

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).

Please attach additional pages, if required.

DATE**SIGNATURE**

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Chapter 900.11.10.(4)(i), Exception CR 406, By-law 569-2013

A minimum of 43% of the total number of residential dwelling units must have two or more bedrooms.

In this case, **20%** of the total number of residential dwelling units will have two or more bedrooms.

2. Chapter 900.11.10.(4)(G), Exception CR 406, By-law 569-2013

Despite Regulation 40.5.40.10(4) and (2), and 40.5.40.10.(1), the maximum permitted height of any building or structures, including any mechanical penthouse containing equipment and structures used for the functional operation of the building described in 40.5.40.10(4), is the height in metres specified by the number following the HT symbol, and the number of storeys following the symbol ST, as shown on Diagram 3 of By-law 1096-2021.

In this case, the maximum permitted building height will be the number in metres following the letter HT symbol and the number of storeys following the symbol ST as shown on **Revised Diagram 3**.

3. Chapter 900.11.10.(4)(H), Exception CR 406, By-law 569-2013

For the purposes of regulation (G) above, the mechanical penthouse levels of the building located above "ST 32" and "ST 46" as shown on Diagram 3 of By-law 1096-2021 are not a storey.

In this case, the mechanical penthouse levels of the building located above "**ST 33**" and "ST 46" as shown on Revised Diagram 3 are not a storey.

4. Chapter 900.11.10.(4)(I), Exception CR 406, By-law 569-2013

Despite regulations 40.5.40.10(4) to (7) and (G), the following elements of a building may Project above the maximum permitted height as shown on Diagram 3 of By-law 1096-2021 in accordance with the following:

- i. window washing equipment, lightning rods and wind mitigation features may project above the height limits by no more than 2 m.
- ii. structures and elements related to outdoor flooring and roofing assembly may project above the height limits by no more than 0.5 m.
- iii. safety railings, guard rails, railings, parapets, terraces, patios, planters, balustrades, bollards, stairs, ancillary structures, retaining walls, wheelchair ramps and ornamental or architectural features may project above the height limits by no more than 1.5 m.
- iv. elements on the roof of the building or structure used for green roof technology and related roofing material may project above the height limits by no more than 2 m.
- v. mechanical elements, garbage chutes, vents, screens, and lighting fixtures may project above the height limits by no more than 5.5 m.
- vi. emergency generators and associated screens may project above the height limits by no more than 5 m, provided they are set back at least 5 m

- from the edge of the building below.
- vii. landscape features, privacy screens, terrace dividers, covered stairs or stair enclosures and fences may project above the height limits by no more than 2.75 m.
- viii. cabanas and trellises may project above the height limits by no more than 3.6 m; and
- ix. cooling towers may project above the height limits by no more than 6 m, provided they are set back at least 6 m from the edge of the building below.

In this case, Despite regulations 40.5.40.10(4) to (7) and (G), the following elements of a building project locate above the maximum permitted height as shown on **Revised Diagram 3** in accordance with the following:

- i. window washing equipment, lightning rods and wind mitigation features may project above the height limits by no more than **6 m**.
- ii. structures and elements related to outdoor flooring and roofing assembly may project above the height limits by no more than 0.5 m.
- iii. safety railings, guard rails, railings, parapets, terraces, patios, planters, balustrades, bollards, stairs, ancillary structures, retaining walls, wheelchair ramps and ornamental or architectural features may project above the height limits by no more than **3 m**.
- iv. elements on the roof of the building or structure used for green roof technology and related roofing material may project above the height limits by no more than 2 m.
- v. mechanical elements, garbage chutes, vents, screens, and lighting fixtures may project above the height limits by no more than 5.5 m.
- vi. emergency generators and associated screens may project above the height limits by no more than **7 m**, provided they are set back at least 5 m from the edge of the building below.
- vii. landscape features, privacy screens, terrace dividers, covered stairs or stair enclosures and fences may project above the height limits by no more than 2.75 m.
- viii. cabanas and trellises may project above the height limits by no more than 3.6 m; and
- ix. cooling towers may project above the height limits by no more than 6 m, provided they are set back at least 6 m from the edge of the building below.

5. Chapter 900.11.10.(4)(L), Exception CR 406, By-law 569-2013

Despite regulations 40.5.40.70, 40.10.40.70(1), 40.10.40.80(1) and Section 600.10.10(1), the required minimum building setbacks and minimum distance between main walls for a building or structure are shown on Diagram 3 of By-law 1096-2021;

In this case, the required minimum building setbacks and minimum distance between main walls for a building or structure are shown on the **Revised Diagram 3**.

