



Toronto Building
William M. Johnston, P. Eng., Chief Building Official
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BRANDER ARCHITECTS INC
C/O ADAM BRANDER
49 BOULTON AVE
TORONTO ON M4M 2J4

REVISED
5:33 pm, Jul 22, 2020

Zoning Notice

Date: Monday, May 11, 2020
Zoning Certificate (ZZC) Review No: 18 168297 ZZC 00 ZR **FolderRSN:** 4382882
 Apartment Building - Other Proposal
Proposed Use: 6 residential units
 at 1144 DAVENPORT RD
Ward: Davenport (09)

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.

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.

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You must present a copy of this Zoning Certificate along with the necessary 'Applicable Law' approvals other than any of the fees or charges identified above, at the time of your building permit submission.

Building permit applications without Zoning Certificates and these approvals will be considered incomplete submissions and will not be subject to prescribed timeframes in Article 1.3.1.3. of Division C, Part 1 of the Ontario Building Code.

Applicable Law Notice

ITEM DESCRIPTION

Applicable Fees

1.	DC(Development Charges) Charges will be calculated at the time of processing the Building Permit Authority: O.B.C. Div A - 1.4.1.3.(1)(b)(ii) under Reg 332/12, or Div A - 1.4.1.3 (1)(b)(i) under Reg 350/06 (as applicable): Sections 28 and 53 of the Development Charges Act, 1997 Form of Approval: Confirmation of payment prior to building permit issuance Contact: Toronto Building http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_97d27_e.htm
2.	EDC(TCDSB Education Dev. Charge) Charges will be calculated at the time of processing the Building Permit Authority: O.B.C. Div A - 1.4.1.3.(1)(b)(iii) under Reg 332/12, or Div A - 1.4.1.3 (1)(b)(ii) under Reg 350/06 (as applicable): Sections 257.83 and 257.93 of the Education Act Form of Approval: Confirmation of payment prior to building permit issuance Contact: Toronto Building http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90e02_e.htm
3.	Parkland Dedication/Park Levy Authority: O.B.C. Div. A - 1.4.1.3.(1)(a)(xxi) under Reg 332/12, or Div. A - 1.4.1.3.(1)(a)(xxxi.1) under Reg 305/06 (as applicable): Section 42 of the Planning Act with respect to the payment of money or making arrangements satisfactory to the Council of a Municipality for the payment of money, where the payment is required under subsection 42(6) of that Act. Form of Approval: Appraisal letter and payment made to Building Division Contact: Rosanne Clement at rclement@toronto.ca For information regarding the appraisal process or status of the appraisal for the parks levy Contact: Peter Cheng at pcheng1@toronto.ca http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90p13_e.htm



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Zoning bylaw Notice

ITEM DESCRIPTION

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 MCR T1.5 C1.0 R1.5.	
4.	(A) One or more dwelling units in a building are permitted provided the building contains uses permitted in the CR, MCR or Q district in which the building is located. The proposed dwelling units will be the only use in the building and will not contain other uses permitted in the MCR district. [8(2)(1) - Qualifications for Uses - Dwelling Units]
5.	The by-law requires that the residential gross floor area be not more than 1.5 times the area of the lot: 307.4 square metres. The proposed residential gross floor area of the building will be 2.53 times the area of the lot: 517.5 square metres. [8(3) Part I 3(A) - Residential Gross Floor Area]
6.	(A) The permitted maximum height of a building or structure is 12.0 metres. The proposed height of the altered building is 12.5 metres. [4(2) Height Limits: Buildings and Structures]