

**MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED (MHBC)
C/O ELDON THEODORE
7050 WESTON RD SUITE 230
VAUGHAN ON L4L 8G7**

Examiner's Notice

Date: Thursday, March 11, 2021

Preliminary Project Review No: 21 111909 ZPR 00 ZR FolderRSN: 4874964

Apartment Building - Addition

Proposed Use: apartment building

at 2 REGAL RD

Ward: Davenport (09)

Examination of your Request for a Preliminary Project Review has revealed that certain requirements of the Zoning Bylaw Municipal Applicable law have not been satisfied. The attached Zoning Municipal Applicable law Notice provides the details of the review.

Should compliance with the City's Zoning By-law 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 the Planning process or which application may be more appropriate, 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.

Subsequent reviews will require the submission of a new Project Review Request along with payment of the applicable fees.

The Notice is based on plans and documents submitted and the Zoning By-Law in force at the time.

The plans and documents will be held on file for one year from the date of the Notice after which time they be discarded and the Notice becomes invalid.

Should there be changes to the Zoning By-Law or other applicable law prior to the issuance of a building permit you will be required to comply with those changes.

Please refer to your PPR number when you phone in, submit subsequent reviews or submit your building permit application.

Andrew Osler
Zoning Examiner

Toronto Building
William M. Johnston, P. Eng., Chief Building Official
and Executive Director

100 Queen Street West
Gr.Floor, West Tower
Toronto, ON M5H 2N2

Phone: (416) 338-8196
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Folder Name: 2 REGAL RD
Application Number: 21 111909 ZPR 00 ZR

Municipal Applicable Law Notice

ITEM DESCRIPTION

Applicable Laws

1. Toronto Act S108 - Green Roof

Applicable Fees

2. DC(Development Charges)

3. EDC(TCDSB Education Dev. Charge)

4. Parkland Dedication/Park Levy

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Zoning bylaw Notice

ITEM DESCRIPTION

City-wide Zoning By-law

The property is subject to the City-wide Zoning By-law No. 569-2013, as amended. Based on By-law No. 569-2013, the property is zoned R(d0.6)(x730).

5. The required minimum number of parking spaces for for the residents is 54 parking spaces. The proposal will have 36 parking spaces for residents. [200.5.10.1(1) Parking Space Rates]
6. The required minimum number of parking spaces for the visitors is 16 parking spaces. The proposal will have 13 parking spaces for visitors. [200.5.10.1(1) Parking Space Rates]
7. The permitted maximum height of a building or structure is 10.0 m. The proposed height of the building is 26.0 m measured to the top of the 8th storey addition. [10.10.40.10.(1)(A) Maximum Height]
8. The permitted maximum floor space index is 0.6 times the area of the lot: 2,251.0 m². The proposed floor space index is approximately 2.9 times the area of the lot: 10,867.5 m². [10.10.40.40.(1)(A) Floor Space Index]
9. The required minimum side yard setback for an apartment building with a height more than 12.0 m is 7.5 m. The proposed side yard setback is 0.2 m. [10.10.40.70.(3)(C)(ii) Minimum Side Yard Setback]
10. The required minimum rear yard setback is 7.5 m. The proposed rear yard setback at the 8th floor level is 6.1 m. [10.10.40.70.(2) Minimum Rear Yard Setback]

Toronto Zoning by-law

The 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.

11. The maximum permitted height of a building or structure is 10.0 m. The building will have a height of 26.0 m measured to the top of the 8th storey addition. [4(2)(a) Height Limits: Buildings and Structures]
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