

**SINA SOURESRAFIL****666 GREENWOOD AVE  
TORONTO, ON M4J 4B5  
CAN****RECEIVED**  
**By CofA TEY at 9:49 am, Jun 28, 2017****Zoning Notice****Date: Monday, June 26, 2017****Zoning Certificate (ZZC) Review No: 17 117737 ZZC 00 ZR FolderRSN: 4108083****House - New Building****Proposed Use: SFD****at 666B GREENWOOD 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](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.

Greg Whitfield  
Zoning Examiner

**Folder Name: 666B GREENWOOD AVE**  
**Application Number: 17 117737 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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**Application Number: 17 117737 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 R(d0.6)(x322).

5. A minimum of 10.0 square metres of the first floor must be within 4.0 metres of the front main wall. A total of 3.71 square metres of the first floor will be within 2.44 m of the front wall.  
[10.5.40.10.(5) First Floor Location Requirement]
6. B)(ii) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 metres. The proposed height of the side exterior main walls facing a side lot line is 8.99 metres.  
[10.10.40.10.(2) Maximum Height of Specified Pairs of Main Walls]
7. A) The permitted maximum building depth for a detached house is 17.0 metres. The proposed building depth is 17.98 metres.  
[10.10.40.30.(1) Maximum Building Depth]
8. A) The permitted maximum floor space index is 0.6 times the area of the lot: 111.48 square metres. The proposed floor space index is 1.07 times the area of the lot: 198.47 square metres.  
[10.10.40.40.(1) Floor Space Index]
9. The required minimum front yard setback is 5.12 metres. The proposed front yard setback is 4.67 metres.  
[10.10.40.70.(1) Minimum Front Yard Setback]
10. A) The required minimum side yard setback for a detached house is 0.45 metres. The proposed side yard setback is 0.3 metres on the south side.  
[10.10.40.70.(4) Reduced Minimum Side Yard for Walls with No Windows or Doors on Specified Buildings]
11. Vehicle entrances through the front main wall of the building are permitted provided the lot has a minimum frontage of 7.6 metres. The proposed lot frontage is 6.1 metres.  
[10.10.80.40.(1) Garage Entrance in Front Wall Not Permitted on Certain Lots]
12. (C) A platform without main walls, attached to or less than 0.3 metres from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 metres if it is no closer to a side lot line than 2.44 metres. The proposed platform encroaches 1.53 metres into the required rear yard setback and is 0.46 metres from the north side lot line.  
  
[10.5.40.60.(1) Platforms]

#### 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 R2 Z0.6.

13. The by-law limits the residential gross floor area to 0.6 times the area of the lot: 111.48 square metres. The proposed residential gross floor area of the building is 1.07 times the area of the lot: 198.47 square metres. [6(3) Part I 1 - Residential Gross Floor Area]
14. The by-law requires a building on an inside lot to have a minimum front lot line setback of 5.12 metres. The proposed front lot line setback is 4.67 metres. [6(3) Part II 2(II) - Front Lotline Setback, Building On An Inside Lot]
15. The by-law requires a building to be located no closer than 0.90 metres to the side wall of an adjacent building that contains no openings. The proposed building is located 0.6 metres from the proposed adjacent building to the south. [6(3) Part II 3(I) - Setback From Adjacent Building Without Openings]
16. The by-law requires a detached house to have a minimum side lot line setback of 0.45 metres for a depth not exceeding 17.0 metres where the side walls contain no openings. The proposed side lot line setback is 0.3 metres on the south side. [6(3) Part II 3.B(I) - Side Lotline Setback, 0.45 m Min (Depth Not Exceeding 17 M, Walls No Opngs)]
17. The by-law requires a detached house to have 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 0.46 metres on the north side and 0.3 metres on the south side. [6(3) Part II 3.B(II) - Side Lotline Setback, , 7.5 m Min (Depth Exceeding 17 M)]
18. The by-law limits the height of an uncovered platform which projects into the required setbacks to a maximum of 1.2 metres above grade. The proposed rear platform is 2.44 metres above grade. [6(3) Part II 8 D(I) - Uncovered Platform Projections, 1.2 m Max Height Above Grade]
19. The by-law does not permit an integral garage in a building on a lot having a frontage of less than 7.62 metres where access to the garage is located in a wall facing the front lot line. The proposed integral garage is in a wall that faces the front lot line on a lot with a frontage of 6.1 metres. [6(3) Part IV 3(I) - Integral Garages, Lots Less Than 7.62 M]
20. The by-law requires the proposed lot(s) to be capable of being conveyed in accordance with the provisions of the Planning Act. The proposed lots require severance consent from the Committee of Adjustment prior to the issuance of a building permit. [6(3) Part IX 1(A) - Conveyance, Consent Required]