



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

Jordan Vanderhoeven
Zoning Examiner

Phone: 416-392-7506
Fax:
Email: Jordan.Vanderhoeven@toronto.c

CHRISTOPHER DAVIES

48 MOUNT ROYAL AVE
TORONTO, ON M6H 2S4
CAN

Zoning Notice

Date: Friday, September 3, 2021
Zoning Certificate (ZZC) Review No: 21 192788 ZZC 00 ZR FolderRSN: 4971409
House - Addition
Proposed Use: SFD
at 48 MOUNT ROYAL 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: 48 MOUNT ROYAL AVE
Application Number: 21 192788 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)(x730).	
Application Description: To alter the existing two-storey detached house by adding a third storey and interior alterations.	
1.	B)(ii) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 metres. The proposed height of the side exterior main walls facing a side lot line is 9.57 metres. [10.10.40.10.(2) Maximum Height of Specified Pairs of Main Walls]
2.	A) The permitted maximum floor space index is 0.6 times the area of the lot: 179.7 square metres. The proposed floor space index is 0.88 times the area of the lot: 262.17 square metres. [10.10.40.40.(1) Floor Space Index]
3.	A) The required minimum north side yard setback for a detached house is 0.45 metres. The proposed north side yard setback is 0.25 metres. [10.10.40.70.(4) Reduced Minimum Side Yard for Walls with No Windows or Doors on Specified Buildings]
4.	Roof eaves may project a maximum of 0.9 metres provided that they are no closer than 0.30 metres to a lot line. The eaves for the addition are located 0.05 metres from the north side lot line. [10.5.40.60.(7) Roof Projections]