

ZONING REVIEW WAIVER

I, applicant/agent wish to proceed with an application(s) to the Committee of Adjustment without the benefit of having my variances identified and confirmed by a Zoning Examiner, City of Toronto Building Division.

I assume full responsibility for identifying, correctly and completely, **all** variances associated with the proposal for the property at and recognize that any errors may result in: delays in the processing of my application(s); an inability to obtain a building permit; and/or a requirement for additional application(s) to the Committee of Adjustment.

INSTRUCTIONS: For each variance being requested, please provide the following:

- 1. The applicable section of the Zoning By-law for which relief is being sought
- 2. The Zoning requirement **IN METRIC**
- 3. What is being proposed **IN METRIC**

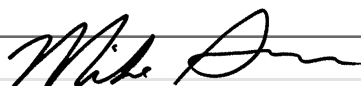
Ex: CHAPTER 10.10.40.40.(1)(A), BY-LAW 569-2013
The maximum permitted floor space index is 0.35 times the area of the lot (171.03 m²).
The new two-storey dwelling will have a floor space index equal to 0.49 times the area of the lot (239.79 m²).

The maximum permitted height is 12.0 metres.
The proposed building will have a height of 12.85 metres.

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The proposed building will have a height of 12.85 metres.

Please attach additional pages, if required.

DATE



SIGNATURE

Date: October 3, 2018

Building Application No: 18 135022 PSP 00 ZR

Non Res - Planning only - Planning - Circulation

At 9 MADISON AVE

Ward: Trinity-Spadina (20)

Zoning bylaw Notice

ITEM DESCRIPTION

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1. The project consists of a 3 storey mixed use building, containing assembly (Estonian Centre) and retail uses. The proposal also includes the retention and reuse of the existing building at 11 Madison Avenue.

The review is based on drawings prepared by Kongats Architects, dated March 23, 2018.

The property is subject to City of Toronto Zoning By-law No. 569-2013, as amended. Based on Zoning By-law No. 569-2013, the property is zoned CR 2.0 (c2.0, r2.0) (9 Madison Av) and CR 1.5 (c1.5, r1.0) (11 Madison Av).

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 CR T2.0 C2.0 R2.0 (9 Madison Av) and CR T1.5 C1.5 R1.0 (11 Madison Av).

NOTE: the review is based on a combined site (9 Madison Avenue and 11 Madison Avenue) zoned as CR 2.0 (c2.0, r2.0)

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2. The required minimum number of parking spaces for the proposed uses is ~~15~~ 19 spaces. The proposal will have 0 spaces. [200.5.10.1.(1) Parking Space Rates]

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3. (A) In a CR zone under the letter "c" in the zone label, the following uses are not permitted:
(i) a bake-shop, a caterer's shop, a newsstand, a branch of a bank or financial institution, a restaurant, a take-out restaurant, a tailoring shop, a dry-cleaning shop, a dry-cleaner's distributing station, a laundry shop, a personal grooming establishment; (425-93)
(ii) a retail store, a pawnbroker's shop, a pet shop, a real estate sales office, a photographer's shop, a showroom, an auctioneer's premises, a service, rental or repair shop, a duplicating shop, an industrial computer service, a data processing establishment, a security service, (425-93)

The proposed uses at 11 Madison Av are not identified, include a restaurant, a take-out restaurant and a branch of a bank or financial institution.

[900.11.10. x2481 / 12(2)219 Exceptions - CR Zone]

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4. The minimum height of the first storey, measured between the floor of the first storey and the ceiling of the first storey, is 4.5 metres. The proposed height of the first storey is 3.745 metres.
[40.10.40.10.(5) Minimum Height of First Storey]
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5. (A) At least 75 percent of the main wall of the building facing a front lot line must be located at or between the front lot line and a maximum of 3.0 metres from the front lot line. Approximately 30 percent of the main wall is located at or between the front lot line and a maximum of 3.0 metres from the front lot line.

[40.10.40.70.(2) Development Standard Set 2 - Building Setbacks]

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6. (B)(i) A building must be set back at least 7.5 metres from the rear lot line. The proposed building is setback 0.0 metres from the rear lot line.

[40.10.40.70.(2) Development Standard Set 2 - Building Setbacks]

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7. [12(2)219(a)] Uses:
The following uses are not permitted at 11 Madison Av:
(i) a bake-shop, a caterer's shop, a newsstand, a branch of a bank or financial institution, a restaurant, a take-out restaurant, a tailoring shop, a dry-cleaning shop, a dry-cleaner's distributing station, a laundry shop, a personal grooming establishment; (425-93)
(ii) a retail store, a pawnbroker's shop, a pet shop, a real estate sales office, a photographer's shop, a showroom, an auctioneer's premises, a service, rental or repair shop, a duplicating shop, an industrial computer service, a data processing establishment, a security service,(425-93)

The proposed uses are not indicated at 11 Madison Av. include a restaurant, a take-out restaurant and a branch of a bank or financial institution.

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8. The by-law requires a minimum of ~~13~~ 18 parking spaces to be provided. The number of proposed parking spaces is 0.
[4(5)(B) - Parking, Minimum]

The Zoning review is based on statistics provided in accordance with terms as defined in the Zoning Bylaw. Statistics will not be verified during this process and will not ensure zoning compliance at the building permit stage.

This review is to determine compliance or non-compliance with the City's Zoning By-law only and did not include a review of Other Applicable Law referred to in Section 1.1.3.3.(1) of the Ontario Building Code.

The Building Division offers more comprehensive reviews under our Zoning Certificate and Preliminary Project Review programs.