

Authority: North York Community Council Item NY31.5,
as adopted by City of Toronto Council on May 11 and 12,
2022

CITY OF TORONTO

Bill 428

BY-LAW -2022

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 196 Valley 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;

Whereas pursuant to Section 39 of the Planning Act, as amended, the Council of a Municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law; and

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 -2022[Clerks to insert number];
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 69-2013, 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 Article 990.10.1 respecting the lands outlined by heavy black lines to RT(x350) as shown on Diagram 2 attached to this By-law;
4. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.5.10 Exception Number 350 so that it reads:

(350) Exception RT 350

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) The permitted maximum number of **dwelling units** is 6;
- (B) Despite regulation 10.60.30.10(1), the required minimum **lot area** is 1,400 square metres;

- (C) Despite regulation 10.60.30.40(1), the permitted maximum **lot coverage** is 42 percent;
- (D) Despite Regulation 10.60.40.1 (3), the required minimum width of a **dwelling unit** in a **townhouse** is 6.3 metres;
- (E) Despite clause 10.60.40.70, the required minimum **building setbacks** are shown on Diagram 3 of By-law -2022[Clerks to insert number];
- (F) Despite (E) above and Regulations 10.5.40.50(2) and (3), 10.5.40.60(1), (2), (3), (5)(A), (7)(B) and (8), the following may encroach into the required minimum **building setbacks** as shown on Diagram 3 of By-law -2022 [Clerks to insert number] as follows:
 - (i) lighting, window frames, ornamental architectural features and architectural cladding to a maximum of 0.30 metres;
 - (ii) a platform or stairs may encroach into the required setback to a maximum of 3.0 metres; and
 - (iii) a platform at the first floor and associated elements, including screens, partitions, and planters, attached to the east **main wall** of the **building** may encroach into the east **building setback**, if the platform:
 - (a) does not exceed a maximum permitted encroachment of 1.8 metres into a required setback; and
 - (b) Any walls, sound barriers, acoustical screens, dividers, guardrails, screens, partitions or planters do not exceed a maximum permitted height of 1.8 metres, measured from the surface of the platform;
- (G) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 158.1 metres and the highest point of the **building** or **structure**;
- (H) Despite regulations 10.60.40.10(1) and (2), the permitted maximum height of any **building** or **structure** is the height in metres and number of **storeys** specified by the number following the HT and ST symbols, as shown on Diagram 3 of By-law -2022[Clerks to insert number];
- (I) Despite (H) above, parapets, mechanical units and associated screens, planters, architectural features, privacy screens or any roof **structure** which is used as an ornament of the **building** is permitted to project a maximum of 1.8 metres beyond the height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law -2022 [Clerks to provide number];
- (J) Despite Regulation 800.50(255), the First Floor shall mean the floor of the building, other than an area used for a **parking space** and an area adjacent to a **parking space**

within an attached garage used for waste and recyclable material storage, that is closest in elevation to the Canadian Geodetic Datum elevation of 158.1 metres.

- (K) Despite Regulation 10.60 40.40 (1), the permitted maximum floor space index is 1.1 times the area of the **lot**;
- (L) Despite regulation 5.10.30.20(1), the **front lot line** is the lot line abutting Bayview Avenue;
- (M) A minimum of two **parking spaces** must be provided for each **dwelling unit**;
- (N) A minimum of 1 **visitor parking space** is required;
- (O) Despite regulation 200.15.10(1), an accessible **parking space** is not required;
- (P) Despite clause 10.5.50.10, a minimum of 525 square metres of landscaping must be provided, of which:
 - (i) a minimum 490 square metres must be **soft landscaping**; and
 - (ii) a landscape buffer must be provided as shown on Diagram 3 attached to this By-law -2022[Clerks to insert number].
- (Q) No **building** or **structure** on the **lot** may penetrate a 35 degree **angular plane** projected over the **lot**, beginning along the entire required **rear yard setback**, above the Canadian Geodetic Datum elevation of 158.7 metres;

Prevailing By-laws and Prevailing Sections:

(None Apply)

- 5. None of the provisions of By-law 569-2013, as amended, apply to prevent a temporary sales office on the **lot** used exclusively for the initial sale or initial leasing of **dwelling units** on the same **lot** for a period not to exceed 3 years commencing from the date of this By-law -2022 [Clerks to provide number] comes into effect.
- 6. Despite any existing or future severance, partition, or division of the **lot**, the provisions of this by-law must apply to the whole of the **lot** as if no severance, partition or division occurred.

