

**ARC & ART DESIGN  
C/O NILOUFAR BARADARAN  
7167 YONGE ST SUITE 609  
THORNHILL ON L3T 0E1**

## Zoning Notice

**Date: Wednesday, July 12, 2017**

**Zoning Certificate (ZZC) Review No: 17 187181 ZZC 00 ZR FolderRSN: 4192966**

**House - Addition**

**Proposed Use: SFD**

**at 85 CADORNA 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: 85 CADORNA AVE**  
**Application Number: 17 187181 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 RS (f10.5; a325; d0.75) (x312).

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1. A) The permitted maximum lot coverage is 35 percent of the lot area: 108.39 square metres (309.67 X 0.35). The proposed lot coverage is 36.55 percent of the lot area: 113.17 square metres (113.17 / 309.67).  
[10.40.30.40.(1) Maximum Lot Coverage]

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  2. A)(i) The permitted maximum height of all front exterior main walls is 7.0 metres. The proposed height of the front exterior main walls is approximately 7.87 metres.  
A)(ii) The permitted maximum height of all rear exterior main walls is 7.0 metres. The proposed height of the rear exterior main walls is approximately 7.87 metres.  
[10.40.40.10.(2) Maximum Height of Specified Pairs of Main Walls]

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  3. The required minimum front yard setback is 4.55 metres (average of adjacent lots). The proposed front yard setback is 4.26 metres (second floor addition).  
[10.40.40.70.(1) Minimum Front Yard Setback]

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  4. (A) The minimum required parking space must have minimum required dimensions of (i) 3.2 metres (2.6m +0.3m + 0.3m where the parking space is obstructed on both sides) in width (ii) 5.6 metres in length and 2.0 metres in vertical clearance.  
(A) (i)The minimum required parking space must have a minimum width of 3.2 metres. The proposed parking space (s) will have a width of 2.92 metres in width.  
[200.5.1.10.(2) Parking Space Dimensions - Minimum]

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#### 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 R2A, and is subject to all provisions thereof.

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5. The permitted maximum lot coverage is 35 percent of the lot area: 108.39 square metres (309.67 x 0.35). The proposed lot coverage is 36.4 percent of the lot area: 112.77 square metres (112.77 / 309.67 x 100).  
[7.5.3 Maximum Lot Coverage]  
  
Note: coverage is the main floor and includes the portion of the second floor over the front porch and the rear deck under this by-law.

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  6. The required minimum front yard setback is 6 metres (existing lawful = 4.51 metres). The proposed front yard setback is 4.26 metres (second floor addition).  
[7.5.3 Front yard setback]

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  7. The minimum required parking space must have minimum required dimensions of (i) 3.2 metres (2.6m +0.3m + 0.3m where the parking space is obstructed on both sides) in width (ii) 5.6 metres in length and 2.0 metres in vertical clearance.  
(i)The minimum required parking space must have a minimum width of 3.2 metres. The proposed parking space (s) will have a width of 2.92 metres in width.  
[5.40 Parking space dimensions]