

Authority: North York Community Council Item NY31.2,
adopted as amended by City of Toronto Council on July 19
and 20, 2022

CITY OF TORONTO

Bill 896

BY-LAW -2022

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 147 Overbrook Place.

Whereas Council of the City of Toronto has the authority to 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 subject to this By-law from a zone label of RD (f15.0; a550) (x5) to RM (f7.4; a136) (x 240), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.6.10 Exception Number 240 so that it reads:

(240) Exception RM 240

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) A maximum of 10 **dwelling units** are permitted within 5 **semi-detached houses**;
- (B) Despite Regulation 10.80.20.40(1) a **dwelling unit** is only permitted in a semi-detached house;
- (C) The **front lot line** is the **lot line** abutting Overbrook Place and pedestrian entrances to the **dwelling units** will be located in the **front main wall** facing Overbrook Place;

- (D) Despite Regulation 10.80.30.40(1), the permitted maximum **lot coverage** is 69 percent;
- (E) Despite Regulation 10.5.50.10, a 1 metre **landscaping** privacy strip is required along the **rear lot line**;
- (F) Despite Regulation 10.80.40.40(1), the permitted maximum **gross floor area** is 2,400 square metres, the maximum **gross floor area** of each dwelling unit is 240 square metres and the minimum **gross floor area** for each dwelling unit is 200 square metres;
- (G) Despite Regulation 10.80.40.10(3), the permitted maximum number of **storeys** is 3;
- (H) Despite Regulations 10.5.40.10(2), (3) and (4), the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
 - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents to a maximum of 1 metre;
 - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, to a maximum of 1metre;
- (I) Despite Regulation 10.80.40.70(1)(2) or (3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law _____;
- (J) Despite Clauses 10.5.40.60 and 10.80.40.50 and (I) above, the following elements may encroach into the required minimum **building rear yard setbacks** and separation distances as follows:
 - (i) decks, porches, and balconies, to a maximum extent of 1.8 metres;
 - (ii) canopies and awnings, to a maximum extent of 1.0 metres;
 - (iii) window projections, including bay windows and box windows, to a maximum extent of 1.0 metres;
 - (iv) eaves, to a maximum extent of 0.3 metres;

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning By-law 7625.

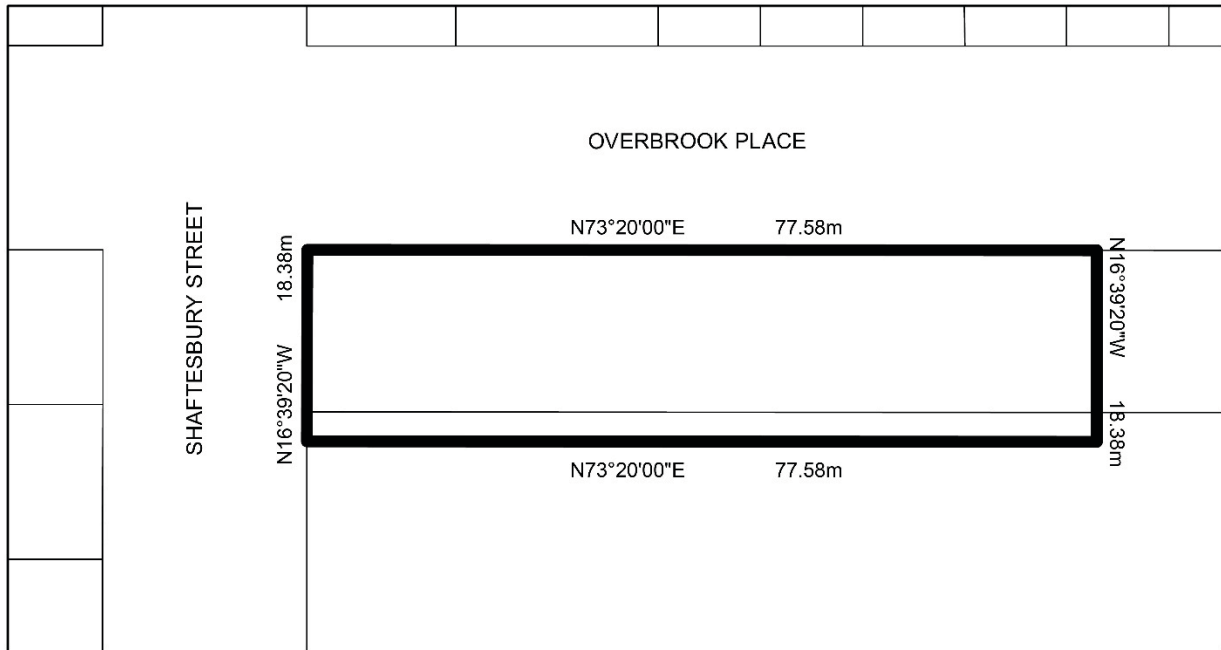
5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on July , 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