Enacted and passed on May , 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



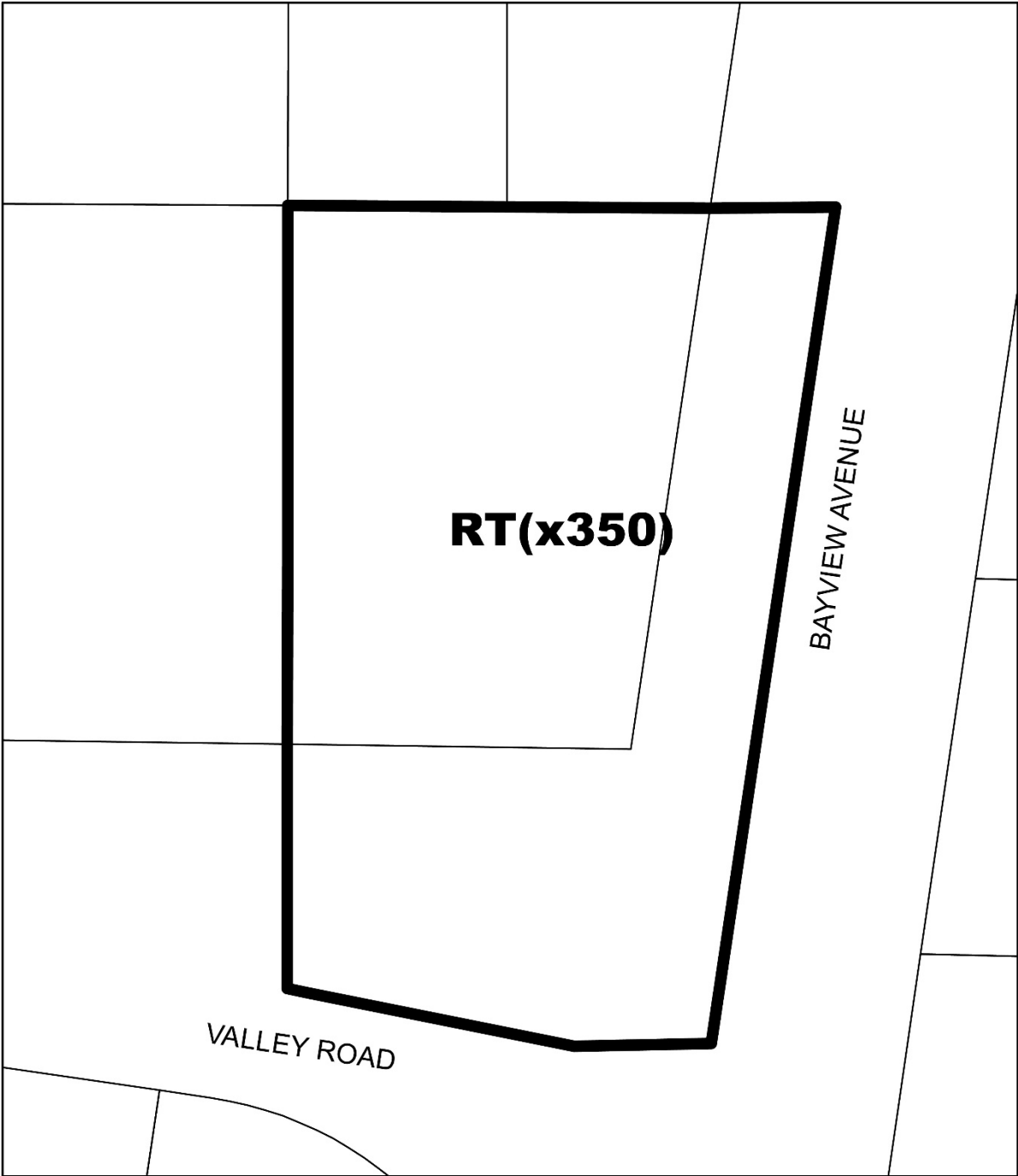
 **TORONTO**
Diagram 1

196 Valley Road

File # 19 164750 NNY 15 0Z



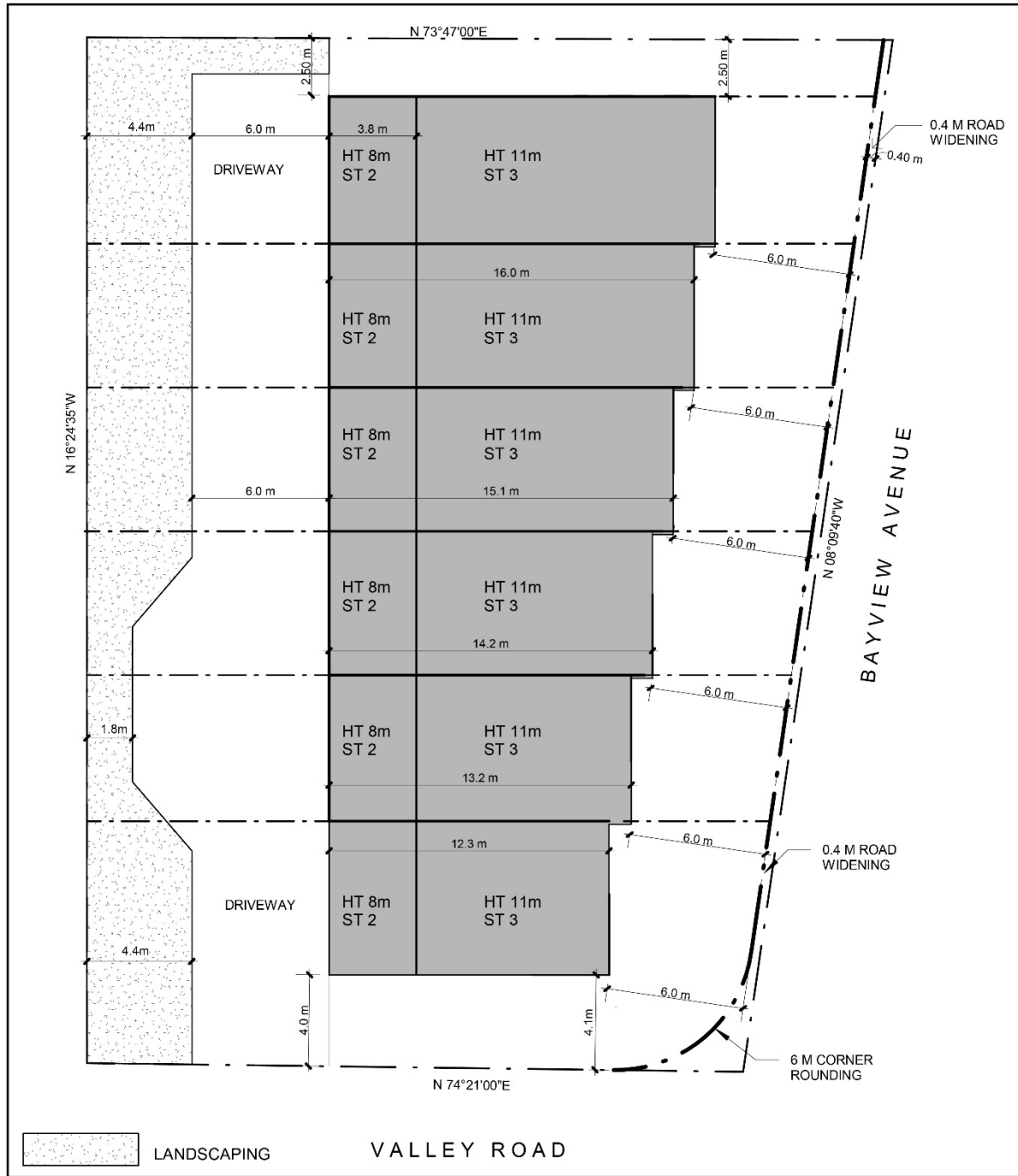
City of Toronto By-law 569-2013
Not to Scale
02/04/2022



 **TORONTO**
Diagram 2

196 Valley Road

File # 19 164750 NNY 15 0Z



196 Valley Road

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