

City of Toronto — Toronto Building Division

EXAMINER'S NOTICE — Plans Review Branch

Application No.:	24 198432 BLD 00 GS	Date Issued:	January 15, 2025
Property:	256 Euclid Avenue, Toronto ON M6J 2J9	Ward:	Ward 9 — Davenport
Application:	New Detached Garden Suite	Zoning:	RD (f9.0; a270)(x12)
Agent:	Moretti Architecture Inc.	Response Deadline:	March 17, 2025

This notice is issued pursuant to Section 11 of the *Building Code Act, 1992*. The plans and documents submitted for the above application have been reviewed and found to contain the following deficiencies. Revised drawings addressing each item must be submitted through TBOL within **60 days**. Failure to respond may result in refusal of this application.

SECTION A — ZONING BY-LAW DEFICIENCIES — By-law 569-2013

A-1 — Maximum Building Height — Section 150.10.20(1)

The proposed garden suite has a ridge height of 6.8 m as shown on Drawing A-201 (South Elevation, dated Nov 3, 2024). The maximum permitted height in the RD zone is 6.0 m per Section 150.10.20(1)(a). The proposal exceeds the maximum by 0.8 m. Revise the design to comply, or submit an Application for Minor Variance to the Committee of Adjustment.

A-2 — Rear Yard Setback — Section 150.10.20(3)

Drawing A-101 indicates a rear wall setback of 1.2 m from the rear lot line. The minimum required rear yard setback is 1.5 m per Section 150.10.20(3). Revise the site plan to show a minimum 1.5 m rear yard setback or apply for a minor variance.

A-3 — Total Lot Coverage — Section 30.10.20

The submitted site plan results in total lot coverage of 38.7% (principal dwelling 28.2% + garden suite 10.5%). The maximum permitted lot coverage is 33%. Revise the building footprint to achieve compliance, or submit evidence of an approved minor variance.

A-4 — Side Yard Setback — Section 150.10.20(4)(b)

The west side wall is shown at 0.45 m from the west property line. The minimum side yard setback is 0.6 m per Section 150.10.20(4)(b). Revise drawings to achieve compliance.

SECTION B — ONTARIO BUILDING CODE DEFICIENCIES — OBC 2012

B-1 — Spatial Separation / Limiting Distance — Article 9.10.14.3

The garden suite west wall is 0.45 m from the property line. OBC Article 9.10.14.3 requires that where limiting distance is less than 1.2 m, the exposed wall face must have no unprotected openings and must achieve a minimum 45-minute fire-resistance rating. Drawing A-201 (West Elevation) shows a 0.6m x 0.6m window with no fire-rated glazing specified. Remove the opening or provide OBC-compliant fire-rated glazing details.

B-2 — Stairway Headroom — Sentence 9.8.3.1

The interior stair to the loft (Drawing A-301, Section A-A) shows headroom of 1.85 m. OBC Sentence 9.8.3.1.(1) requires a minimum headroom clearance of 1.95 m throughout the stair run. Revise the stair or landing design to achieve the required clearance.

B-3 — Energy Efficiency — SB-12 Compliance

Specifications on Drawing M-101 indicate R-22 batt in exterior walls. The energy compliance summary does not account for thermal bridging at the balcony slab (Drawing S-101). Provide a revised SB-12 compliance report from a qualified energy advisor confirming compliance with OBC Division B, Appendix SB-12.

SECTION C — TREE PROTECTION — Toronto Municipal Code Chapter 813

C-1 — Protected Tree in Construction Zone — Chapter 813-5

A Norway Maple (*Acer platanoides*) with DBH of 37 cm is located 2.1 m east of the proposed footprint (Drawing A-101). This is a protected tree under Chapter 813. The proposed excavation falls within the Tree Protection Zone (TPZ = 37 x 15cm = 5.55 m radius). Submit a certified arborist report (ISA certification required) assessing construction impact and prescribing protective measures per Chapter 813-17 prior to permit issuance.

SECTION D — FIRE ACCESS — Toronto Fire Services / OBC Section 3.2.5

D-1 — Minimum Fire Access Path Width

The site plan (Drawing A-101) shows a 0.8 m access path between the east wall of the garden suite and the adjacent fence. Toronto Fire Services requires a minimum unobstructed fire access path of 1.0 m around garden suites to allow firefighter access to all elevations. Revise the site plan to demonstrate a minimum 1.0 m unobstructed path.

Plans Examiner:	J. Kowalski, BES	Phone:	416-397-5330 ext. 3847
Total Deficiencies:	9 items (Sections A-D)	Branch:	Residential Plans Examination