

DECISION AND ORDER

Decision Issue Date Wednesday, June 06, 2018

PROCEEDING COMMENCED UNDER section 53, subsection 53(19), section 45(12), subsection 45(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended (the "Act")

Appellant(s): DAVID DRUTZ

Applicant: STANLEY MARCOVICI

Property Address/Description: 1755-1757 BAYVIEW AVE

Committee of Adjustment Case File Number: 17 120049 NNY 26 CO, 17 120053 NNY 26 MV, 17 120055 NNY 26 MV

TLAB Case File Number: **17 221749 S53 26 TLAB, 17 221752 S45 26 TLAB, 17 221753 S45 26 TLAB**

Hearing date: Monday, May 28, 2018

DECISION DELIVERED BY L. McPherson

APPEARANCES

Name	Role
Stanley Marcovici	Applicant
Gayla Drutz	Owner
David Drutz	Appellant
Ian Andres	Appellant's Legal Representative
Karen Michelson	Party
Leaside Property Owners Assoc.	Party
Sarah Rogers	City's Legal Representative

INTRODUCTION

This was an appeal to the Toronto Local Appeal Body (the TLAB) by the Owner from a decision of the Committee of Adjustment (Committee) of the City of Toronto (City). The Committee deferred, sine die, a consent application to sever the property into two undersized lots and a variance application to permit the construction of a semi-detached dwelling at 1755 Bayview Ave (subject property). On May 11, 2018, counsel for the Owner, Mr. I. Andres, advised the TLAB that a Settlement had been reached between the Parties. As a result, pursuant to TLAB Rule 19, the Parties requested that the hearing scheduled for May 28, 2018 be converted to a Settlement Hearing. The Parties jointly agreed, as set out in the Minutes of Settlement (Exhibit 1) to request the TLAB issue an order which:

- a) allows the Owners' Appeals, in part;
- b) confirms the TLAB's jurisdiction to make a decision on the Owners' revised minor variance applications, without giving further notice, on the basis that the amendments to the original applications are minor, pursuant to subsections 45(18.1) and (18.1.1) of the Planning Act;
- c) confirms the TLAB's jurisdiction to make a decision on the Owners' revised consent application, without giving further notice, on the basis that the amendments to the original application are minor, pursuant to subsections 53(35) and (35.1) of the Planning Act;
- d) approves the severance of the Subject Property and gives provisional consent to the creation of two new lots, with access easements in favour of each lot over the shared front walkway, porch and entrance vestibule, and subject to certain standard conditions of approval, all of which is more specifically described in Schedule "C" attached hereto; and
- e) approves the minor variances required to create the two new lots and to alter the existing building on the Subject Property to create a new semidetached dwelling on each lot in accordance with the plans attached hereto as Schedule "B" and the revised zoning examiner's notices dated May 10, 2018 and attached hereto as Schedule "D".

BACKGROUND

The original application before the Committee was for consent to sever the subject property into 2 lots and for minor variances to permit the demolition of the existing building and the construction of a new semi-detached dwelling on each of the newly created lots. City Planning and Heritage Preservation Services staff reported to the Committee and requested the applications be deferred. On August 3, 2017, the Committee deferred the applications sine die. The Applicant appealed the decision to the TLAB. The TLAB scheduled a Hearing for February 7, 2018.

The City had originally provided notice of its intention to be a Party but subsequently withdrew the request. The owner of the adjacent property (1759-1761 Bayview Ave) and

the Leaside Property Owners Association (LPOA) also provided notice of their intention to be a Party. The City later reconsidered its position and requested, by Motion, that their Party status be reinstated. The TLAB granted the request. The Owner and the City subsequently engaged in settlement discussions.

The Toronto Preservation Board convened a special meeting on January 30, 2018 to consider City staff's recommendation to designate the subject property, and recommended that City Council include the subject property on the City's Heritage Register and proceed with the designation of the Subject Property under Part IV of the Ontario Heritage Act (the Heritage Designation). As a result, the City, by Motion, with the consent of the Parties, requested the February 7, 2018 Hearing be adjourned to a new date to provide sufficient time for the settlement discussions. The TLAB granted the adjournment.

The City issued a formal Notice of Intention to designate the subject property to the owners on February 8, 2018 and the owners filed a formal objection to the proposed Heritage Designation with the City Clerk but requested that a Conservation Review Board hearing not be immediately scheduled in order to give the Owner and the City an opportunity to complete their ongoing settlement discussions.

The Owner has modified the plans to conserve the heritage attributes of the existing building on the subject property as identified in the proposed Heritage Designation and to renovate the interior of the existing building and construct a new rear addition to create two semi-detached dwellings, each of which would be situated on a new lot to be created pursuant to a revised request for minor variances and a consent to sever with mutual access easements to be created for the shared front walkway, porch and entrance vestibule. All of the Parties are in support of the revised plans. The revised variances are set out below.

CONVEYED LOT (1757 BAYVIEW AVENUE) – PARTS 1-4

Variances Under Toronto Zoning By-law 569-2013

1. The proposed lot area is 355.17 square metres; WHEREAS the required minimum lot area is 465 square metres [10.80.30.10(1) – Minimum Lot Area].
2. The proposed lot frontage is 8.528 metres; WHEREAS the required minimum lot frontage for a semi-detached house is 15.0 metres [10.80.30.20(1) – Minimum Lot Frontage].
3. The proposed building length of the addition is 19.57 metres; WHEREAS in the RM zone the permitted maximum building length for a semi-detached house is 17.0 metres [10.80.40.20(1) – Maximum Building Length].

4. The proposed building depth of the addition is 19.57 metres; WHEREAS the permitted maximum building depth for a semi-detached house is 19.0 metres [10.80.40.30(1) – Maximum Building Depth].

Variances Under Leaside Zoning By-law 1916

5. The proposal is to construct a semi-detached dwelling; WHEREAS a semi-detached dwelling is not a permitted Building in this zone [6.7.2 – Permitted Buildings].

RETAINED LOT (1755 BAYVIEW AVENUE) – PARTS 5-8

Variances Under Toronto Zoning By-law 569-2013

6. The proposed lot area is 298.33 square metres; WHEREAS the required minimum lot area is 465 square metres [10.80.30.10(1) – Minimum Lot Area].
7. The proposed lot frontage is 7.172 metres; WHEREAS the required minimum lot frontage for a semi-detached house is 15.0 metres [10.80.30.20(1) – Minimum Lot Frontage].
8. The proposed building length of the addition is 19.57 metres; WHEREAS in the RM zone the permitted maximum building length for a semi-detached house is 17.0 metres [10.80.40.20(1) – Maximum Building Length].
9. The proposed building depth of the addition is 19.57 metres; WHEREAS the permitted maximum building depth for a semi-detached house is 19.0 metres [10.80.40.30(1) – Maximum Building Depth].

Variances Under Leaside Zoning By-law 1916

10. The proposal is to construct a semi-detached dwelling; WHEREAS a semi-detached dwelling is not a permitted Building in this zone [6.7.2 – Permitted Buildings].

The proposed revised reference plan and consent details are included in the Settlement as Schedules A and C and the revised architectural plans and variances are included as Schedules B and D.

If the TLAB approves the revised proposal, the Owners will withdraw their objection to the proposed Heritage Designation.

MATTERS IN ISSUE

The issue is whether the revised proposal as set out in the Minutes of Settlement meet the required tests under the Planning Act and applicable provincial policy.

JURISDICTION

Provincial Policy – S. 3

A decision of the Toronto Local Appeal Body ('TLAB') must be consistent with the 2014 Provincial Policy Statement ('PPS') and conform to the Growth Plan of the Greater Golden Horseshoe for the subject area ('Growth Plan').

Consent – S. 53

TLAB must be satisfied that a plan of subdivision is not necessary for the orderly development of the municipality pursuant to s. 53(1) of the Act and that the application for consent to sever meets the criteria set out in s. 51(24) of the Act. These criteria require that " regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2 of the Planning Act;
- (b) whether the proposed subdivision is premature or in the public interest;
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- (d) the suitability of the land for the purposes for which it is to be subdivided;
 - (d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;
- (e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- (f) the dimensions and shapes of the proposed lots;
- (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- (h) conservation of natural resources and flood control;

- (i) the adequacy of utilities and municipal services;
- (j) the adequacy of school sites;
- (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- (l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- (m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

Minor Variance – S. 45(1)

In considering the applications for variances from the Zoning By-laws, the TLAB Panel must be satisfied that the applications meet all of the four tests under s. 45(1) of the Act. The tests are whether the variances:

- maintain the general intent and purpose of the Official Plan;
- maintain the general intent and purpose of the Zoning By-laws;
- are desirable for the appropriate development or use of the land; and
- are minor.

EVIDENCE

Mr. Franco Romano, the planner for the Owner, provided evidence in support of the Settlement on consent. Mr. Romano was qualified to give expert planning opinion. He described the original proposal, the subject site and the area (Exhibits 4 and 5 - Expert Witness Statement and Supplemental Witness Statement, Exhibit 6 – Appellant's Document Book).

The subject property is on the east side of Bayview. The original application proposed to split the subject property into 2 with various easements being maintained for circulation and a construct a new 3-storey flat roof building in a semi-detached building form. The existing multi-unit building would be demolished and the new building would overlap the footprint of the former building. There are 2 detached garages at the rear which are to remain under both the original and revised proposals.

The revised proposal is to subdivide the existing lot into two lots as well as to maintain, renovate and construct building additions to the existing residential building in order to create a semi-detached residential building. The consent application has been revised

slightly to ensure that the new property line follows the existing common wall that bisects the subject site which results in a slight change to the proposed lot frontages and areas (Reference Plan, Exhibit 1 Schedule A. In addition, a pedestrian right-of-way has been incorporated between the two semi-detached dwellings units to access the shared vestibule (2-storeys in height) behind the common (existing) front door. The minor variances has ben revised in order to reflect a building addition/renovation. The existing residential footprint, with more than 50% of the existing walls, is to be retained and as a result the proposal is considered a building renovation/addition as opposed to a new build. This reduces the number of variances as the existing condition is “grandfathered”.

The site plan shows the single walkway leading to the porch and foyer (Site Plan – Exhibit 1- Schedule B). The front façade remains and the sloped roof will be removed and then reconstructed once the renovations/additions are complete. The rear portion, with the new flat roof to accommodate the third level, will be a lower profile than the sloped roof. The floor area has been reduced from the original proposal as the third floor area is smaller.

Heritage staff were involved in the Settlement discussions. The original brick will be retained and replaced as necessary while the new construction materials will contrast with the heritage structure that is being retained. The new addition will be recessed and the rear will be stepped back somewhat. The existing decks and the platforms at the rear will continue.

Under the Provincial Policy Statement (PPS), the subject site has a Settlement Area designation. The Settlement Areas policies relate to providing a variety of housing types and making better, more efficient use of existing infrastructure. In Mr. Romano’s opinion, the proposal would be consistent with the PPS. With respect to the Growth Plan, the subject site is located within the delineated Built Up Area which has a policy thrust to optimize existing infrastructure and assets. In his opinion, the proposal conforms to the Growth Plan. Both documents also have reference to retaining and maintaining cultural heritage resources and the proposal would help implement the thrust of the policy direction with the proposed Heritage Designation.

In terms of the Official Plan, the subject property is designated Neighbourhoods. The Neighbourhoods designation policies in Chapter 4 and policies in Chapters 2 and 3 direct that new development “fit” within with the existing physical character in a compatible and complementary manner. Development is to respect and reinforce the existing physical character of the neighbourhood. The heritage policies recognize that heritage resources can be adapted and built upon while still being conserved. In his opinion, the proposal conforms to the Neighbourhoods designation and heritage policies and implements the policy thrust appropriately.

With respect of the Zoning By-laws, Mr. Romano advised that both have the intent and purpose to ensure an orderly and compatible site development. In Mr. Romano’s

opinion, the proposal builds upon existing conditions and is an upgrading of the structure and the general intent and purpose of both By-laws is being maintained.

