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36 ALBERTA AVE
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CAN

Zoning Notice

Date: Wednesday, March 3, 2021

Zoning Certificate (ZZC) Review No: 20 184688 ZZC 00 ZR FolderRSN: 4801936

House - Other Proposal

Proposed Use: SFD-Semi detached

at 36 ALBERTA AVE

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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Folder Name: 36 ALBERTA AVE
Application Number: 20 184688 ZZC 00 ZR

Zoning bylaw Notice

ITEM DESCRIPTION

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 H10.0m x730).	
1.	(A) A lot with a residential building, other than an apartment building, must have a minimum of 50 percent of the rear yard for soft landscaping: (52.8) square metres, if the lot frontage is greater than 6.0 metres. The proposed rear yard landscaping area is (36) percent; (38) square metres. [10.5.50.10.(3) Rear Yard Soft Landscaping for Residential Buildings Other Than an Apartment Building]
2.	A) The permitted maximum floor space index is (0.6) times the area of the lot: (139.74) square metres. The proposed floor space index is (0.81) times the area of the lot: (188.64)square metres. [10.10.40.40.(1) Floor Space Index]
3.	A)(i) The permitted maximum height of no less than 60% of the total width of all front exterior main walls is 7.5 metres. The proposed height of the front exterior main walls is (9.79) metres. A)(ii) The permitted maximum height of no less than 60% of the total width of all rear exterior main walls is 7.5 metres. The proposed height of the rear exterior main walls is (9.79) metres. [10.10.40.10.(2) Maximum Height of Specified Pairs of Main Walls]
4.	(C) The minimum rear yard setback for ancillary buildings or structures is 0.3 metres. The proposed rear yard setback for the ancillary building is (0) metres. [10.5.60.20.(2) Ancillary Buildings or Structures - Rear Yard Setback]
5.	(B) The maximum height of an ancillary building or structure is 4.0 metres. The proposed height of the ancillary structure is (5.04) metres. [10.5.60.40.(2) Maximum Height of Ancillary Buildings or Structures]
6.	An ancillary building or structure may not have more than one storey. The proposed ancillary building or structure has (2) storeys. [10.5.60.40.(3) Maximum Storeys for Ancillary Buildings or Structures]
7.	(B) The maximum total floor area of all ancillary buildings or structures on a lot is 40.0 square metres. The proposed total floor area of all ancillary buildings is (60.8) square metres. [10.5.60.50.(2) Maximum Floor Area of Ancillary Buildings or Structures]
8.	The total area on a lot covered by ancillary buildings or structures may not exceed 10 percent of the lot area: (23.29) square metres. The proposed ancillary buildings or structures cover (13) percent of the lot area: (30.4) square metres. [10.5.60.70.(1) Lot Coverage Requirement for Ancillary Buildings and Structures]
9.	The required minimum number of parking space(s) for the (single family dwelling) is (1) space. The proposal will have (0) spaces. Please note that approval from Transportation Services is required for a parking space on public property. . [200.5.10.1.(1) Parking Space Rates]