

Authority: North York Community Council Item NY8.3,  
as adopted by City of Toronto Council on October 29 and  
30, 2019

## CITY OF TORONTO

Bill 1742

BY-LAW -2019

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 1299 Don Mills Road.**

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. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law;
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions;
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to RD (f 15.0, a 550) (x670) as shown on Diagram 2 attached to this By-law;
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 670 so that it reads:

### **Exception RD 670**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For the purposes of this Exception, Lot 1, Lot 2, Lot 3 and Lot 4 are as shown on Diagram 3 attached to By-law XXX-2019; [Clerks to insert By-law Number]
- (B) Despite regulation 10.20.40.10(1), the permitted maximum height for a **building** or **structure** on a **lot** is as shown on Diagram 3 of By-law [Clerks to insert By-law Number]
- (C) For purposes of this Exception, **established grade** is the Canadian Geodetic Datum elevation of:
  - (i) 133.72 for Lot 1;

- (ii) 133.66 for Lot 2;
  - (iii) 133.54 for Lot 3; and
  - (iv) 133.79 for Lot 4.
- (D) Despite regulations 5.10.30.20 (1), 5.10.30.20 (2) and 10.5.30.20 (1), for the purposes of this exception the **lot line** abutting Don Mills Road is the **front lot line** for Lot 1 and Lot 2.
- (E) Despite regulations 10.5.40.70(1), and clause 10.20.40.70, the required minimum **building setbacks** for any **building** or **structure** are as shown on Diagram 3 of By-law [Clerks to insert By-law Number].
- (F) Despite clause (E) above and clause 10.5.40.60, the following **building** elements and **structures** are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law [Clerks to insert By-law Number]:
- (i) platforms in a **front yard** up to 1.9 metres, if they are no closer to a **lot line** than 0.3 metres;
  - (ii) eaves of a roof up to 2.6 metres, if they are no closer to a **lot line** than 0.3 metres; and
  - (iii) a pilaster, decorative column, cornice, sill, belt course or other similar architectural feature may encroach into a required minimum building **setback** a maximum of 0.9 metres, if it is no closer to a **lot line** than 0.3 metres.
- (G) Despite Clause 10.5.50.10, **landscaping** must be provided in accordance with the following:
- (i) a minimum of 75 per cent of the **front yard** of Lot 1 must be for **landscaping**, of which 100 per cent must be **soft landscaping**;
  - (ii) a minimum of 60 per cent of the **front yard** of Lot 2 must be for **landscaping**, of which 75 per cent must be **soft landscaping**;
  - (iii) a minimum of 55 per cent of the **front yard** of Lot 3 must be for **landscaping**, of which 75 per cent must be **soft landscaping**; and
  - (iv) a minimum of 60 per cent of the **front yard** of Lot 4 must be for **landscaping**, of which 75 per cent must be **soft landscaping**.
- (H) Despite regulation 10.5.50.10(2)(B), a minimum of 66 per cent of the required **landscaping** in the **side yard** of a **corner lot** must be **soft landscaping**.

- (I) Despite regulation 10.20.30.10(1), the required minimum **lot area** for Lot 2 and Lot 4 is 475 square metres.
- (J) Despite regulation 10.20.30.20(1), the required minimum **lot frontage** is:
  - (i) 23.75 metres for Lot 1; and
  - (ii) 13.0 metres for Lot 3 and Lot 4.
- (K) Despite regulation 10.20.30.40(1), the permitted maximum **lot coverage** is:
  - (i) 35 per cent for Lot 2;
  - (ii) 30 per cent for Lot 3; and
  - (iii) 33 per cent for Lot 4.
- (L) Despite regulation 10.20.40.20(1), the permitted maximum **building length** for a **detached house** is:
  - (i) 21.0 metres for Lot 1;
  - (ii) 17.8 metres for Lot 3; and
  - (iii) 17.7 metres for Lot 4.
- (M) Despite regulation 10.20.40.30(1), the permitted maximum **building depth** for a **detached house** on Lot 1 is 28 metres.
- (N) Despite regulation 10.20.40.10(2) the permitted maximum height of the **main walls** of a **detached house**:
  - (i) 6.7 metres for Lot 1;
  - (ii) 8.2 metres for Lot 2;
  - (iii) 8.0 metres for Lot 3; and
  - (iv) 8.3 metres for Lot 4.
- (O) Despite regulation 10.20.40.10(6), the elevation of the lowest point of a main pedestrian entrance through the **front wall** or a side **main wall** of a **detached house** may be no higher than 2.0 metres above **established grade**.

