

# **City of Toronto**

Toronto Building — Plans Examination Branch

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## **EXAMINER'S NOTICE**

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| <b>Application Number:</b> | 25 101010 BLD 00 RS        | <b>Notice Date:</b>   | March 2, 2026      |
| <b>Property Address:</b>   | 100 King St W, Toronto, ON | <b>Ward:</b>          | Ward 9 — Davenport |
| <b>Application Type:</b>   | Residential Addition       | <b>Examiner File:</b> | BP-202X            |
| <b>Owner/Agent:</b>        | Homeowners                 | <b>Zoning:</b>        | RD                 |

**TO: The Above-Named Owner/Authorized Agent**

This notice is issued pursuant to Section 11 of the *Building Code Act, 1992* and Section 2.3.5 of the *Ontario Building Code (OBC) 2012*. The plans and documents submitted in support of the above-referenced building permit application have been reviewed and found to contain the following deficiencies.

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### **SECTION A — ZONING BY-LAW DEFICIENCIES**

#### **Z-1 — Rear Yard Setback**

An ancillary building containing a laneway suite must be set back from a rear lot line abutting a street or a lane 1.5 metres. The proposed building is located right on the lot line (0.0m setback). This violates By-law 569-2013.

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### **SECTION B — FIRE ACCESS & OBC**

#### **F-1 — Fire Access Route**

The principal path of travel must be a minimum 0.9m width without overhanging obstructions lower than 2.1m. The proposed side yard pathway is obstructed by the HVAC unit.

#### **OBC-1 — Spatial Separation**

The percentage of unprotected openings in an exposing building face shall be determined in conformance with Table 3.2.3.1.B for the limiting distance. Submit required OBC matrix.

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