

**SMPL DESIGN STUDIO  
C/O JOEL TANNER  
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HAMILTON ON L8T 1N9**

## Zoning Notice

**Date: Thursday, July 13, 2017**

**Zoning Certificate (ZZC) Review No: 17 183978 ZZC 00 ZR FolderRSN: 4189280**

**House - Addition**

**Proposed Use: sfd**

**at 91 CHESTER 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: 91 CHESTER AVE**  
**Application Number: 17 183978 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) (x312).

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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 approximately 2.15 metres wide.  
(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 are 0.38 metres from the south lot line.  
[10.5.40.60.(3) Exterior Stairs, Access Ramp and Elevating Device]

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  2. A) The permitted maximum building depth for a (detached house, semi-detached house) is 17.0 metres. The proposed building depth is 18.41 metres.  
[10.10.40.30.(1) Maximum Building Depth]

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  3. A) The permitted maximum floor space index is 0.6 times the area of the lot: 115.09 square metres (191.82 x 0.6). The proposed floor space index is 0.7 times the area of the lot: 134.64 square metres (134.64 / 191.82).  
[10.10.40.40.(1) Floor Space Index]

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  4. The required minimum front yard setback is 5.07 metres (average of adjacent lots). The proposed front yard setback is 2.81 metres.  
[10.10.40.70.(1) Minimum Front Yard Setback]

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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.

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5. 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: 115.09 square metres (191.82 x 0.6). The proposed residential gross floor area of the building exceeds the maximum permitted by approximately 19.55 square metres (134.64 - 115.09). [6(3) Part I 1 - Residential Gross Floor Area]

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  6. The by-law requires, in the case of a building having an existing front lot line setback of less than 5.07 metres, that additions to the front are to be set back the same distance as the existing building. The proposed front lot line setback is 2.81 metres instead of the minimum required 5.07 metres. [6(3) Part II 2(I) - Front Lotline Setback Less Than 6.0 M, Additions]

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  7. The by-law requires a (semi-detached house, row house) in an (R2, R3, R4, R4A) 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 0.0 metres on the north side. [6(3) Part II 3.C(I) - Side Lotline Setback, 0.45 m Min (Wall Without Openings)]

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  8. The by-law limits a semi-detached house to a maximum depth of 17.0 metres. The proposed depth is 18.41 metres. [6(3) Part II 5(II) - Building Depth, 17 m Max (Semi-Detached Houses)]
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