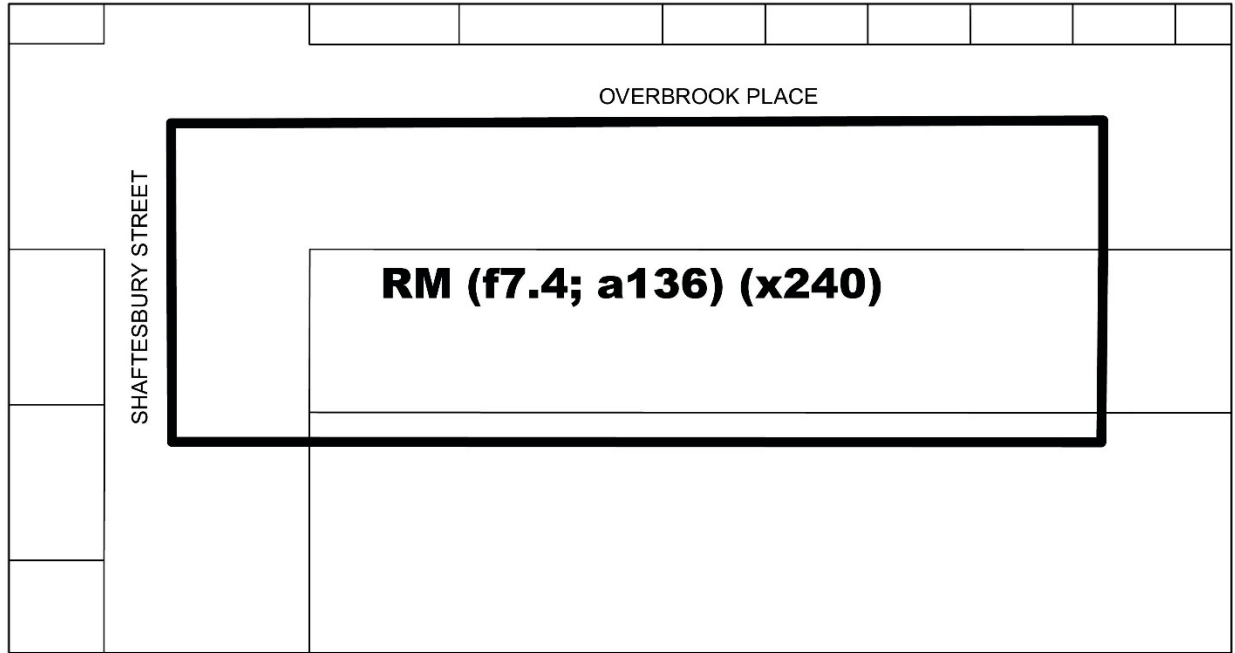
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 **TORONTO**
Diagram 1

147 Overbrook Place

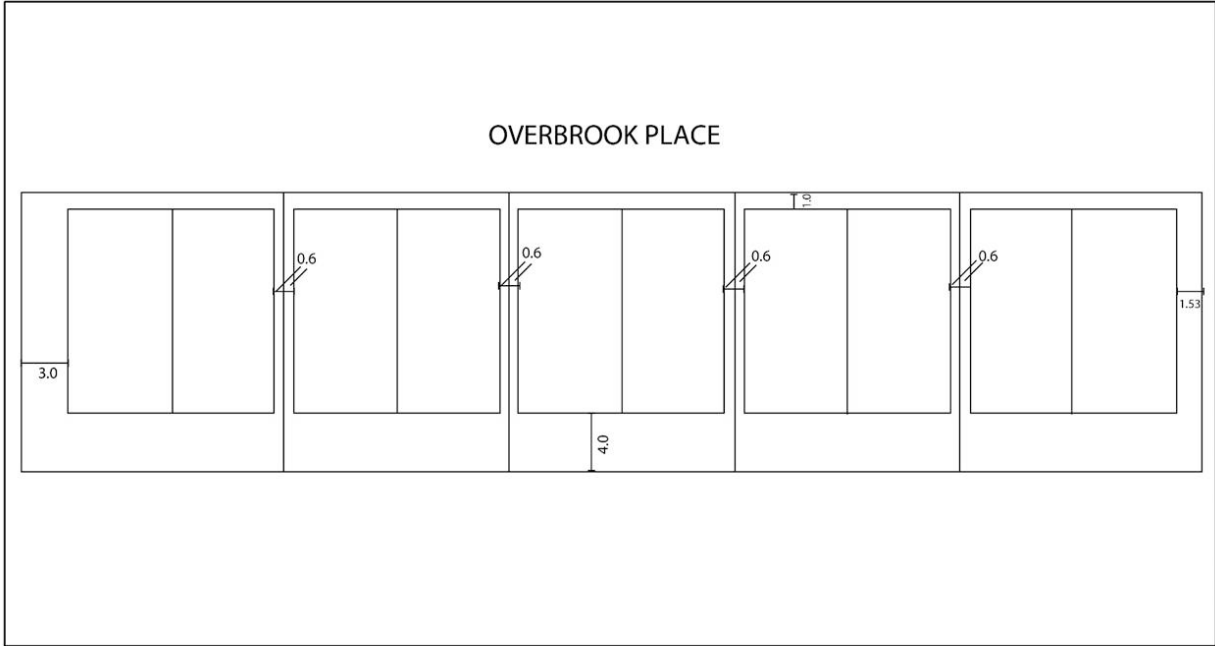
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 **TORONTO**
Diagram 2

147 Overbrook Place


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 **TORONTO**
Diagram 3

147 Overbrook Place

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City of Toronto By-law 569-2013
Not to Scale
05/06/2022