

**JULIA ANN JORDON**

**84 LANGFORD AVE  
TORONTO, ON M4J 3E3  
CAN**

**RECEIVED**

*By Committee Of Adjustment at 9:21 am, Jun 27, 2017*

## Zoning Notice

**Date: Monday, June 26, 2017**

**Zoning Certificate (ZZC) Review No: 17 121222 ZZC 00 ZR FolderRSN: 4112173**

**House - Addition**

**Proposed Use: Single family dwelling**

**at 84 LANGFORD 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.

**Folder Name: 84 LANGFORD AVE**  
**Application Number: 17 121222 ZZC 00 ZR**

## Zoning bylaw Notice

### ITEM DESCRIPTION

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#### 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 for a 3rd storey addition over an existing two storey semi-detached house.

Notes:

Partywall Administration permit will be required at time of building permit submission

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1. B)(i) 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 10 metres.

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

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2. A) The permitted maximum floor space index is 0.6 times the area of the lot: 101.52 square metres. The proposed floor space index is 0.89 times the area of the lot: 149.75 square metres.

[10.10.40.40.(1) Floor Space Index]

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3. 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 0.27 metres from the North lot line.

[10.5.40.60.(7) Roof Projections]

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#### 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 for a 3rd storey addition over an existing two storey semi-detached house.

Notes:

Partywall Administration permit will be required at time of building permit submission

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4. 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: 101.52 square metres. The proposed residential gross floor area of the building (149.75 sqm) exceeds the maximum permitted by approximately 48.23 square metres. [6(3) Part I 1 - Residential Gross Floor Area]

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5. The by-law requires a semi-detached house in an R2 district to have a side lot line setback of 0.45 metres, where the side wall contains no openings. The proposed side lot line setback is 0.28 metres to the wall and 0.14m to chimney stack on the North side and 0 metres on the South side. [6(3) Part II 3.C(I) - Side Lotline Setback, 0.45 m Min (Wall Without Openings)]

The setback on the South side is not required if a Partywall Administration Permit is applied for and issued at time of building permit submission.

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