

CHENG ZHANG

**2750 14TH AVE SUITE 304
MARKHAM ON L3R 0B6**

Zoning Notice

Date: Tuesday, August 29, 2017

Zoning Certificate (ZZC) Review No: 17 215863 ZZC 00 ZR FolderRSN: 4226141

House - New Building

Proposed Use: SFD

at 69 MURIEL 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 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.

Tina Pusateri
Zoning Examiner

Folder Name: 69 MURIEL AVE
Application Number: 17 215863 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).

This proposal is to demolish the existing house and construct a New 3 Storey Detached House.

Notes:

1. Demolition permit will be required
2. Grading and Drainage plan will be required
3. Grade at front assumed to be same as Established Grade, if it is not please advise.

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1. One parking space is required behind the main front wall. 0 parking spaces proposed.
(200.5.10.1))

 2. A)(i) The permitted maximum height of all front exterior main walls is 7.5 metres. The proposed height of the front exterior main walls is 9.5 metres.

A)(ii) The permitted maximum height of all rear exterior main walls is 7.5 metres. The proposed height of the rear exterior main walls is 9.5 metres.

[10.10.40.10.(2) Maximum Height of Specified Pairs of Main Walls]

 3. A) The permitted maximum floor space index is 0.6 times the area of the lot: 87.11 square metres. The proposed floor space index is 1.31 times the area of the lot: 189.85 square metres.

[10.10.40.40.(1) Floor Space Index]

 4. The required minimum rear yard setback is 7.5 metres. The proposed rear yard setback is 5.813 metres.
[10.10.40.70.(2) Minimum Rear Yard Setback]

 5. (A)(iii) Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 metres. The proposed stairs at front are 0.45m to the north lot line and the rear stairs are 0.45m to the north lot line.

[10.5.40.60.(3) Exterior Stairs, Access Ramp and Elevating Device]

 6. Roof eaves may project a maximum of 0.9 metres provided that they are no closer than 0.30 metres to a lot line. The proposed eaves are 0.15 metres from the north lot line.
[10.5.40.60.(7) Roof Projections]

 7. (D) On a lot with a detached house, semi-detached house, duplex, triplex, fourplex or townhouse, a minimum of 75 percent of the front yard must be soft landscaping; 13.31 square metres. The proposed front yard soft landscaping area is () percent: () square metres.
[10.5.50.10.(1) Front Yard Landscaping for Certain Types of Residential Buildings]

 8. (A) A lot with a residential building, other than an apartment building, must have a minimum of 50 percent of the rear yard for soft landscaping: 17.73 square metres, if the lot frontage is greater than 6.0 metres. The proposed rear yard landscaping area is () percent; () square metres.

[10.5.50.10.(3) Rear Yard Soft Landscaping for Residential Buildings Other Than an Apartment Building]

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/ 10m

This proposal is to demolish the existing house and construct a New 3 Storey Detached House.

Notes:

1. Demolition permit will be required
2. Grading and Drainage plan will be required
3. Grade at front assumed to be same as Established Grade, if it is not please advise.

Folder Name: 69 MURIEL AVE
Application Number: 17 215863 ZZC 00 ZR

Zoning bylaw Notice

ITEM DESCRIPTION

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| 9. | The by-law limits the residential gross floor area in an area zoned R2 z0.6 to 0.6 times the area of the lot: 87.11 square metres. The proposed residential gross floor area of the building (189.85 sqm) (1.31 times area of the lot) exceeds the maximum permitted by approximately 102.74 square metres. [6(3) Part I 1 - Residential Gross Floor Area] |
| 10. | The by-law requires a building to have a minimum rear yard setback of 7.5 metres. The proposed rear yard setback is 5.813 metres. [6(3) Part II 4 - Rear Lotline Setback, 7.5 m Min] |
| 11. | 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 and 0.9m if the adjacent building has no openings. The proposed building is located 1.04 metres from the adjacent building on the north side and 1.08m from the adjacent building on the south side. [6(3) Part II 3(II) - Setback From Adjacent Building With Openings] |
| 12. | A minimum of 75% of the front yard is required to be in the form of soft landscaping, 13.31 sqm. The proposed soft landscaping has not been illustrated. (section 6(3) Part III) |
| 13. | One parking space is required behind the main front wall. 0 parking spaces illustrated. (section 4(4)) |
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