



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

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EDWARD LEE

6 ARGYLE ST
TORONTO ON M6J 1N4

Zoning Notice

Date: Thursday, September 30, 2021

Zoning Certificate (ZZC) Review No: 21 213574 ZZC 00 ZR FolderRSN: 4995574

House - Addition

Proposed Use: house w addition (one secondary suite)

at 75 REGAL 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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Folder Name: 75 REGAL RD
Application Number: 21 213574 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), Maximum Height 10.0 metres.	
Note: prior permit records identify the existing house to contain a total of 2 dwelling units.	
1.	The permitted maximum building depth for a detached house is 17.0 metres. The proposed building depth is 17.54 metres; measured from the average front yard setback of 5.83 metres, to the new rear main wall. [10.10.40.30.(1)(A) Maximum Building Depth]
2.	The permitted maximum floor space index is 0.6 times the area of the lot: 341.42 square metres. The proposed floor space index is 0.66 times the area of the lot: 374.23 square metres. [10.10.40.40.(1)(A) Floor Space Index]