

**WORKSHOP ARCHITECTURE INC  
C/O DAVID COLUSSI  
1157 DAVENPORT RD  
TORONTO ON M6H 2G4**

### Zoning Notice

**Date: Monday, November 18, 2019**

**Zoning Certificate (ZZC) Review No: 19 216937 ZZC 00 ZR FolderRSN: 4642874**

**Multiple-Use Building - Other Proposal**

**Proposed Use: Group D - Drop in**

**at 233 CARLTON ST**

**Ward: Toronto Centre (13)**

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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](http://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.

Ray Tamondong  
Zoning Examiner

Toronto Building  
William M. Johnston, P. Eng., Chief Building Official  
and Executive Director

100 Queen Street West  
16th Floor, East Tower  
Toronto, ON M5H 2N2

Phone: (416) 338-5733  
Fax: (416) 696-4156  
Email: Ray.Tamondong@toronto.ca

**Folder Name: 233 CARLTON ST**  
**Application Number: 19 216937 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. Ont. Heritage Act-conserv. district  
Authority: O.B.C. Div. A - 1.4.1.3 (1)(a)(xviii) under Reg 332/12, or Div. A - 1.4.1.3 (1)(a)(xix) under Reg 350/06 (as applicable): Section 42 of the Ontario Heritage Act with respect to the permit given by the council of a municipality for the erection, alteration or demolition of a building  
Form of Approval: Refer to Policy on Demo Permits for Heritage Buildings  
Contact: Heritage Preservation Services, Phone # (416) 392-1975  
[http://www.e-laws.gov.on.ca/html/statutes/english/elaws\\_statutes\\_90o18\\_e.htm](http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90o18_e.htm)
2. Planning Act-demo control Section 111 Declaration Form Required  
Authority: O.B.C. Div. A - 1.4.1.3 (b)(viii) under Reg 332/12 and Reg 350/06 (as applicable): Section 33 of the Planning Act except where, in the case of the demolition of a residential property, a permit to demolish the property is obtained under that Section.  
Form of Approval: n/a  
Contact: n/a  
[http://www.e-laws.gov.on.ca/html/statutes/english/elaws\\_statutes\\_90p13\\_e.htm](http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90p13_e.htm)

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## Zoning bylaw Notice

### ITEM DESCRIPTION

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#### 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 CR 2.0(c1.0; r2.0)SS2(x1911).

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3. The permitted maximum floor space index is 1.0 times the area of the lot: 311.0 square metres. The proposed floor space index is 2.69 times the area of the lot: 837.0 square metres.  
[40.10.40.40.(1) Floor Space Index]

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  4. The required minimum number of parking spaces for the office use is 2 spaces. The proposal will have no parking spaces.  
[200.5.10.1.(1) Parking Space Rates]
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