

EXAMINER'S NOTICE

Application Number:	24 159932 BLD 00 LS	Notice Date:	February 28, 2026
Property Address:	45 Parkdale Ave, Toronto, ON	Ward:	Ward 9 — Davenport
Application Type:	New Laneway Suite	Examiner File:	BP-202X
Owner/Agent:	BuildCo Group	Zoning:	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.

SECTION A — ZONING BY-LAW DEFICIENCIES

A-1 — Maximum Building Height — Section 150.8.20(1)

For an ancillary building containing a laneway suite, the maximum permitted building height is 6.3 metres if the suite is located more than 5.0 metres from the residential building. The proposed design height is 6.8m, exceeding the limit by 0.5m. Revise design to comply with By-law 569-2013.

A-2 — Laneway Abutment Length — Section 150.8.20(3)

A lot may have an ancillary building containing a laneway suite if it has a rear lot line or side lot line abutting a lane for at least 3.5 metres. The submitted survey shows the rear lot line abuts the lane for only 3.2 metres. A minor variance is required.

SECTION B — TREE PROTECTION

B-1 — Tree Protection Zone — Chapter 813

A City of Toronto tree having a diameter of 35cm exists adjacent to the proposed excavation. Chapter 813 requires a permit to injure or destroy any tree >30cm DBH. Provide an Urban Forestry approved Tree Protection Plan.