6. Chapter 900.11.10.(4)(M), Exception CR 406, By-law 569-2013

Despite regulation 40.10.40.60 and regulation (L) the following may encroach into the minimum required building setbacks of a building or structure are shown in metres on Diagram 3 of By-law 1096-2021:

- i. lighting fixtures, cornices, architectural cladding or design features, sills, eaves, awnings and art installations may encroach into a building setback by a maximum of 0.6 m.
- ii. above a building height of 39.0 m, balconies may encroach into a building setback by a maximum of 1.7 m, provided the maximum width of the balcony is 2.1 m; and
- iii. canopies may encroach into a building setback by a maximum of 4 m.

In this case, despite regulation 40.10.40.60 and regulation (L), the following may encroach into the minimum permitted setbacks of a building or structure will be as shown in metres on **Revised Diagram 3**:

- i. lighting fixtures, cornices, architectural cladding or design features, sills, eaves, awnings art installations, **as well as an exterior wall for the purposes of sustainability**, may encroach into a building setback by a maximum of 0.6 m.
- ii. above a building height of 39.0 m, balconies may encroach into a building setback by a maximum of 1.7 m, provided the maximum width of the balcony is 2.1 m; and
- iii. canopies may encroach into a building setback by a maximum of 4 m.

7. Chapter 900.11.10.(4)(N), Exception CR 406, By-law 569-2013

Within "Area A", as shown on Diagram 4 of By-law 1096- 2021, no portion of the building shall be located between a height of 0 to 5 m, as measured from established grade.

In this case, within "Area A", as shown on **Revised Diagram 4**, no portion of the building shall be located between a height of 0 to 5 m, as measured from established grade.

8. Chapter 900.11.10.(4)(O), Exception CR 406, By-law 569-2013

Structural and architectural elements that support the building, including but not limited to columns, beams and soffits, may be located within "Area A", as shown on Diagram 4 of Bylaw 1096-2021, between a height of 0 to 5 m, as measured from established grade.

In this case, structural and architectural elements that support the building, including but not limited to columns, beams and soffits, may be located within "Area A", as shown on **Revised Diagram 4**, between a height of 0 to 5 m, as measured from established grade.

9. Chapter 900.11.10.(4)(P), Exception CR 406, By-law 569-2013

Despite regulations 40.10.40.50(1) and (2), amenity space must be provided at a minimum rate of:

- i. 3.15 m² per dwelling unit of indoor amenity space; and
- ii. 0.85 m² per dwelling unit of outdoor amenity space.

In this case, amenity space will be provided at a minimum rate of:

- i. **2 m²** per dwelling unit of indoor amenity space.
- ii. 0.85 m² per dwelling unit of outdoor amenity space.

10. Chapter 900.11.10.(4)(S), Exception CR 406, By-law 569-2013

Despite clause 200.5.10.1 and Table 200.5.10.1, Parking spaces must be provided and maintained in accordance with the following:

- i. a minimum of 121 parking spaces must be provided for the use of residents of the mixed-use building.
- ii. a minimum of 97 parking spaces must be provided for residential visitors and non-residential uses in the mixed-use building, which may be provided as public parking.
- iii. a reduction of four resident parking spaces for each of the proposed six (6) car-share spaces provided, and that the maximum reduction permitted by this means be capped by the application of the following formula: $4 \times (\text{Total of Units} / 60)$, rounded down to the nearest whole number.
- iv. "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization, and such car-share motor vehicles are made available to at least the occupants of the building, and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or km driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
- v. "car-share parking space" mean a parking space that is reserved and actively used for car-sharing.

In this case, despite clause 200.5.10.1 and Table 200.5.10.1, parking spaces will be provided and maintained in accordance with the following:

- i. a minimum of **0** parking spaces must be provided for the use of residents of the mixed-use building.
- ii. a minimum of **9** parking spaces must be provided for residential visitor and non-residential uses in the mixed-use building, which may be provided as public parking.
- iii. **a minimum of 14 accessible parking spaces for the mixed-use building.**
- iv. a reduction of four resident parking spaces for each of the proposed six (6) car-share spaces provided, and that the maximum reduction permitted by this means be capped by the application of the following formula: $4 \times (\text{Total of Units} / 60)$, rounded down to the nearest whole number.
- v. "car-share parking space" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization, and such car-share motor vehicles are made available to at least the occupants of the building, and where such organization may require that use of cars to be reserved in advance, charge

fees based on time and/or km driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and

- vi. "car-share parking space" mean a parking space that is reserved and actively used for car-sharing.



