

**LEMCAD CONSULTANTS
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CANADA**

Zoning Notice

Date: Saturday, November 25, 2017

Zoning Certificate (ZZC) Review No: 17 261326 ZZC 00 ZR FolderRSN: 4279490

House - Addition

Proposed Use: SFD

at 7 DERWYN RD

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.

Greg Whitfield
Zoning Examiner

Folder Name: 7 DERWYN RD
Application Number: 17 261326 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(f9.0; a280; d0.45).

1. (A)(ii) Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 metres. The proposed stairs are 2.34 metres wide.

[10.5.40.60.(3) Exterior Stairs, Access Ramp and Elevating Device]
2. A) The permitted maximum lot coverage is 35 percent of the lot area: 107.26 square metres. The proposed lot coverage is 42.6 percent of the lot area: 130.5 square metres.
[10.20.30.40.(1) Maximum Lot Coverage]

Advisory Note: Per 10.5.30.40(2)(B), a platform that does not encroach into a required building setback is not included in the calculation of lot coverage if the lot area covered by these structures is less than 5% of the lot area. The proposed rear deck has an area equal to approximately 6.9%, and is therefore included in the calculation of lot coverage.
3. A) The permitted maximum height is 7.2 metres. The proposed height is 8.84 metres.

[10.20.40.10.(4) Restrictions for a Detached House with a Flat or Shallow Roof]
4. A) The permitted maximum floor space index is 0.45 times the area of the lot: 137.91 square metres. The proposed floor space index is 0.76 times the area of the lot: 234.14 square metres.
[10.20.40.40.(1) Floor Space Index]
5. The required minimum front yard setback is 4.86 metres. The proposed front yard setback is 3.91 metres.
[10.20.40.70.(1) Minimum Front Yard Setback]
6. B) 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 side yard setback is 0.32 metres on the north side, and 0.88 m on the south side.

[10.20.40.70.(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 R1A, and is subject to all provisions thereof.

7. b)(iii) Steps or stairs required for access to the first storey of a permitted Building may encroach into any Yard, provided such steps or stairs shall be set back a minimum of 1.5 m from any Lot Line adjacent to a Street, and shall not contain any landings. The proposed front steps are located 1.14 m from the front lot line, and will contain a landing.
[5.6 - Permitted Projections]
8. The maximum permitted building height is 8.5 m. The proposed building height is 8.84 m. [7.2.3 - Building Height]
9. The maximum permitted building length is 16.75 m. The proposed building length is 16.97 m. [7.2.3 - Building Length]
10. The maximum permitted floor space index is 0.45 times the lot area: 137.91 square metres. The proposed floor space index is 0.97 times the lot area: 297.49 square metres. [7.2.3 - Floor Space Index]

Advisory Note: Under by-law 6752, the basement level does not meet the definition of basement (ie. less than half of the basement floor-to-ceiling height is located below grade) so it is included in gross floor area.
11. The minimum required front yard setback is 6.0 m. The proposed front yard setback is 3.91 m. [7.2.3 - Front Yard setback]
12. The maximum permitted lot coverage is 35% of the lot area: 107.26 square metres. The proposed lot coverage is 40.5% of the lot area: 124.17 square metres. [7.2.3 - Lot Coverage]
13. The minimum required side yard setback is 0.9 m. The proposed north side yard setback is 0.32 m, and the proposed south side yard setback is 0.88 m. [7.2.3 - Side Yard setback]
14. c) Sills, belt courses, cornices, eaves, gutters, chimney breasts, Bay Windows or pilasters may project into a required Side Yard to a maximum of 0.46 metres. The proposed south eaves and gutters will project 0.66 m
[5.6 - Permitted Projections]

General Requirements

Folder Name: 7 DERWYN RD
Application Number: 17 261326 ZZC 00 ZR

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ITEM DESCRIPTION

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15. Note: It appears that a significant portion of the existing exterior building elements will be removed. At the time of building permit submission, please provide statistics identifying the total area of existing exterior, above-grade building elements (walls, windows and doors) and the percentage of these elements to be retained. If between 40 to 50% of the existing exterior building elements are proposed to be removed, an engineer's report based on an inspection of the property shall be required, to verify that the structural integrity of the remaining existing dwelling can support the additional loading resulting from the proposed construction. If 50% or more of these elements are to be removed, the proposal can no longer be deemed an addition. This zoning review has been conducted based on 50% of the existing exterior building elements being retained.

Note: A separate permit from Traffic - ROW Management, Transportation Services is required for the proposed work within the municipal boulevard.
