

**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 237389 ZZC 00 ZR FolderRSN: 4251164**

**House - New Building**

**Proposed Use: SFD**

**at 504 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: 504 MORTIMER AVE****Application Number: 17 237389 ZZC 00 ZR**

You must present a copy of this Zoning Certificate along with the necessary 'Applicable Law' approvals other than any of the fees or charges identified above, at the time of your building permit submission.

Building permit applications without Zoning Certificates and these approvals will be considered incomplete submissions and will not be subject to prescribed timeframes in Article 1.3.1.3. of Division C, Part 1 of the Ontario Building Code.

## Applicable Law Notice

### ITEM DESCRIPTION

#### Applicable Laws

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1. Planning Act-demo control  
Authority: O.B.C. Div. A - 1.4.1.3 (b)(viii) under Reg 332/12 and Reg 350/06 (as applicable): Section 33 of the Planning Act except where, in the case of the demolition of a residential property, a permit to demolish the property is obtained under that Section.  
Form of Approval: n/a  
Contact: n/a  
[http://www.e-laws.gov.on.ca/html/statutes/english/elaws\\_statutes\\_90p13\\_e.htm](http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90p13_e.htm)
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#### Applicable Fees

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1. DC(Development Charges) Charges will be calculated at the time of processing the Building Permit  
Authority: O.B.C. Div A - 1.4.1.3.(1)(b)(ii) under Reg 332/12, or Div A - 1.4.1.3 (1)(b)(i) under Reg 350/06 (as applicable): Sections 28 and 53 of the Development Charges Act, 1997  
Form of Approval: Confirmation of payment prior to building permit issuance  
Contact: Toronto Building  
[http://www.e-laws.gov.on.ca/html/statutes/english/elaws\\_statutes\\_97d27\\_e.htm](http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_97d27_e.htm)
  2. EDC(TCDSB Education Dev. Charge) Charges will be calculated at the time of processing the Building Permit  
Authority: O.B.C. Div A - 1.4.1.3.(1)(b)(iii) under Reg 332/12, or Div A - 1.4.1.3 (1)(b)(ii) under Reg 350/06 (as applicable): Sections 257.83 and 257.93 of the Education Act  
Form of Approval: Confirmation of payment prior to building permit issuance  
Contact: Toronto Building  
[http://www.e-laws.gov.on.ca/html/statutes/english/elaws\\_statutes\\_90e02\\_e.htm](http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90e02_e.htm)
  3. Parkland Dedication/Park Levy  
Authority: O.B.C. Div. A - 1.4.1.3.(1)(a)(xxi) under Reg 332/12, or Div. A - 1.4.1.3.(1)(a)(xxxi.1) under Reg 305/06 (as applicable): Section 42 of the Planning Act with respect to the payment of money or making arrangements satisfactory to the Council of a Municipality for the payment of money, where the payment is required under subsection 42(6) of that Act.  
Form of Approval: Appraisal letter and payment made to Building Division  
Contact: Rosanne Clement at [rclement@toronto.ca](mailto:rclement@toronto.ca)  
For information regarding the appraisal process or status of the appraisal for the parks levy Contact: Peter Cheng at [pcheng1@toronto.ca](mailto:pcheng1@toronto.ca)  
[http://www.e-laws.gov.on.ca/html/statutes/english/elaws\\_statutes\\_90p13\\_e.htm](http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90p13_e.htm)
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**Folder Name: 504 MORTIMER AVE**  
**Application Number: 17 237389 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 RS (f10.5, .a325, d0.75) Height 8.5

This proposal is to demolish houses on 502 and 504 Mortimer Avenue, sever the lots into 3 parcels and construct 3 New Detached Houses, one on each lot.

Notes:

1. DC, EDC, and Parks Levy will be charged on one of the new lots
2. Demolition permit will be required
3. Grading and Drainage will be required
4. Severance Consent Required

5. The maximum permitted lot coverage is 35% of the lot area (85.91 sqm). The proposed lot coverage is 38% of the lot area (91.41 sqm)  
[10.40.30.40(1)]
6. A parking space requires dimensions of 3.2 x 5.6m, the proposed is 3.05 x 5.71m.  
[200.5.1.10(2)]
7. 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]
8. 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 1.16 metres, however, that area is required to be at least 10 sqm within 4m of the main front wall, proposed is 4.5 square metres.  
[10.40.40.10.(4) Height of First Floor Above Established Grade]
9. A) The permitted maximum floor space index is 0.75 times the area of the lot: 182.25 square metres. The proposed floor space index is 0.77 times the area of the lot: 187.21 square metres.  
[10.40.40.40.(1) Floor Space Index]
10. 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]
11. 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]

#### 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 Avenue, sever the lots into 3 parcels and construct 3 New Detached Houses, one on each lot.

Notes:

1. DC, EDC, and Parks Levy will be charged on one of the new lots
2. Demolition permit will be required
3. Grading and Drainage will be required
4. Severance Consent Required
12. 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]
13. The maximum permitted lot coverage is 35% of the lot area (85.05 SQM). The proposed lot coverage is 38% of the lot area (91.4 sqm). [7.5.3 - Lot Coverage]
14. The maximum permitted floor space index is 0.75 x the lot area (182.25 sqm). The proposed floor space index is 0.77 x the lot area (187.21 sqm). [7.5.3 - Floor Space Index]
15. The maximum permitted building length is 16.75m. The proposed building length is 16.99m. [7.5.3 - Building Length]