- (P) Despite regulation 10.5.80.40(1), the maximum combined width of all **vehicle** entrances through the **front wall** or a side **main wall** of a **residential building** is 3.2 metres.

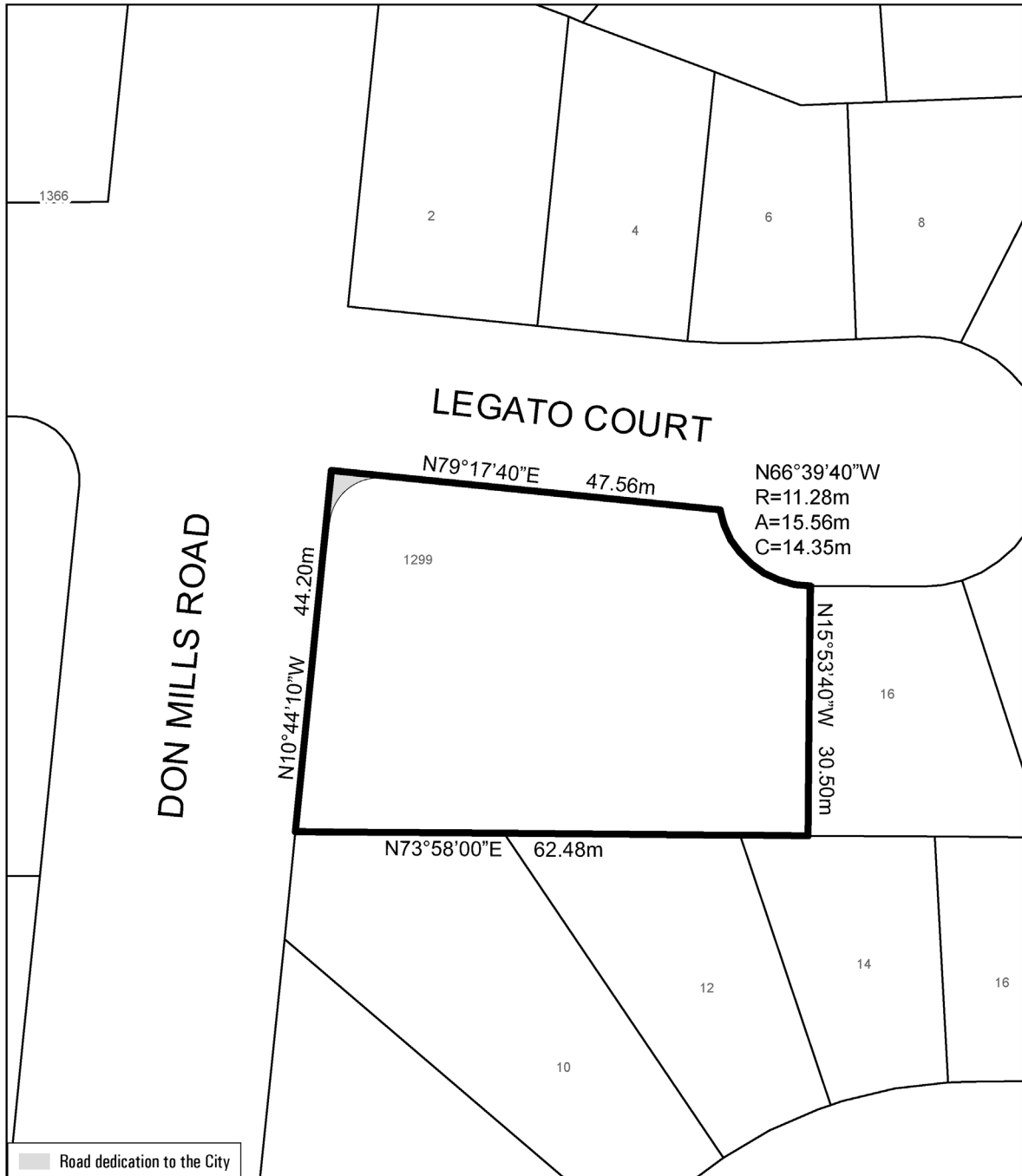
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on December , 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

