

CITY OF TORONTO

Bill 1424

BY-LAW -2017

To amend Zoning By-law 569-2013, as amended, respecting certain lands within the area known as Davisville Village.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.2.10 Exception Number 931 regulations (D) and (E) under the heading 'Site Specific Provisions' which read as follows:
 - (D) Despite regulation 10.10.80.40(1), a **vehicle** entrance through the front **main wall** of a **residential building**, other than an **ancillary building**, is not permitted; and
 - (E) Despite regulations 10.5.40.50(2), 10.5.40.60(1)(C) and 10.5.40.60(1)(D), a platform without **main walls**, such as a deck or balcony, attached to or within 0.3 metres of the rear **main wall** of a **residential building** and at a height greater than 1.2 metres above **established grade**, must comply with the following:
 - (i) the maximum area of the platform is 4.0 square metres;
 - (ii) the minimum **side yard setback** of the platform is 1.8 metres; and
 - (iii) may not encroach into the required **rear yard setback**.
2. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.2.10 Exception Number 930 new regulation (C) and (D) under the heading 'Site Specific Provisions' which read as follows:
 - (C) Despite regulation 10.10.80.40(1), a **vehicle** entrance through the front **main wall** of a **residential building**, other than an **ancillary building**, is not permitted; and
 - (D) Despite regulations 10.5.40.50(2), 10.5.40.60(1)(C) and 10.5.40.60(1)(D), a platform without **main walls**, such as a deck or balcony, attached to or within 0.3 metres of the rear **main wall** of a **residential building** and at a height greater than 1.2 metres above **established grade**, must comply with the following:
 - (i) the maximum area of the platform is 4.0 square metres;
 - (ii) the minimum **side yard setback** of the platform is 1.8 metres; and
 - (iii) may not encroach into the required **rear yard setback**.

3. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.2.10 Exception Number 722 new regulation (B) and (C) under the heading 'Site Specific Provisions' which read as follows:
- (B) Despite regulation 10.10.80.40(1), a **vehicle** entrance through the front **main wall** of a **residential building**, other than an **ancillary building**, is not permitted; and
 - (C) Despite regulations 10.5.40.50(2), a platform without **main walls**, such as a deck or balcony, attached to or within 0.3 metres of the rear **main wall** of a **residential building** and at a height greater than 1.2 metres above **established grade**, must comply with the following:
 - (i) the maximum area of the platform is 4.0 square metres; and
 - (ii) the minimum **side yard setback** of the platform is 1.8 metres.
4. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.2.10 Exception Number 148 new regulations (B) and (C) under the heading 'Site Specific Provisions' which read as follows:
- (B) a **vehicle** entrance through the front **main wall** of a **residential building**, other than an **ancillary building**, is not permitted; and
 - (C) Despite regulations 10.5.40.50(2), 10.5.40.60(1)(C) and 10.5.40.60(1)(D), a platform without **main walls**, such as a deck or balcony, attached to or within 0.3 metres of the rear **main wall** of a **residential building** and at a height greater than 1.2 metres above **established grade**, must comply with the following:
 - (i) the maximum area of the platform is 4.0 square metres;
 - (ii) the minimum **side yard setback** of the platform is 1.8 metres; and
 - (iii) may not encroach into the required **rear yard setback**.

Enacted and passed on December , 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)