Min, Accessory Structure To Residential Bldg]
15. A minimum of 1 parking space is required. 0 parking spaces are proposed. [4(4)(b) - Parking Spaces]
16. The by-law requires a building on an inside lot to have a minimum front lot line setback of 5.64 metres. The proposed front lot line setback is 3.25 metres. [6(3) Part II 2(II) - Front Lotline Setback, Building On An Inside Lot]

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17. 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 1.06 metres from the adjacent building (west). [6(3) Part II 3(II) - Setback From Adjacent Building With Openings]
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18. On a lot with a detached house, semi-detached house, or duplex, with a lot frontage less than 6.0 metres, the front yard, excluding a permitted driveway, must be landscaping: 23.01 square metres, which is 75% of the front yard. A total of 68.7% of the front yard 23.01 sq m will be provided and maintained as landscaping. [6(3) Part III 3(d)(i)(A) - Front Yard Landscaping]
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19. The maximum permitted building height is 10 metres. The proposed building height is 10.96 metres, measured from the average elevation along the side lot lines opposite the building to the highest point of the roof. [4(2)(a) - Height Limits]

Note: Height has been measured to the top of the chimney as the chimney does not serve a function but rather is an architectural feature