In terms of lot frontage and lot area, he advised that in the immediate area on Bayview Ave there are semi-detached dwellings. The neighbourhood has a compact urban form with a variety of housing types. The lot frontages on Bayview Ave range from 7.01 m to 16.15 m. The proposal would fit within that range of lot coverage and lot area of what is found in the neighbourhood. As a result, in his opinion, the proposal maintains the intent and purpose of the Zoning By-laws to achieve a lot size that fits in and is compatible with the surrounding area. In his opinion, an observer of the subject site would see no change as the proposal maintains the existing façade and footprint, access to the rear yard and the rear garages. In terms of building length and depth provisions, the intent and purpose of the By-laws is to ensure that the main building is oriented towards the front of the lot and does not extend too deep into the rear yard. In his opinion, both individually and cumulatively, the proposal meets the intent and purpose of the Zoning By-laws.

With respect to the third test, in Mr. Romano's opinion, the proposal represents a sympathetic, complementary site development which would reinvigorate the existing structure and allow a semi-detached use which is found on the street and which will contribute to the variety of housing in the area. The building addition is sensitively designed to celebrate the heritage aspects of the subject site while still allowing for the functional use of both the site and the building itself. In totality, it is his opinion the proposal is desirable for the appropriate development and use of the land.

In terms of the test for minor, it is Mr. Romano's opinion that there are no significant adverse impacts that result from the variances either individually or cumulatively. In terms of the order of magnitude of the variances being sought, the use is permitted under the new City By-law and existing on the street. The built form is compatible with what is on the site and the surrounding context of multiplexes on Bayview Ave and the single detached homes to the east.

Mr. Romano's overall conclusion is that all 4 tests are being satisfied by the proposal.

In terms of the subdivision criteria in 51(24) of the Planning Act, in Mr. Romano's opinion, there is no need for a plan of subdivision in order to create the two lots and easements. There are no road widenings or corner roundings required. The creation of the two lots has been approved in the neighbourhood by way of consent.

The Conditions to Approval contained in Exhibit 2 include standard Consent Conditions and are appropriate conditions of consent in Mr. Romano's opinion. The Settlement (Exhibit 1 pg. 4) includes the terms of the TLAB order that the Parties have agreed to.

In summary it is Mr. Romano's opinion that all of the consent criteria are satisfied and all of the 4 tests for minor variances are satisfied and that the proposal represents good

and proper planning. He recommended that the consent be approved subject to the conditions included in Exhibit 2 and the variances be approved included in Exhibit 3.

ANALYSIS, FINDINGS, REASONS

The TLAB is pleased that the Parties have reached a Settlement that addresses the issues and preserves the heritage attributes of the subject site. Based on the uncontradicted evidence of Mr. Romano, the TLAB is satisfied that the consent and variance applications, as revised, meet the applicable criteria and maintain the physical character of the area

The TLAB agrees that the variances are minor and create no undue adverse impact and are desirable for the appropriate development of the lands. The TLAB finds that the variances, both individually and cumulatively, maintain the general intent and purpose of the Official Plan in and the Zoning By-laws. Further, the TLAB is satisfied that no further notice is required pursuant to subsections 45(18.1) and (18.1.1) of the Planning Act as the amendments to the original applications are minor.


With respect to the consent application, the TLAB is satisfied that no further notice is required pursuant to subsections 53(35) and (35.1) of the Planning Act as the amendments to the original application are minor. The TLAB is satisfied that that a plan of subdivision is not required.

In addition, the TLAB is satisfied that the Applications are consistent with the 2014 Provincial Policy Statement and conform to the 2017 Growth Plan.

DECISION AND ORDER

The TLAB orders:

- a) that the Owners' Appeals are allowed, in part;
- b) that provisional approval is given to the severance of the subject property and provisional consent is granted for the creation of two new lots, with access easements in favour of each lot over the shared front walkway, porch and entrance vestibule, and subject to certain standard conditions of approval, all of which is more specifically described in Schedule "A" Revised Reference Plan and Schedule "C" Conditions to Approval attached hereto; and
- c) approval is given to the minor variances required to create the two new lots and to alter the existing building on the subject property to create a new semi-detached dwelling on each lot in accordance with the plans attached hereto as Schedule "B" and the revised zoning examiner's notices dated May 10, 2018 and attached hereto as Schedule "D".

X 

Laurie McPherson
Panel Chair, Toronto Local Appeal Body

Schedule “A”

Revised Draft Reference Plan

[*See attached*]

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT.

PLAN 66R--

DATE: _____

RECEIVED AND DEPOSITED

DATE: _____

T. A. SENKUS B.Sc., O.L.S.

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SCHEDULE			
PART	PART OF LOTS	REG'D PLAN	PIN
1	381		
2	381 & 382		
3			
4			
5	382		ALL OF 10386-0011(LT)
6			
7			
8			
9			PART OF PIN 10386-0012(LT)
			AREA (sq.m.)
			85.17
			280.57
			2.50
			6.93
			8.12
			2.50
			244.95
			42.76

PART 1 IS SUBJECT TO AN EASEMENT AS IN INST. No. CA352622 AND INST. No. CA559248.
PART 8 IS SUBJECT TO AN EASEMENT AS IN INST. No. CA352622 AND INST. No. TB659987
PART 9 IS SUBJECT TO AN EASEMENT AS IN INST. No. TB659987

PLAN OF SURVEY OF
PART OF LOTS 381 AND 382
REGISTERED PLAN 1908
CITY OF TORONTO
(FORMERLY BOROUGH OF EAST YORK)
SCALE 1:150



TOM A. SENKUS, O.L.S.
DISTANCE NOTE
DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY THE SCALE FACTOR OF 0.9999878.

BEARING NOTE
CONTROL MONUMENTS
NAD83 (CSRS) (1987.0)
• MTM ZONE 10,

SPECIFIED CONTROL POINTS (SCPS): MTM ZONE 10 NAD83 (CSRS) (1987.0)
COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SUBSECTION 14(2) OF OREG 216/10

POINT D	NORTHING	EASTING
COORDINATES CANNOT , IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

- NOTES AND LEGEND
- DENOTES SURVEY MONUMENT PLANTED
 - DENOTES SURVEY MONUMENT FOUND
 - SB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - WIT DENOTES WITNESS
 - OU DENOTES ORIGIN UNKNOWN
 - P DENOTES PLAN 66R-16728
 - 1222 & CED DENOTES C.E.D. DOTTERILL, O.L.S. (AUG. 7, 1998)
 - WSW DENOTES W.S. WINTERS, O.L.S. (OCT. 2, 1936)
 - Dead DENOTES INST. No. CA352622
 - NULL DENOTES NO UPPER LIMITS
 - NULL DENOTES NO LOWER LIMITS
 - 1611 & TAS DENOTES TOM A. SENKUS, O.L.S. (NOV. 2, 2016)
 - CP DENOTES CONCRETE PIN
 - — — DENOTES FACE OF WALL

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

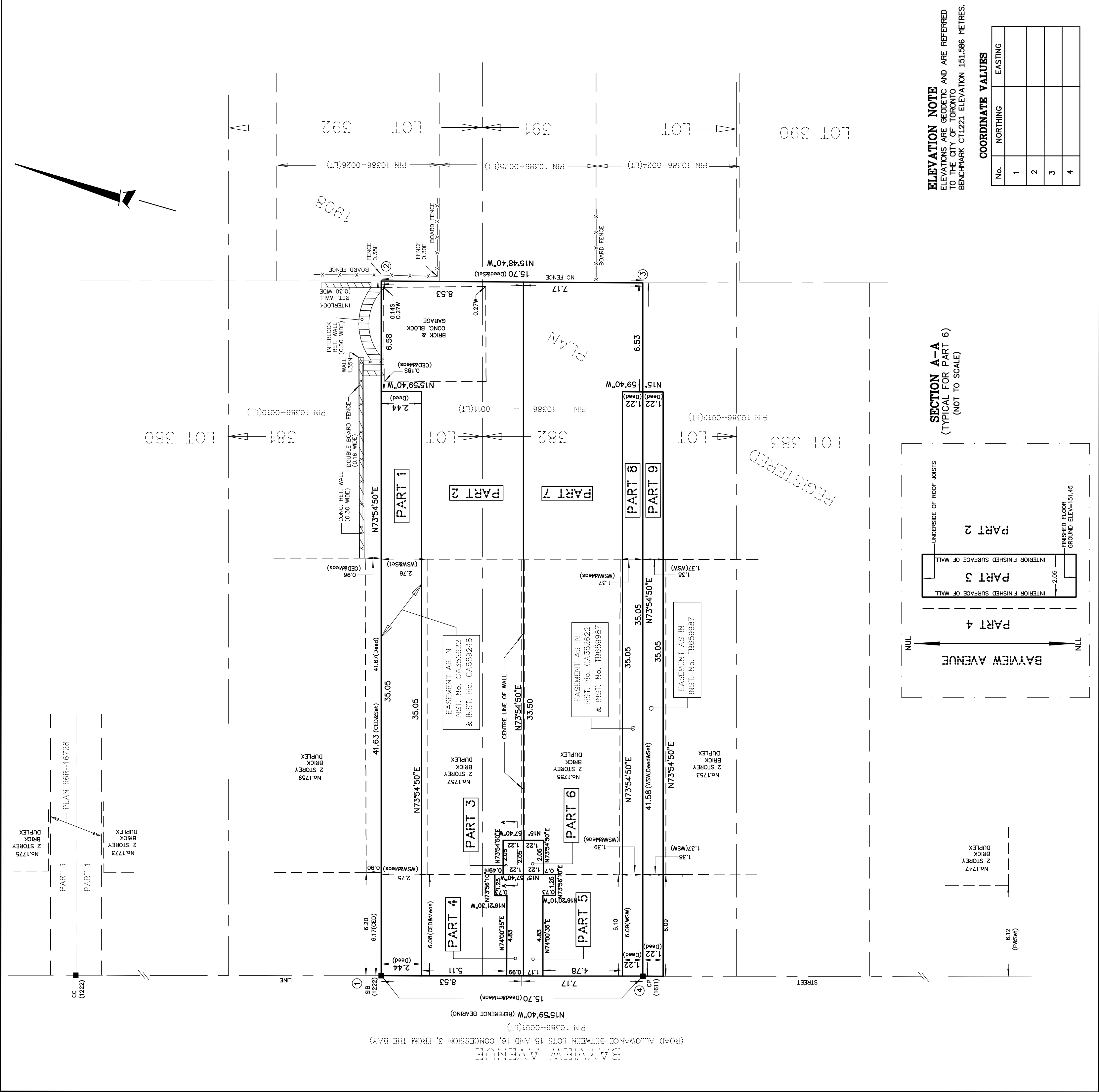
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM
- THE SURVEY WAS COMPLETED ON THE

DATE: _____

T. A. SENKUS
ONTARIO LAND SURVEYOR

TOM A. SENKUS
ONTARIO LAND SURVEYOR
40 BURROWS AVENUE
TORONTO (ISLINGTON), ONTARIO
M9B 4W7
PHONE: (416) 237-1893
E-MAIL: tomsenkus@rogers.com
mapcad@rogers.com

