

**TREVOR GAIN & ASSOCIATES
C/O TREVOR GAIN
10 CELEBRITY PL
MARKHAM ON L3P 7N5**

Zoning Notice

Date: Thursday, January 25, 2018

Zoning Certificate (ZZC) Review No: 17 279685 ZZC 00 ZR FolderRSN: 4301517

House - New Building

Proposed Use: Single family dwelling

at 77 NORTHRIDGE 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.

Folder Name: 77 NORTHRIDGE AVE
Application Number: 17 279685 ZZC 00 ZR

Zoning bylaw Notice

ITEM DESCRIPTION

City-wide Zoning By-law

Proposed demolition of existing dwelling to be replaced by 2 storey dwelling with finished basement and integrated garage.

Advisory Note: The applicant will be required to obtain any necessary approvals from Traffic - ROW Management for work within the public right-of-way as required, prior to beginning any construction authorized by a permit. Any Toronto Building permit is separate and distinct from any approvals required for work within the public right-of-way.

Note: A demolition permit and grading plan will be required at the building permit stage.

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).

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1. The permitted maximum lot coverage is 35 percent of the lot area: 104.00 square metres. The proposed lot coverage is 39 percent of the lot area: 116.69 square metres.
[10.20.30.40.(1)(A) Maximum Lot Coverage]

 2. The permitted maximum floor space index is 0.45 times the area of the lot: 133.71 square metres. The proposed floor space index is 0.72 times the area of the lot: 213.16 square metres.
[10.20.40.40.(1)(A) Floor Space Index]

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.

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3. The maximum permitted floor space index is 0.45 x the lot area (133.71 sq.m). The proposed floor space index is 0.72 x the lot area (213.16 sq.m).
[7.2.3 - Floor Space Index]

 4. The minimum required front yard setback is 6.0 metres. The proposed front yard setback is 4.94 metres.
[7.2.3 - Front Yard setback]

 5. The maximum permitted lot coverage is 35% of the lot area (104.0 sq.m). The proposed lot coverage is 47% of the lot area (138.28 sq.m).
[7.2.3 - Lot Coverage]

 6. Balconies, canopies, unenclosed porches, platforms and decks may project beyond a Main Front Wall or a Main Rear Wall to a maximum of 2.5 metres. The proposed rear deck projects 3.35 metres beyond the rear wall.
[5.6.(b)(i) - Permitted Projections]
