



Toronto Building
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MATTHEW KURTIN

**136 LYNTHURST AVE
TORONTO, ON M5R 2Z9
CAN**

Date: Tuesday, July 14, 2020

Building Permit Application No: 19 256641 BLD 01 NH

SFD - Detached - New Building

at 136 LYNTHURST AVE

Ward: Toronto-St. Paul's (12)

Examination of your building permit application has revealed that certain requirements of the Zoning By-laws have not been satisfied. You are requested to provide the information identified in the attached Notice. It may be necessary for you to submit revised plans so that processing of your application may continue.

Should compliance with the City's Zoning By-law 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 the Planning process or which application may be more appropriate, 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.

Subsequent examination of your permit documents may identify that additional information is required.

Should you have any questions, please contact me at (416) 397-0773. Kindly refer to your permit number when you phone or submit information.

Jamie Atkinson
Zoning Examiner

Folder Name: 136 LYNTHURST AVE
Application Number: 19 256641 BLD 01 NH

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 (f10.5; u2; d0.6) (x929).

Proposal: To modify issued building permit 19-256641-BLD for a new three storey detached house by excavating the area below the rear ground floor deck and by increasing the height of the south side and rear main walls.

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1. A)(ii) The permitted maximum height of no less than 60% all rear exterior main walls is 9.5 metres.
The proposed height of the rear exterior main walls is 11.71 metres.

B)(ii) The permitted maximum height of no less than 100% all side exterior main walls facing a side lot line is 9.5 metres.
The proposed height of the side exterior main walls facing the south side lot line is 11.71 metres and facing the north side lot line is 11.64 metres.

[10.10.40.10.(2) Maximum Height of Specified Pairs of Main Walls]

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2. A) The permitted maximum building depth for a detached house is 17.0 metres.
The proposed building depth is 19.92 metres in the basement.

[10.10.40.30.(1) Maximum Building Depth]

Toronto Zoning by-law

Your 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 R1S Z0.6.

* There are no applicable variances to Zoning By-law 438-86.