FILE 16-46
CAD FILE&BAYVIEW1765-REP2



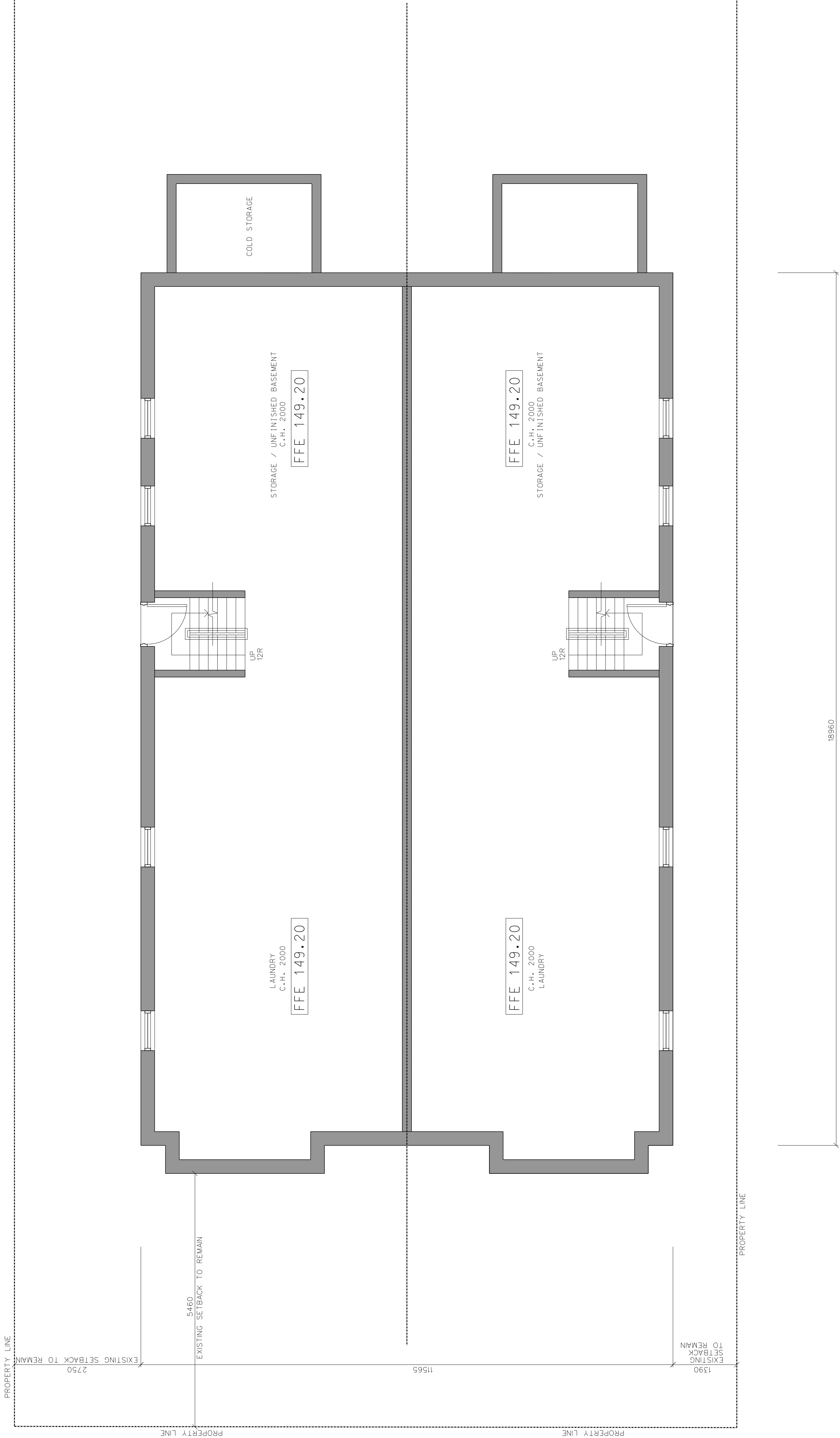
Schedule “B”

Revised Site Plan, Floor Plans, Elevations and Renderings

[*See attached*]

1757 BAYVIEW AVE

1755 BAYVIEW AVE



1 EXISTING BASEMENT

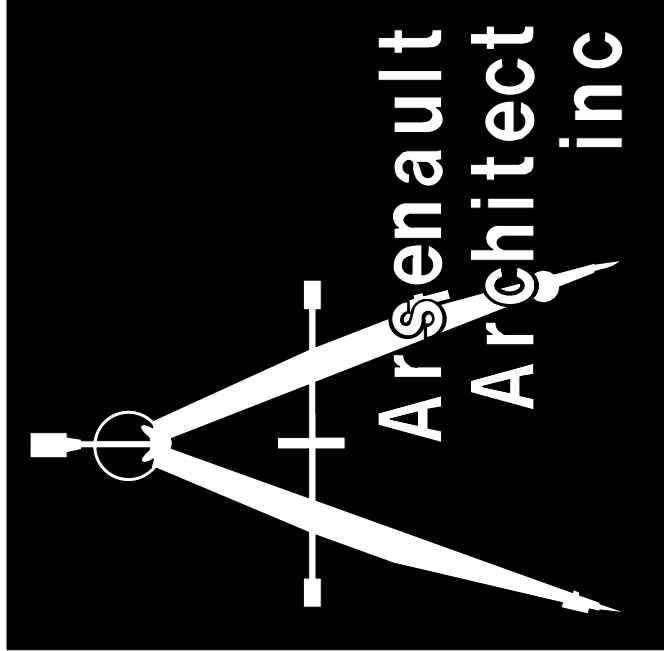
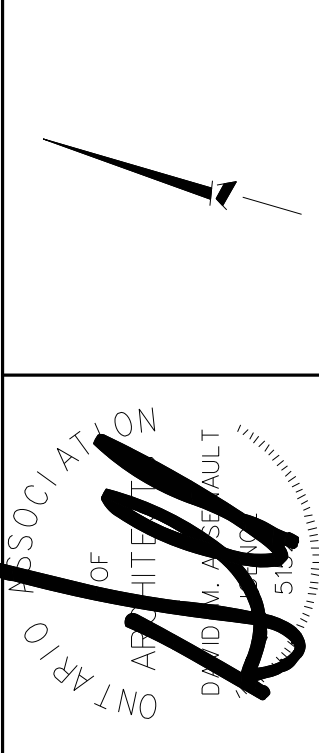
A-2 SCALE : 1/50

1755 BAYVIEW EXISTING G.F.A. - 118.89 M2 (1280 FT2)

1757 BAYVIEW EXISTING G.F.A. - 118.89 M2 (1280 FT2)

NOV 03	16	SUBMIT FOR ZONING CERTIFICATE
FEB 06	17	REJUMIT FOR ZC
FEB 17	17	SUBMIT FOR CDA
JAN 29	18	MEETING WITH CITY
FEB 20	18	REJUMIT FOR ZC
APR 16	18	HERITAGE COMMENTS

DATE	ISSUED FOR
No	Date
	Revisions
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.	
ALL DRAWINGS, PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF WORK.	
LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.	
PRINTS ARE NOT TO BE SCALED.	



Tel (416) 255 4378
Fax (416) 255 4351
5188A Dundas Street West
Toronto, Ontario, M6A 1C4

ARCHITECT	:	D. ARSENAULT
JOB CAPTAIN	:	A. ARSENAULT
DRAWN BY	:	A. ARSENAULT

DATE OF PLOT	:	APRIL 16 2018
SCALE	:	1 : 50

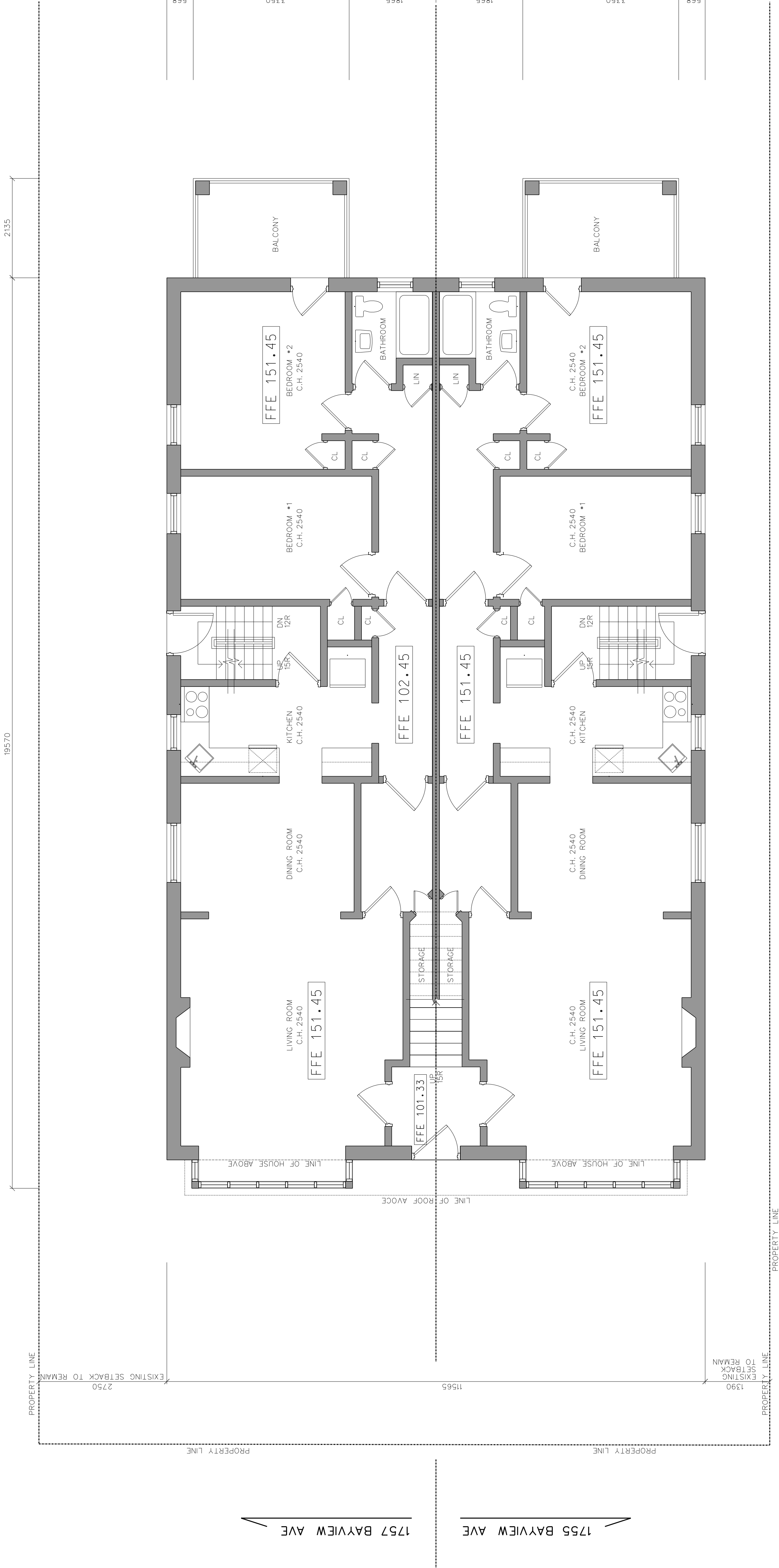
CLIENT'S NAME :
MR & MRS DRUTZ
1755 BAYVIEW AVENUE
TORONTO ONTARIO

PROJECT NAME :
PROPOSED SEMIDETACHED HOUSES
1755 & 1757 BAYVIEW AVENUE
TORONTO ONTARIO

DRAWING TITLE :
EXISTING BASEMENT

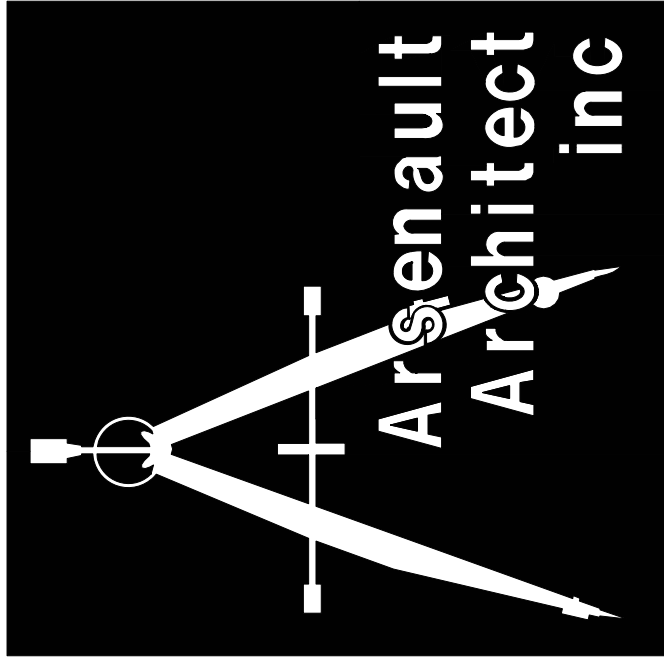
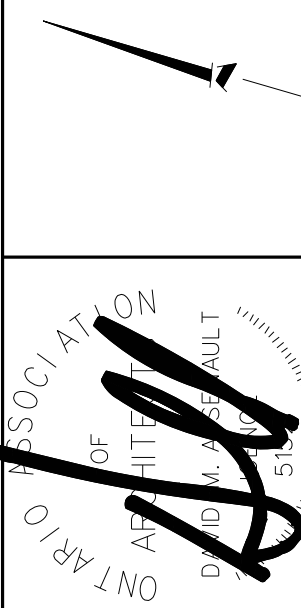
PROJECT NO. :	DRAWING NO. : A-2
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DATE	ISSUED FOR
NOV 03 16	SUBMIT FOR ZONING CERTIFICATE
FEB 06 17	REJUMIT FOR ZC
FEB 17 17	SUBMIT FOR COA
JAN 29 18	MEETING WITH CITY
FEB 20 18	REJUMIT FOR ZC
APR 16 18	HERITAGE COMMENTS