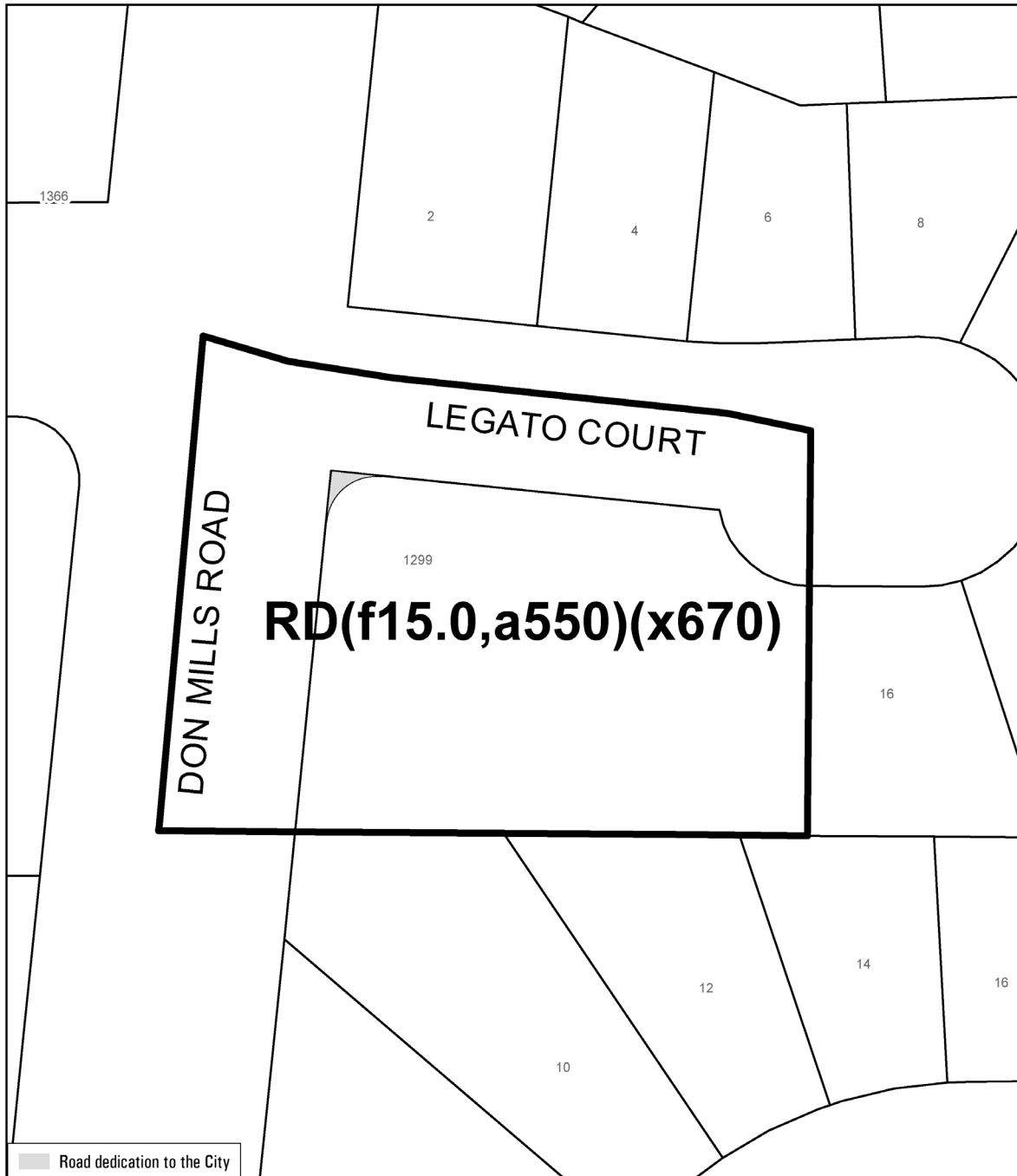
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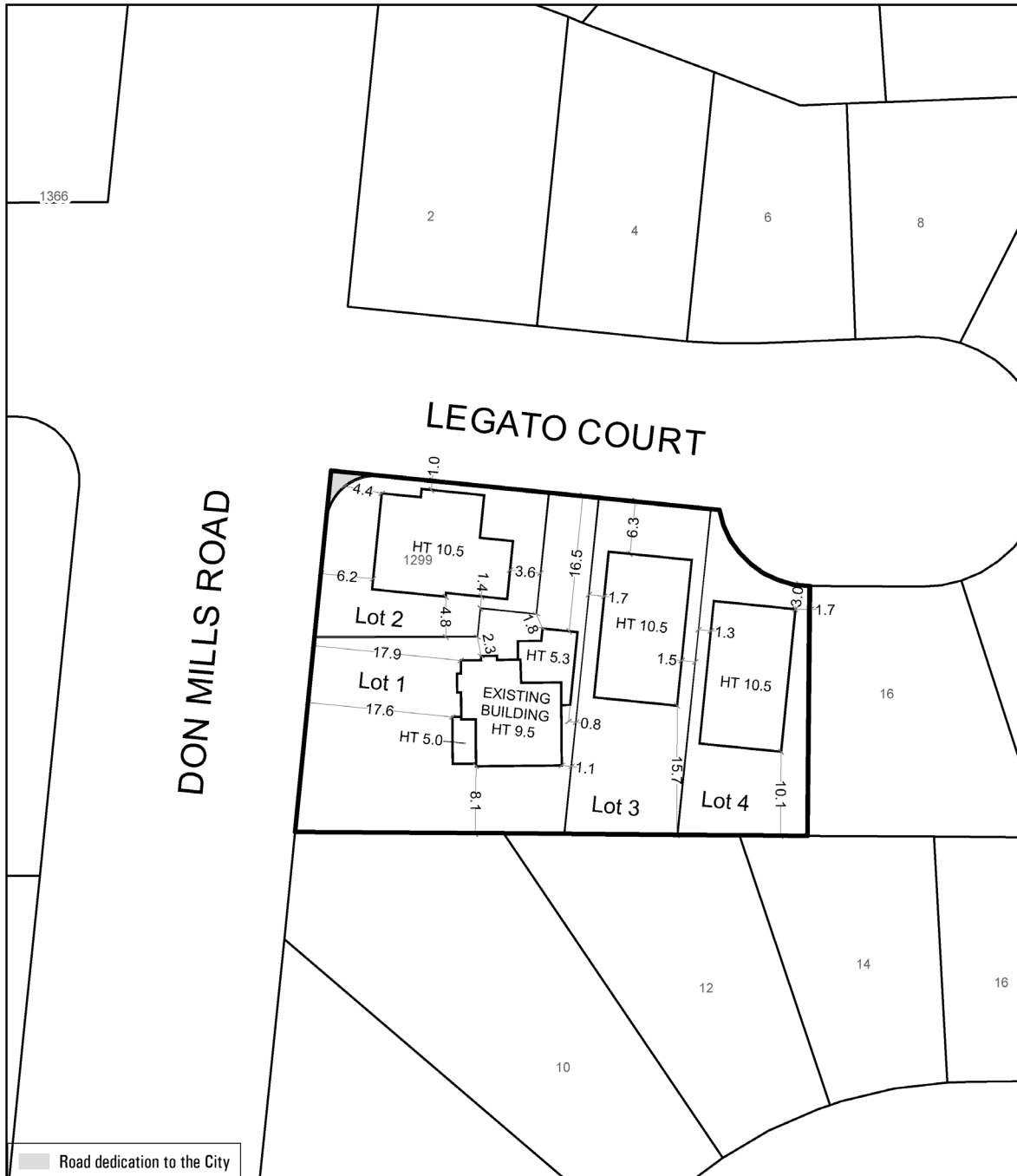


 **TORONTO**  
Diagram 1

1299 Don Mills Road

File # 16 270499 NNY 34 0Z





**Toronto**  
**Diagram 3**

**1299 Don Mills Road**

File # 16 270499 NNY 34 OZ