

EXAMINER'S NOTICE

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

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.

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.