1757 BAYVIEW AVE

1755 BAYVIEW AVE

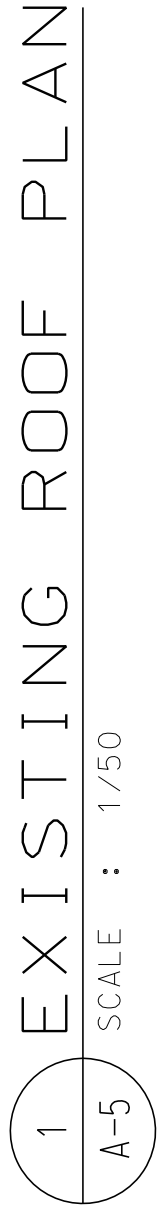


Tel (416) 255 4378	518A Dundas Street West
Fax (416) 255 4351	Toronto, Ontario, M6A 1C4
ARCHITECT	: D. ARSENAULT
JOB CAPTAIN	: A. ARSENAULT
DRAWN BY	: A. ARSENAULT
DATE OF PLOT	: APRIL 16 2018
SCALE	: 1 : 50
CLIENT'S NAME	:
MR & MRS DRUTZ	
1755 BAYVIEW AVENUE	
TORONTO ONTARIO	
PROJECT NAME	:
PROPOSED SEMIDETACHED HOUSES	
1755 & 1757 BAYVIEW AVENUE	
TORONTO ONTARIO	
DRAWING TITLE	:
EXISTING GROUND GL	
PROJECT NO.:	DRAWING NO.:
	A-3

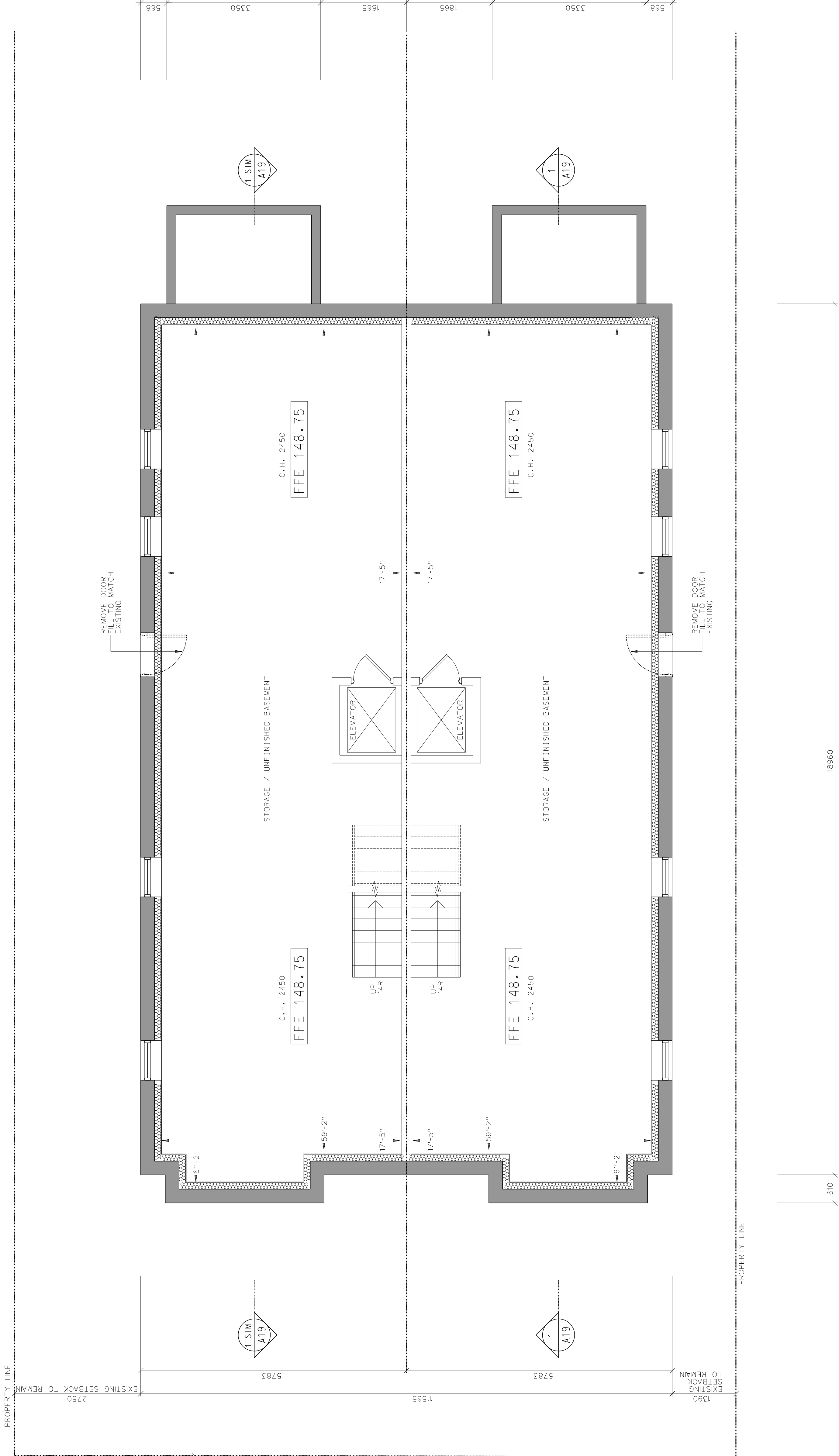
1 EXISTING GROUND FLOOR

1755 BAYVIEW EXISTING G.F.A. - 109.03 M2 (1,174 FT2)
1757 BAYVIEW EXISTING G.F.A. - 109.03 M2 (1,174 FT2)
COMMON AREA G.F.A. - 5.42 M2 (58 FT2)
TOTAL - 223.48 M2 (2,405 FT2)

A-3 SCALE : 1/50



DATE	ISSUED FOR
NOV 03 16	SUBMIT FOR ZONING CERTIFICATE
FEB 06 17	REJUMIT FOR ZC
FEB 17 17	SUBMIT FOR CDA
JAN 29 18	MEETING WITH CITY
FEB 20 18	REJUMIT FOR ZC
APR 16 18	HERITAGE COMMENTS



1757 BAYVIEW AVE

1755 BAYVIEW AVE

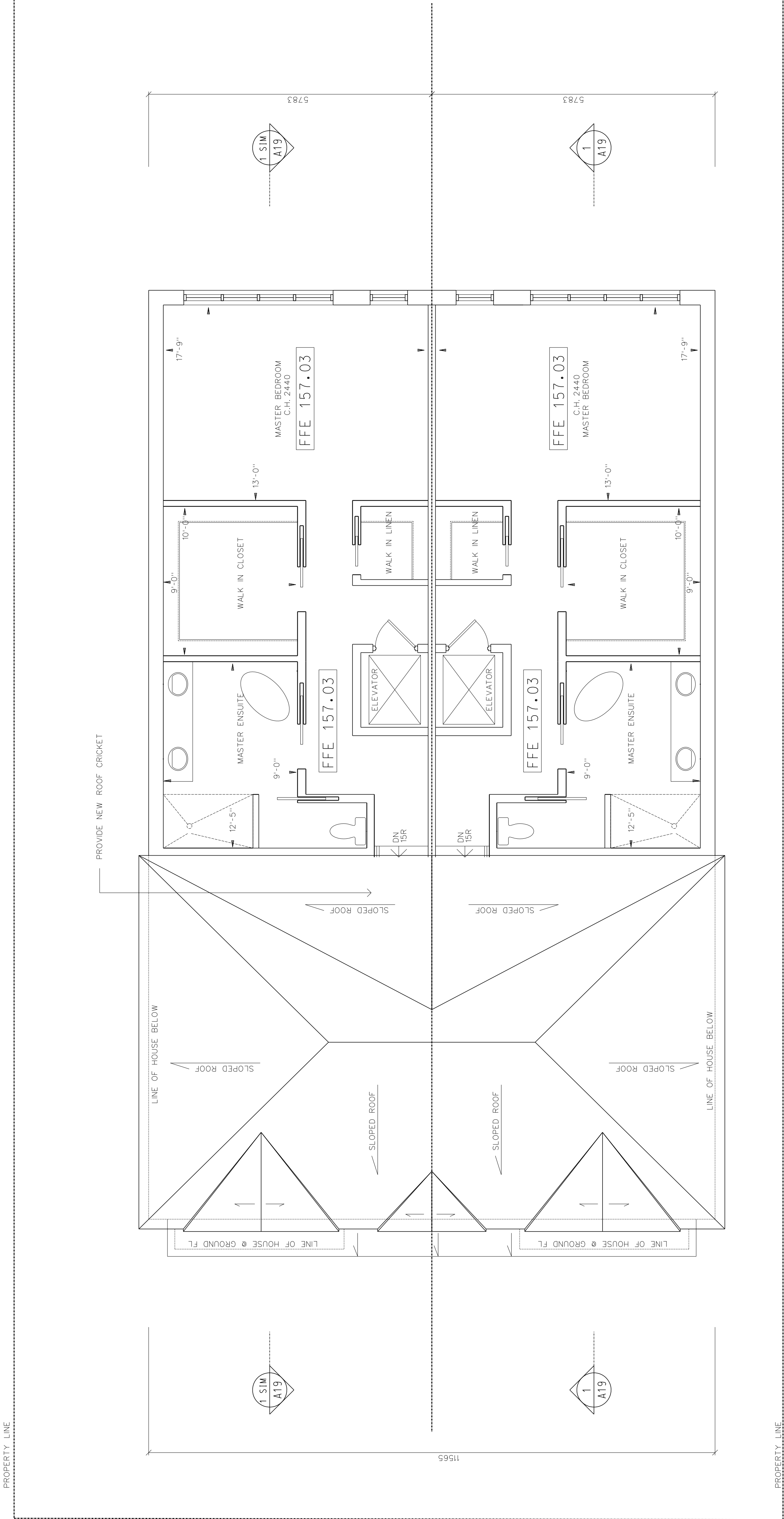
1 PROPOSED BASEMENT

1755 BAYVIEW EXISTING G.F.A. - 118.89 M2 (1280 FT2)
1757 BAYVIEW EXISTING G.F.A. - 118.89 M2 (1280 FT2)

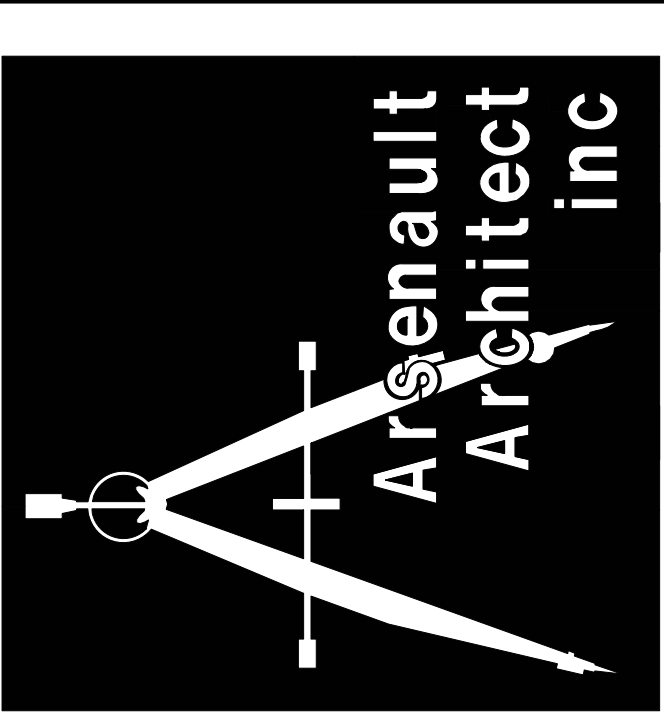
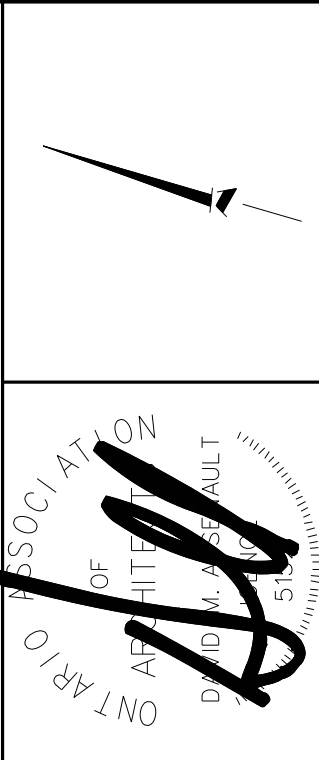
SCALE : 1/50

DENOTES EXISTING WALLS TO REMAIN

DATE	ISSUED FOR
NOV 03 16	SUBMIT FOR ZONING CERTIFICATE
FEB 06 17	REJUMIT FOR ZC
FEB 17 17	SUBMIT FOR CCA
JAN 29 18	MEETING WITH CITY
FEB 20 18	REJUMIT FOR ZC
APR 16 18	HERITAGE COMMENTS



No	Date	Revisions
		CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.
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		LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.
		PRINTS ARE NOT TO BE SCALED.



