

**LEMCAD CONSULTANTS  
C/O LEO MASTANDREA  
817 COSBURN AVE  
TORONTO ON M4C 2V9**

## Zoning Notice

**Date: Thursday, October 5, 2017**

**Zoning Certificate (ZZC) Review No: 17 237377 ZZC 00 ZR FolderRSN: 4251148**

**House - New Building**

**Proposed Use: SFD**

**at 502 MORTIMER AVE**

**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.

Tina Pusateri  
Zoning Examiner

Folder Name: 502 MORTIMER AVE  
Application Number: 17 237377 ZZC 00 ZR

## Zoning bylaw Notice

### ITEM DESCRIPTION

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#### 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 RS (f10.5, a325, d0.75) Height 8.5

This proposal is to demolish houses on 502 and 504 Mortimer Av and then sever lot into 3 lots to construct Three Detached Houses, one on each lot.

Notes:

1. DC, EDC, Parks Levy will be applied to one of the new lots
2. Demolition permit will be required
3. Grading and Drain Plan will be required
4. Severance Consent will be required
5. Geodetic figures on elevations don't match

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1. The maximum permitted lot coverage is 35% of the lot area (85.91 sqm). The proposed lot coverage is 37% of the lot area (91.41 sqm).  
[10.40.30.40(1)]

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  2. A parking space requires minimum dimensions of 3.2 x 5.6m. The proposed parking space is 3.05m x 5.71m.  
[200.5.1.10(2)]

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  3. A) The permitted maximum height of a building or structure is 8.5 metres. The proposed height of the (building/structure) is 9.49 metres.  
  
[10.40.40.10.(1) Maximum Height]

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  4. B)(i) The permitted maximum height of all side exterior main walls facing a side lot line is 7 metres. The proposed height of the side exterior main walls facing a side lot line is 7.68 metres on both sides.  
  
[10.40.40.10.(2) Maximum Height of Specified Pairs of Main Walls]

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  5. 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 1.9 metres.  
[10.40.40.10.(4) Height of First Floor Above Established Grade]

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  6. A) The permitted maximum floor space index is 0.75 times the area of the lot: 184.09 square metres. The proposed floor space index is 0.76 times the area of the lot: 187.21 square metres.  
[10.40.40.40.(1) Floor Space Index]

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  7. The required minimum front yard setback is 7.28 metres. The proposed front yard setback is 7.07 metres.  
[10.40.40.70.(1) Minimum Front Yard Setback]

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  8. A) The required minimum side yard setback is 0.9 metres where the required minimum lot frontage is less than 12.0 metres. The proposed side yard setback is 0.61 metres on both sides.  
  
[10.40.40.70.(3) Minimum Side Yard Setback]

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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 R2A, and is subject to all provisions thereof.

This proposal is to demolish houses on 502 and 504 Mortimer Av and then sever lot into 3 lots to construct Three Detached Houses, one on each lot.

Notes:

1. DC, EDC, Parks Levy will be applied to one of the new lots
2. Demolition permit will be required
3. Grading and Drain Plan will be required
4. Severance Consent will be required
5. Geodetic figures on elevations don't match

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9. The minimum required parking space size is 3.2m x 5.6m. The proposed parking space size is 3.05m x 5.71m. [4.23 - Parking Space Size]

**Folder Name: 502 MORTIMER AVE**  
**Application Number: 17 237377 ZZC 00 ZR**

## Zoning bylaw Notice

### ITEM DESCRIPTION

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| 10. | The maximum permitted lot coverage is 35% of the lot area (85.91 sqm). The proposed lot coverage is 37% of the lot area (91.41 sqm). [7.5.3 - Lot Coverage]                  |
| 11. | The maximum permitted floor space index is 0.75 x the lot area (184.09 sqm). The proposed floor space index is 0.76 x the lot area (187.21 sqm). [7.5.3 - Floor Space Index] |
| 12. | The maximum permitted building height is 8.5m. The proposed building height is 9.49m. [7.5.3 - Building Height]  |
| 13. | The maximum permitted building length is 16.75m. The proposed building length is 16.99m. [7.5.3 - Building Length]   |