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Fax (416) 255 4351
5188A Dundas Street West
Toronto, Ontario, M6A 1C4

ARCHITECT	:	D. ARSENAULT
JOB CAPTAIN	:	A. ARSENAULT
DRAWN BY	:	A. ARSENAULT

DATE OF PLOT	:	APRIL 16 2018
SCALE	:	1 : 50

CLIENT'S NAME :
MR & MRS DRUTZ
1755 BAYVIEW AVENUE
TORONTO ONTARIO

PROJECT NAME :
PROPOSED SEMIDETACHED HOUSES
1755 & 1757 BAYVIEW AVENUE
TORONTO ONTARIO

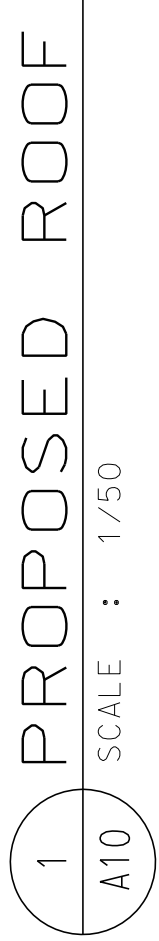
DRAWING TITLE :
PROPOSED 3RD FLOOR

PROJECT NO. :	DRAWING NO. : A-9
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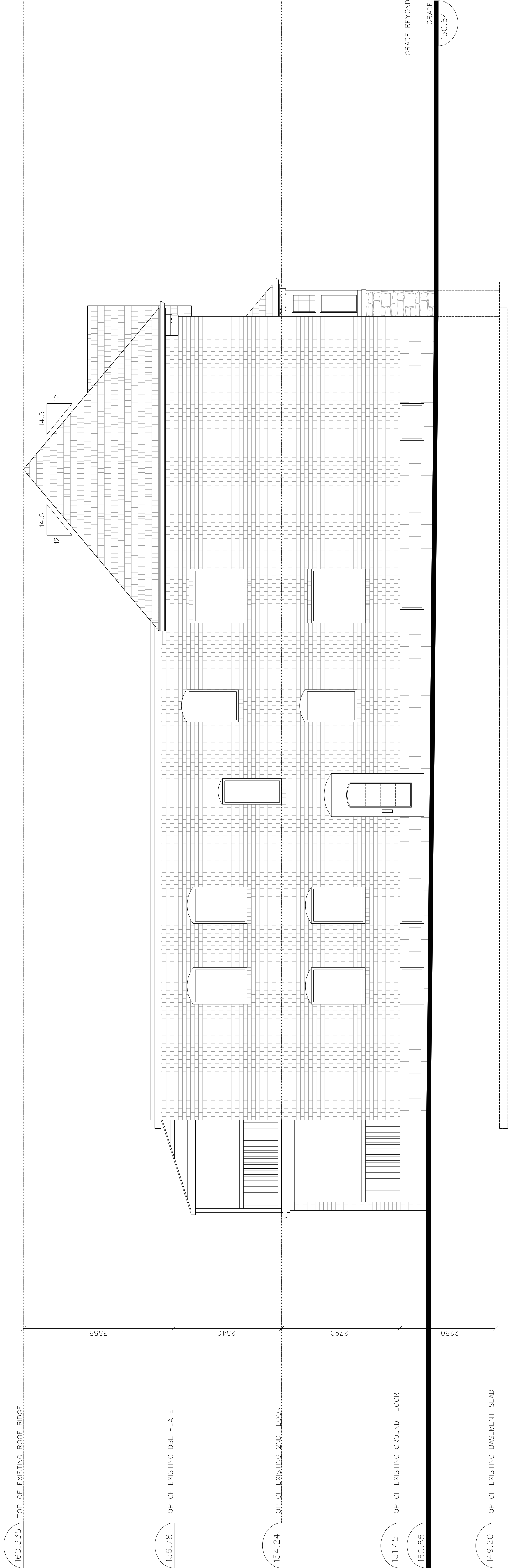
1 PROPOSED 3RD FLOOR

1755 BAYVIEW G.F.A. - 66.70 M2 (718 FT2)
1757 BAYVIEW G.F.A. - 66.70 M2 (718 FT2)

SCALE : 1/50

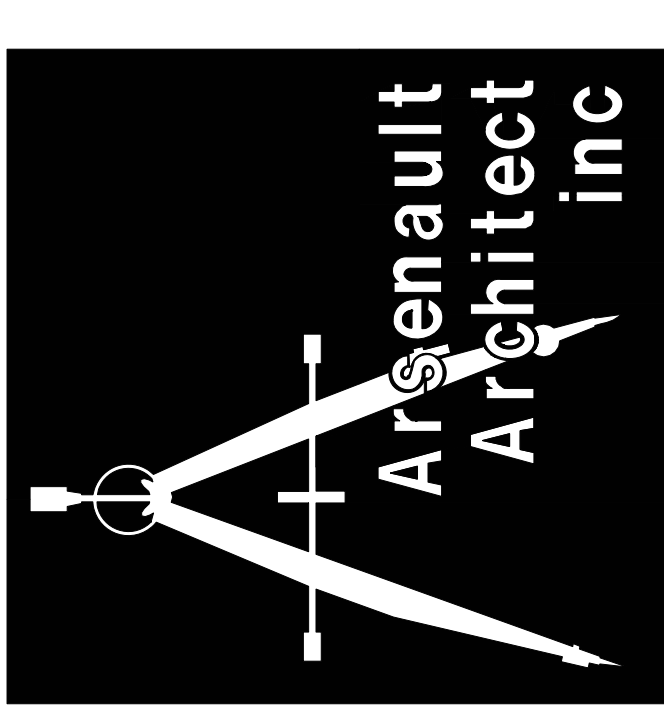
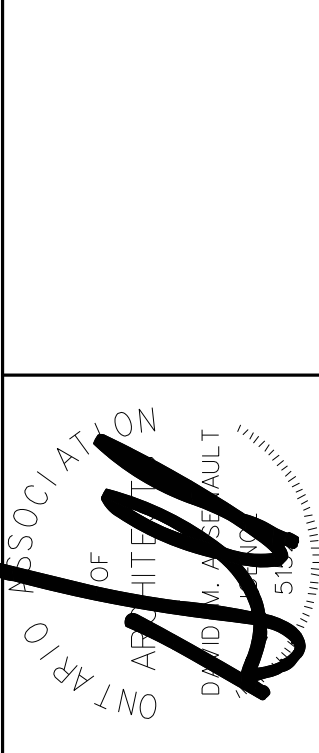


DRAWING TITLE :	PROPOSED ROOF
PROJECT NO. :	DRAWING NO. : A-10



DATE	ISSUED FOR
NOV 03 16	SUBMIT FOR ZONING CERTIFICATE
FEB 06 17	RESUBMIT FOR ZC
FEB 17 17	SUBMIT FOR COA
JAN 29 18	MEETING WITH CITY
FEB 20 18	RESUBMIT FOR ZC
APR 16 18	HERITAGE COMMENTS

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ARCHITECT	:	D. ARSENAULT
JOB CAPTAIN	:	A. ARSENAULT
DRAWN BY	:	A. ARSENAULT
DATE OF PLOT	:	APRIL 16 2018
SCALE	:	1 : 50
CLIENT'S NAME	:	MR & MRS DRUTZ 1755 BAYVIEW AVENUE TORONTO ONTARIO

PROJECT NAME :
PROPOSED SEMIDETACHED HOUSES
1755 & 1757 BAYVIEW AVENUE
TORONTO ONTARIO

DRAWING TITLE :	EXISTING SIDE (NORTH) ELEVATION
PROJECT NO. :	DRAWING NO. : A-12

PATH NO.

1
A12
EXISTING SIDE ELEVATION
SCALE : 1/50

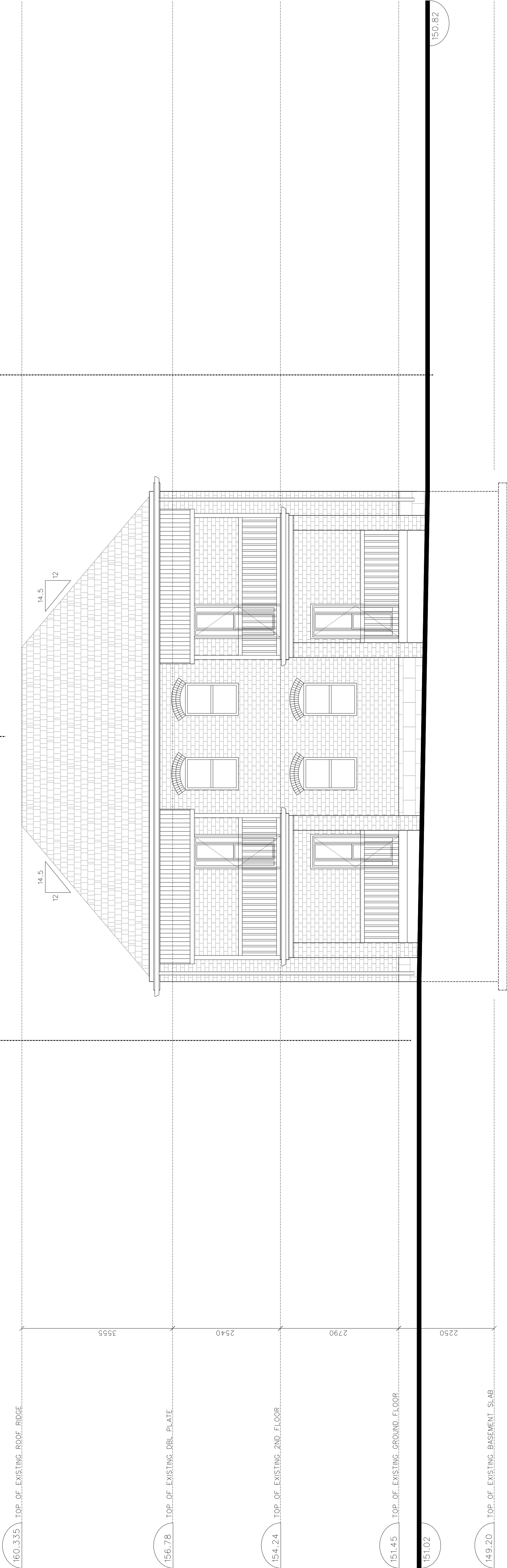
DATE	ISSUED FOR
NOV 03 16	SUBMIT FOR ZONING CERTIFICATE
FEB 06 17	RESUBMIT FOR ZC
FEB 17 17	SUBMIT FOR COA
JAN 29 18	MEETING WITH CITY
FEB 20 18	RESUBMIT FOR ZC
APR 16 18	HERITAGE COMMENTS

PROPERTY LINE

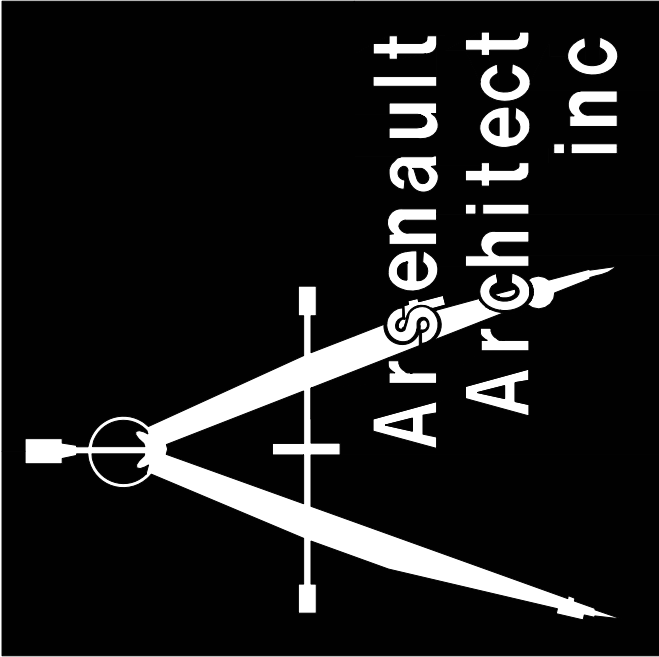
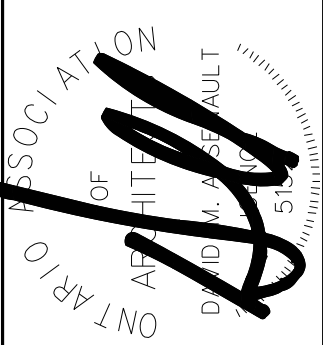
1757 BAYVIEW AVE

1755 BAYVIEW AVE

PROPERTY LINE



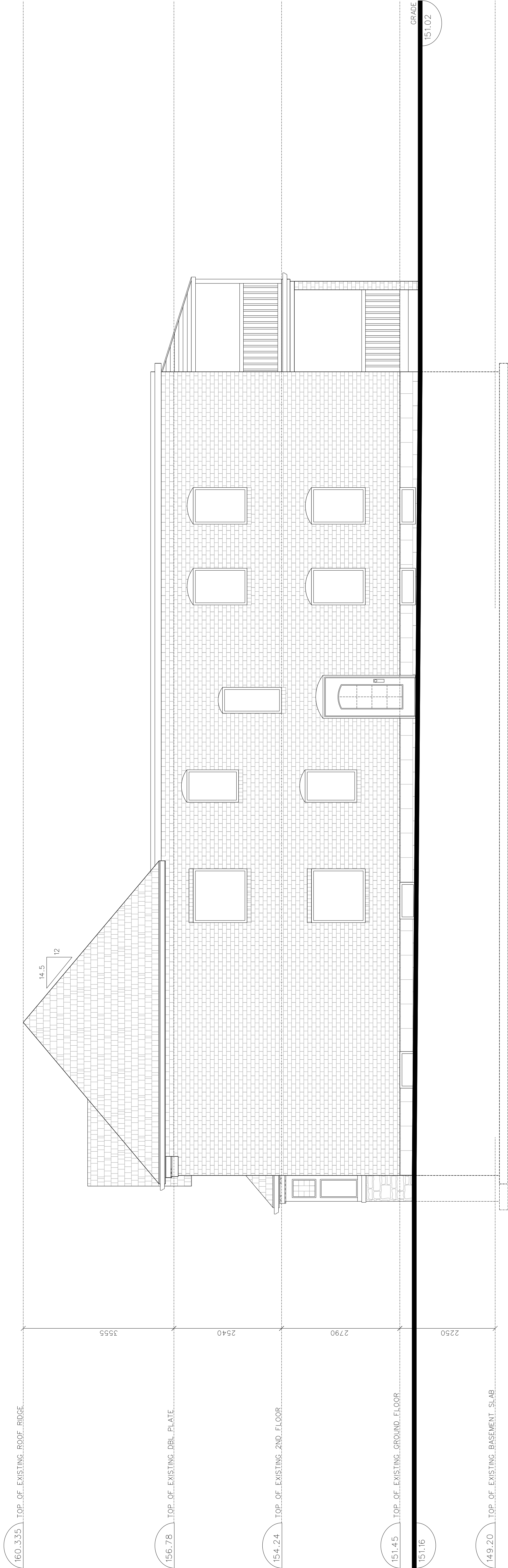
No	Date	Revisions
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ARCHITECT	: D. ARSENAULT
JOB CAPTAIN	: A. ARSENAULT
DRAWN BY	: A. ARSENAULT
DATE OF PLOT	: APRIL 16 2018
SCALE	: 1 : 50
CLIENT'S NAME	:
MR & MRS DRUTZ 1755 BAYVIEW AVENUE TORONTO ONTARIO	

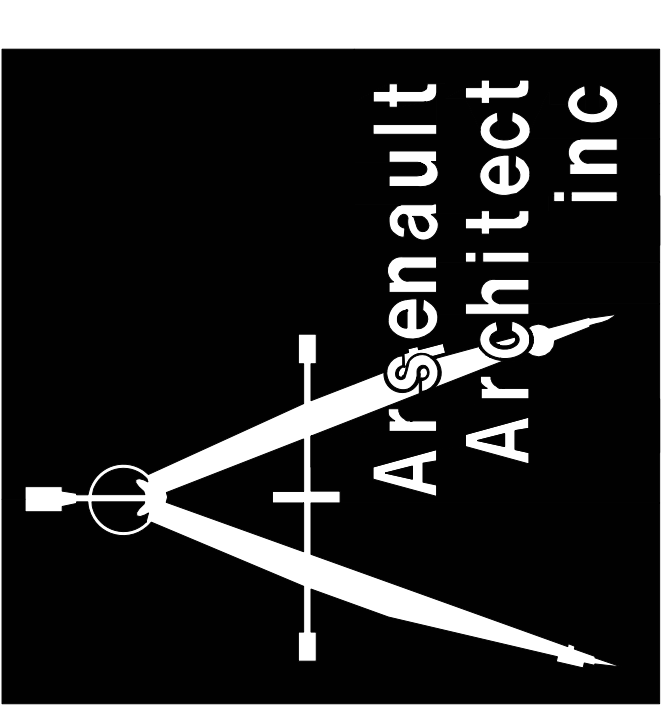
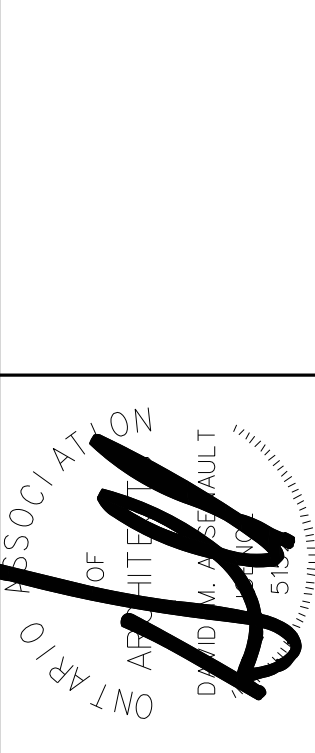
PROJECT NAME	:
PROPOSED SEMIDETACHED HOUSES 1755 & 1757 BAYVIEW AVENUE TORONTO ONTARIO	

DRAWING TITLE	:
EXISTING REAR (EAST) ELEVATION	
PROJECT NO. :	DRAWING NO. :
	A-13



DATE	ISSUED FOR
NOV 03 16	SUBMIT FOR ZONING CERTIFICATE
FEB 06 17	RESUBMIT FOR ZC
FEB 17 17	SUBMIT FOR COA
JAN 29 18	MEETING WITH CITY
FEB 20 18	RESUBMIT FOR ZC
APR 16 18	HERITAGE COMMENTS

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ARCHITECT	:	D. ARSENAULT
JOB CAPTAIN	:	A. ARSENAULT
DRAWN BY	:	A. ARSENAULT

DATE OF PLOT	:	APRIL 16 2018
SCALE	:	1 : 50

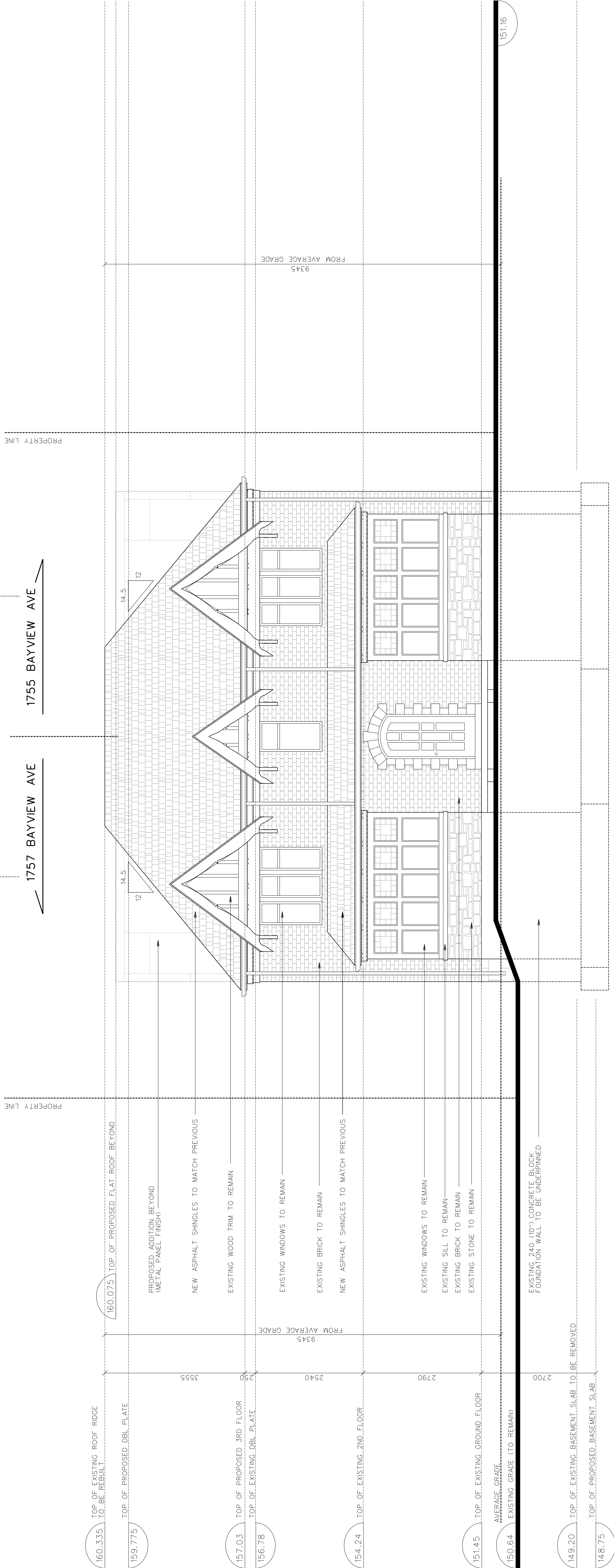
CLIENT'S NAME :
MR & MRS DRUTZ
1755 BAYVIEW AVENUE
TORONTO ONTARIO

PROJECT NAME :
PROPOSED SEMIDETACHED HOUSES
1755 & 1757 BAYVIEW AVENUE
TORONTO ONTARIO

DRAWING TITLE :
**EXISTING SIDE
(SOUTH) ELEVATION**

PROJECT NO. :
DRAWING NO. :
A-14

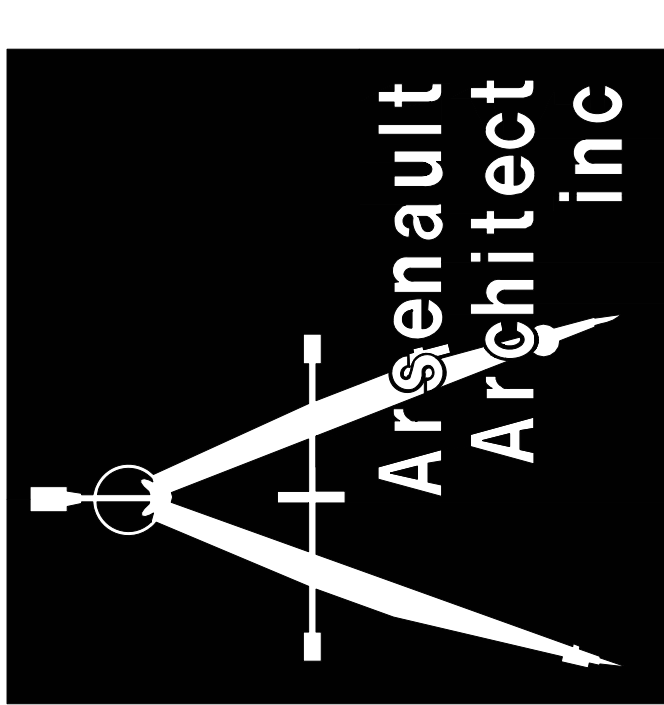
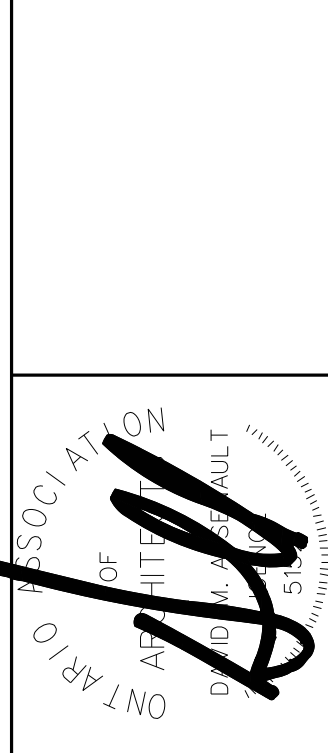
PATH NO.



1 PROPOSED FRONT ELEVATION
A15 SCALE : 1/50

DATE	ISSUED FOR
NOV 03 16	SUBMIT FOR ZONING CERTIFICATE
FEB 06 17	REJUMIT FOR ZC
FEB 17 17	SUBMIT FOR COA
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Toronto, Ontario, M9A 1C4

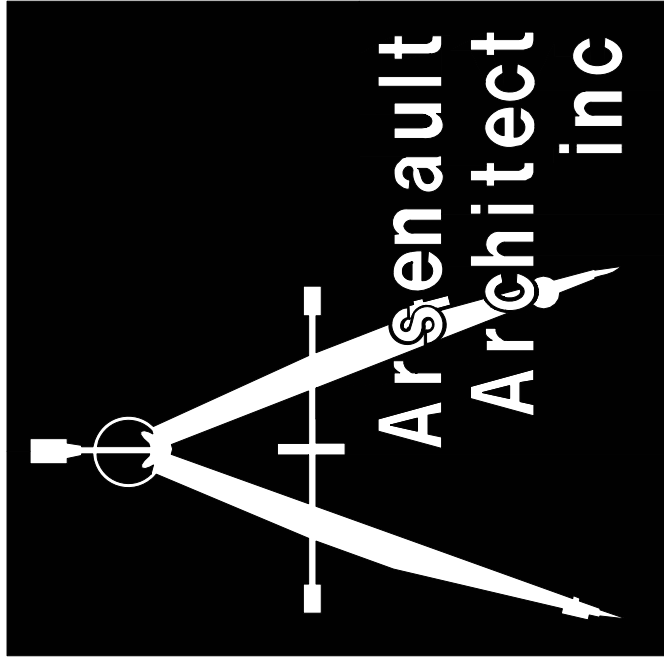
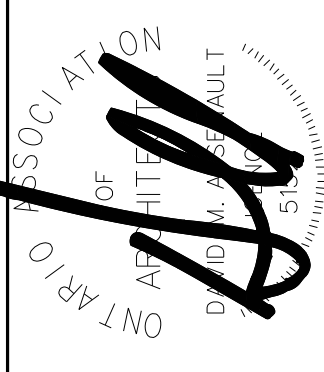
ARCHITECT	:	D. ARSENAULT
JOB CAPTAIN	:	A. ARSENAULT
DRAWN BY	:	A. ARSENAULT
DATE OF PLOT	:	APRIL 16 2018
SCALE	:	1 : 50
CLIENT'S NAME	:	MR & MRS DRUTZ 1755 BAYVIEW AVENUE TORONTO ONTARIO

PROJECT NAME :
PROPOSED SEMIDETACHED HOUSES
1755 & 1757 BAYVIEW AVENUE
TORONTO ONTARIO

DRAWING TITLE :	PORPOSED FRONT (WEST) ELEVATION
PROJECT NO. :	DRAWING NO. : A-15

DATE	ISSUED FOR
NOV 03 16	SUBMIT FOR ZONING CERTIFICATE
FEB 06 17	RESPONIT FOR ZC
FEB 17 17	SUBMIT FOR COA
JAN 29 18	MEETING WITH CITY
FEB 20 18	RESPONIT FOR ZC
APR 16 18	HERITAGE COMMENTS

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ARCHITECT	:	D. ARSENAULT
JOB CAPTAIN	:	A. ARSENAULT
DRAWN BY	:	A. ARSENAULT

DATE OF PLOT : APRIL 16 2018

SCALE : 1 : 50

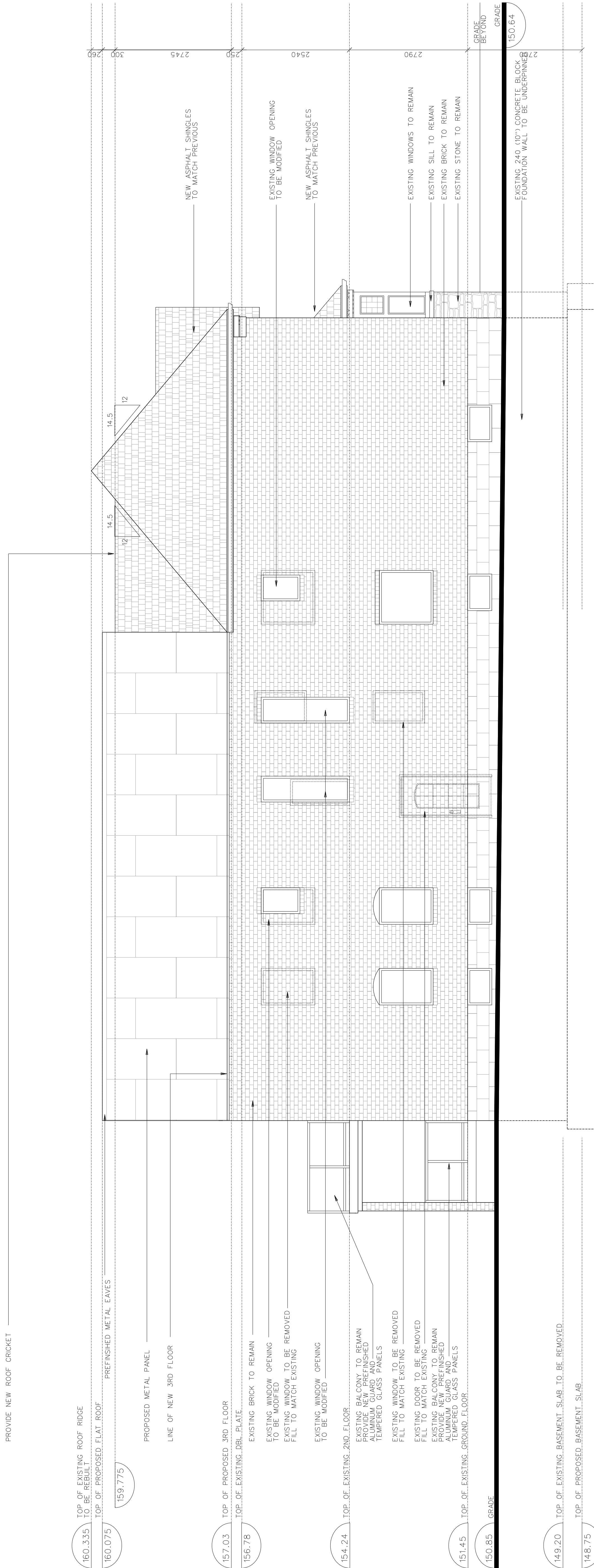
CLIENT'S NAME :
MR & MRS DRUTZ
1755 BAYVIEW AVENUE
TORONTO ONTARIO

PROJECT NAME :
PROPOSED SEMIDETACHED HOUSES
1755 & 1757 BAYVIEW AVENUE
TORONTO ONTARIO

DRAWING TITLE :
PROPOSED SIDE
(NORTH) ELEVATION

PROJECT NO. :	DRAWING NO. : A-16
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PATH NO.



PROPOSED SIDE ELEVATION

SCALE : 1/50

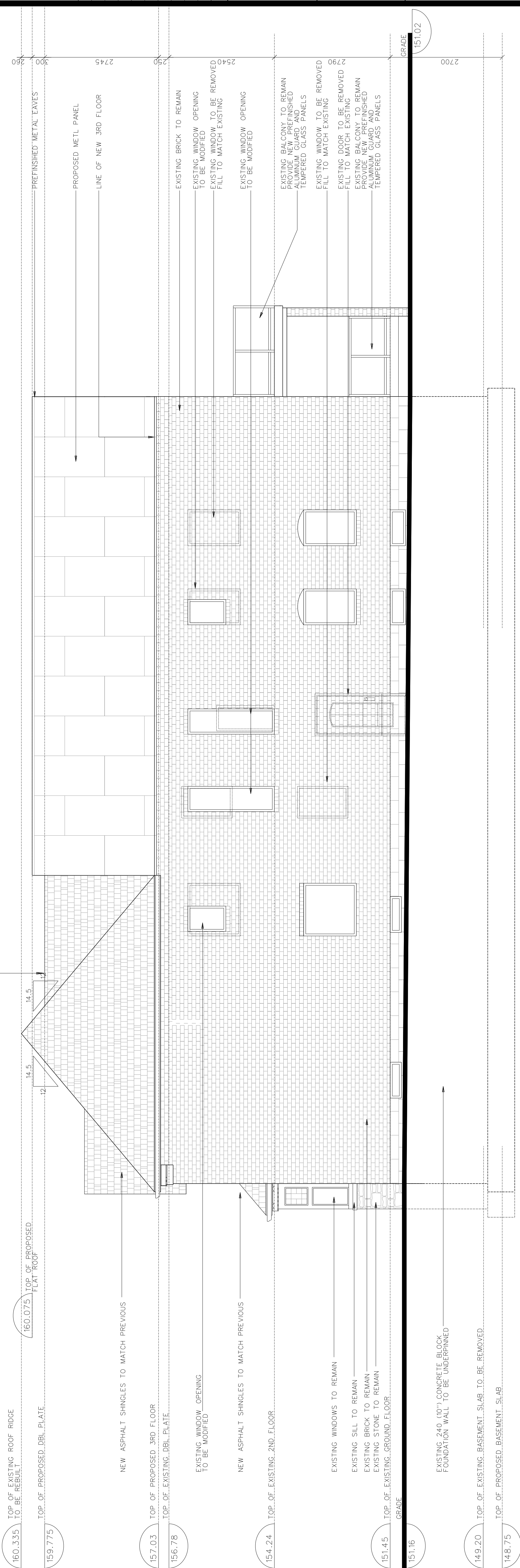
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A-16

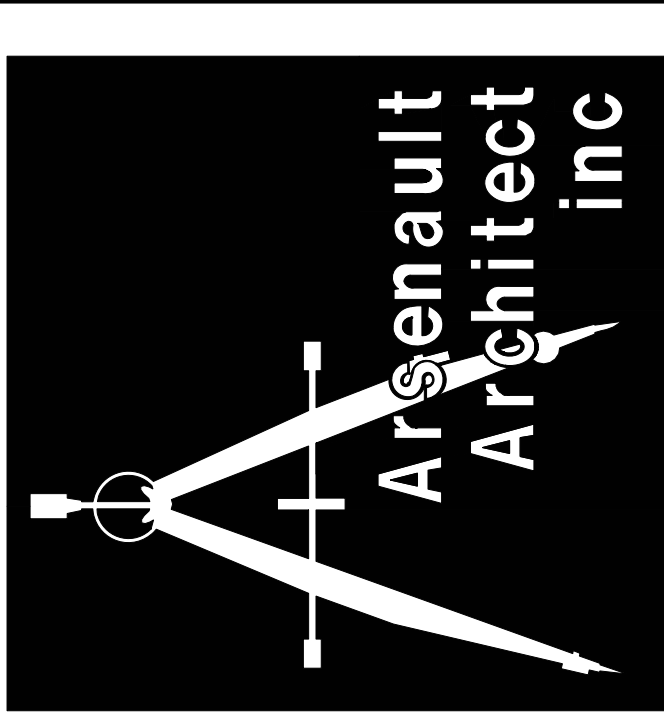
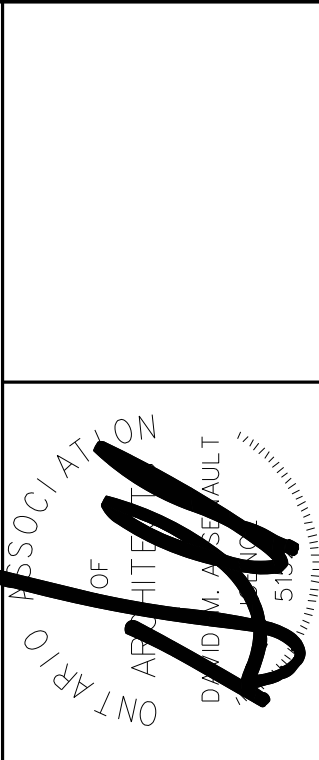
PATH NO.

DATE	ISSUED FOR
NOV 03 16	SUBMIT FOR ZONING CERTIFICATE
FEB 06 17	REJUMIT FOR ZC
FEB 17 17	SUBMIT FOR COA
JAN 29 18	MEETING WITH CITY
FEB 20 18	REJUMIT FOR ZC
APR 16 18	HERITAGE COMMENTS

PROVIDE NEW ROOF CRICKET



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Toronto, Ontario, M9A 1C4

ARCHITECT	:	D. ARSENAULT
JOB CAPTAIN	:	A. ARSENAULT
DRAWN BY	:	A. ARSENAULT
DATE OF PLOT	:	APRIL 16 2018
SCALE	:	1 : 50
CLIENT'S NAME	:	MR & MRS DRUTZ 1755 BAYVIEW AVENUE TORONTO ONTARIO

PROJECT NAME :
PROPOSED SEMIDETACHED HOUSES
1755 & 1757 BAYVIEW AVENUE
TORONTO ONTARIO

DRAWING TITLE :	PROPOSED SIDE (SOUTH) ELEVATION
PROJECT NO. :	DRAWING NO. : A-18

Schedule “C”

Proposed Consent and Conditions of Approval

The Consent Requested

To obtain consent to sever the Subject Property into two undersized residential lots, each of which will contain a semi-detached house, and to create mutual right-of-way access easements over the front walkway, porch and entrance vestibule.

Conveyed Lot (1757 Bayview Avenue) – Parts 1, 2, 3 and 4, Draft Reference Plan

The frontage is 8.528 m and the lot area is 355.17 m². A new semi-detached dwelling will be created through alterations to the existing building and new construction at the rear. Certain variances are required to the applicable zoning by-laws. The existing detached garage in the rear yard will be retained.

Part 1 is an existing right-of-way in favour of 1759 Bayview Avenue.

Parts 3 and 4 will be subject to a pedestrian right-of-way in favour of the retained lot.

Retained Lot (1755 Bayview Avenue) – Parts 5, 6, 7 and 8, Draft Reference Plan

The frontage is 7.172 m and the lot area is 298.33 m². A new semi-detached dwelling will be created through alterations to the existing building and new construction at the rear. Certain variances are required to the applicable zoning by-laws. The existing detached garage in the rear yard will be retained.

Part 8 is an existing right-of-way in favour of 1753 Bayview Avenue.

Parts 5 and 6 will be subject to a pedestrian right-of-way in favour of the conveyed lot.

Conditions of Approval

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
2. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Technical Services.

3. Where no street trees exist, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting each new lot created, to the satisfaction of the General Manager, Parks, Forestry and Recreation.
4. Submit servicing drawings to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services that show any stormwater foundation drain is not connected to the City sewer.
5. Two copies of the registered reference plan of survey integrated with the Ontario Coordinate System and listing the Parts and their respective areas, shall be filed with City Surveyor, Survey & Mapping, Technical Services.
6. Three copies of the registered reference plan of survey satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.
7. Within ONE YEAR of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the Planning Act , as it pertains to the conveyed land and/or consent transaction.

Schedule “D”

Revised Zoning Examiner’s Notices

[*See attached*]



Toronto Building
Will Johnston, Chief Building Official and Executive
Director

5100 Yonge Street
1st Floor
Toronto, ON M2N 5V7

Andus Chen
Zoning Examiner

Phone: (416) 395-6776
Fax:
Email: andus.chen@toronto.ca

STANLEY MARCOVICI

2 DURHAM AVE
TORONTO, ON M6C 1N8
CAN

Zoning Notice

Date: Thursday, May 10, 2018
Zoning Certificate (ZZC) Review No: 16 258221 ZZC 00 ZR **FolderRSN:** 4070009
 House - Other Proposal
Proposed Use: semi-detached dwelling
 at 1755 BAYVIEW AVE
Ward: Don Valley West (26)

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)395-7000.

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.

Andus Chen
Zoning Examiner

Folder Name: 1755 BAYVIEW AVE
Application Number: 16 258221 ZZC 00 ZR

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 Laws

- | | |
|----|---|
| 1. | <p>Ont. Heritage Act-int.to designate</p> <p>Authority: O.B.C. Div. A - 1.4.1.3 (1)(a)(xiii) under Reg 332/12, or Div. A - 1.4.1.3 (1)(a)(xiv) under Reg 305/06 (as applicable): Section 30(2) of the Ontario Heritage Act with respect to a consent of the council of a municipality to alteration or demolition of a building where the Council of a municipality has given a notice of intent to designate the building under subsection 29(3) of that Act</p> <p>Form of Approval: Refer to Policy on Demo Permits for Heritage Buildings</p> <p>Contact: Heritage Preservation Services, Phone # (416) 392-1975</p> <p>http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90o18_e.htm</p> |
|----|---|

Applicable Fees

- | | |
|----|--|
| 1. | <p>DC(Development Charges) Charges will be calculated at the time of processing the Building Permit</p> <p>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</p> <p>Form of Approval: Confirmation of payment prior to building permit issuance</p> <p>Contact: Toronto Building</p> <p>http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_97d27_e.htm</p> |
| 2. | <p>EDC(TCDSB Education Dev. Charge) Charges will be calculated at the time of processing the Building Permit</p> <p>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</p> <p>Form of Approval: Confirmation of payment prior to building permit issuance</p> <p>Contact: Toronto Building</p> <p>http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90e02_e.htm</p> |
| 3. | <p>Parkland Dedication/Park Levy</p> <p>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.</p> <p>Form of Approval: Appraisal letter and payment made to Building Division</p> <p>Contact: Rosanne Clement at rclement@toronto.ca</p> <p>For information regarding the appraisal process or status of the appraisal for the parks levy Contact: Peter Cheng at pcheng1@toronto.ca</p> <p>http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90p13_e.htm</p> |



Toronto Building
Will Johnston, Chief Building Official and Executive
Director

5100 Yonge Street
1st Floor
Toronto, ON M2N 5V7

Andus Chen
Zoning Examiner
Phone: (416) 395-6776
Fax:
Email: andus.chen@toronto.ca

Folder Name: 1755 BAYVIEW AVE
Application Number: 16 258221 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 RM (f30.0; a930; d1.25).	
5.	The required minimum lot area is 465 square metres. The proposed Lot area is 298.33 square metres. [10.80.30.10.(1) Minimum Lot Area]
6.	The required minimum lot frontage for a semi-detached house is 15.0 metres. The proposed lot frontage is 7.172 metres. [10.80.30.20.(1) Minimum Lot Frontage]
7.	In the RM zone, the permitted maximum building length for a semi-detached house is 17.0 metres. The proposed building length of the addition is 19.57 metres. [10.80.40.20.(1) Maximum Building Length]
8.	The permitted maximum building depth for a semi-detached house is 19.0 metres. The proposed building depth of the addition is 19.57 metres. [10.80.40.30.(1) Maximum Building Depth]
Leaside Zoning By-law	
Your property is located in the former municipality of East York and is subject to Zoning By-law No. 1916, as amended. Based on Zoning by-law No. 1916, the property is zoned R3A, and is subject to all provisions thereof.	
9.	A semi-detached dwelling is not a permitted Building in this zone. [6.7.2 - Permitted Buildings]
General Requirements	
10.	This zoning review is based on the revised proposal of a third storey addition above the existing building. Minimum 50% of the existing exterior walls of the first storey/above must remain. Front yard landscaping, rear yard landscaping, parking, and rear platforms are existing conditions to remain. If there are any changes to the above, a new zoning review will be required.



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Director

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Zoning Examiner

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Fax:
Email: andus.chen@toronto.ca

STANLEY MARCOVICI

2 DURHAM AVE
TORONTO, ON M6C 1N8
CAN

Zoning Notice

Date: Thursday, May 10, 2018
Zoning Certificate (ZZC) Review No: 16 258228 ZZC 00 ZR FolderRSN: 4070016
House - Other Proposal
Proposed Use: semi-detached dwelling
at 1757 BAYVIEW AVE
Ward: Don Valley West (26)

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.

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Please refer your Zoning Certificate application number when you phone or submit any pertinent information.

Andus Chen
Zoning Examiner

Folder Name: 1757 BAYVIEW AVE
Application Number: 16 258228 ZZC 00 ZR

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 Laws

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| 1. | <p>Ont. Heritage Act-int.to designate</p> <p>Authority: O.B.C. Div. A - 1.4.1.3 (1)(a)(xiii) under Reg 332/12, or Div. A - 1.4.1.3 (1)(a)(xiv) under Reg 305/06 (as applicable): Section 30(2) of the Ontario Heritage Act with respect to a consent of the council of a municipality to alteration or demolition of a building where the Council of a municipality has given a notice of intent to designate the building under subsection 29(3) of that Act</p> <p>Form of Approval: Refer to Policy on Demo Permits for Heritage Buildings</p> <p>Contact: Heritage Preservation Services, Phone # (416) 392-1975</p> <p>http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90o18_e.htm</p> |
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Applicable Fees

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| 1. | <p>DC(Development Charges) Charges will be calculated at the time of processing the Building Permit</p> <p>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</p> <p>Form of Approval: Confirmation of payment prior to building permit issuance</p> <p>Contact: Toronto Building</p> <p>http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_97d27_e.htm</p> |
| 2. | <p>EDC(TCDSB Education Dev. Charge) Charges will be calculated at the time of processing the Building Permit</p> <p>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</p> <p>Form of Approval: Confirmation of payment prior to building permit issuance</p> <p>Contact: Toronto Building</p> <p>http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90e02_e.htm</p> |
| 3. | <p>Parkland Dedication/Park Levy</p> <p>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.</p> <p>Form of Approval: Appraisal letter and payment made to Building Division</p> <p>Contact: Rosanne Clement at rclement@toronto.ca</p> <p>For information regarding the appraisal process or status of the appraisal for the parks levy Contact: Peter Cheng at pcheng1@toronto.ca</p> <p>http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90p13_e.htm</p> |



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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 RM (f30.0; a930; d1.25).	
5.	The required minimum lot area is 465 square metres. The proposed Lot area is 355.17 square metres. [10.80.30.10.(1) Minimum Lot Area]
6.	The required minimum lot frontage for a semi-detached house is 15.0 metres. The proposed lot frontage is 8.528 metres. [10.80.30.20.(1) Minimum Lot Frontage]
7.	In the RM zone, the permitted maximum building length for a semi-detached house is 17.0 metres. The proposed building length of the addition is 19.57 metres. [10.80.40.20.(1) Maximum Building Length]
8.	The permitted maximum building depth for a semi-detached house is 19.0 metres. The proposed building depth of the addition is 19.57 metres. [10.80.40.30.(1) Maximum Building Depth]
Leaside Zoning By-law	
Your property is located in the former municipality of East York and is subject to Zoning By-law No. 1916, as amended. Based on Zoning by-law No. 1916, the property is zoned R3A, and is subject to all provisions thereof.	
9.	A semi-detached dwelling is not a permitted Building in this zone. [6.7.2 - Permitted Buildings]
General Requirements	
10.	This zoning review is based on the revised proposal of a third storey addition above the existing building. Minimum 50% of the existing exterior walls of the first storey/above must remain. Front yard landscaping, rear yard landscaping, parking, and rear platforms are existing conditions to remain. If there are any changes to the above, a new zoning review will be required.