

Authority: North York Community Council Item 34.80,
as adopted by City of Toronto Council on August 25, 26, 27 and 28, 2014

CITY OF TORONTO

BY-LAW No. 1004-2014

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2014 as 220 McRae Drive and 327-329 Sutherland Drive.

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 No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law and identified as Area 'A' on Diagram 2 to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: RT (x50) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label for the lands subject to this By-law and identified as Area 'B' on Diagram 2 to the Zoning By-law Map in Section 990.10, so that it reads: RD (x141) as shown on Diagram 2 attached to this By-law.
5. Zoning By-law No. 569-2013, as amended, is further amended by:
 - (A) adding the lands subject to this By-law and identified as Area 'A' on Diagram 2 to the Policy Areas Overlay Map in Section 995.10.1, the Height Overlay Map in Section 995.20.1, the Lot Coverage Overlay Map in Section 995.30.1 and the Rooming House Overlay Map in Section 995.40.1; and
 - (B) removing the lot coverage label '35 %' on the lands subject to this By-law and identified as Area 'B', as shown on Diagram 2 attached to this By-law.
6. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.5.10.50 Exception number 50 so that it reads:

Exception RT (x50)

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 **townhouse** must front on McRae Drive;
 - (B) McRae Drive shall be deemed to be the **front lot line**;
 - (C) a maximum of 8 **townhouse** dwelling units are permitted;
 - (D) the minimum **lot frontage** for each **dwelling unit** is 4.58 metres;
 - (E) the minimum width of a **dwelling unit** in a **townhouse** is 4.58 metres;
 - (F) the maximum permitted height of a **building** or **structure** is the lesser of:
 - (i) 3 **storeys** for a **townhouse dwelling unit**; and
 - (ii) the height in metres as shown on Diagram 4 of By-law No. 1004-2014;
 - (G) the minimum required **building setbacks** are as shown on Diagram 4 of By-law No. 1004-2014;
 - (H) the following may encroach into a required **building** setback, as shown in heavy black lines on Diagram 4 of By-law No. 1004-2014 by a maximum of 2.0 metres:
 - (i) canopies, cornices, lighting fixtures, awnings, ornamental elements, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, stairs, porches, decks, wheelchair ramps, vents, screens, terraces, and balconies;
 - (I) a **townhouse** building is not required to comply with regulations 10.5.50.10(3) or 10.60.30.10;
7. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.3.10.141 Exception number 141 so that it reads:

Exception RD (x141)

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 1 **detached house** is permitted;
- (B) the minimum **lot frontage** is 14.0 metres;
- (C) the minimum **lot area** is 363.0 square metres;

- (D) the maximum **lot coverage** is 47.0%;
- (E) the maximum floor space index is 0.86;
- (F) the minimum required **building setbacks** shall be as shown on Diagram 3 of By-law No. 1004-2014; and
- (G) the maximum permitted height of a **building** or **structure** is the lesser of:
 - (i) 2 **storeys**; and
 - (ii) the height in metres as shown on Diagram 3 of By-law No. 1004-2014.

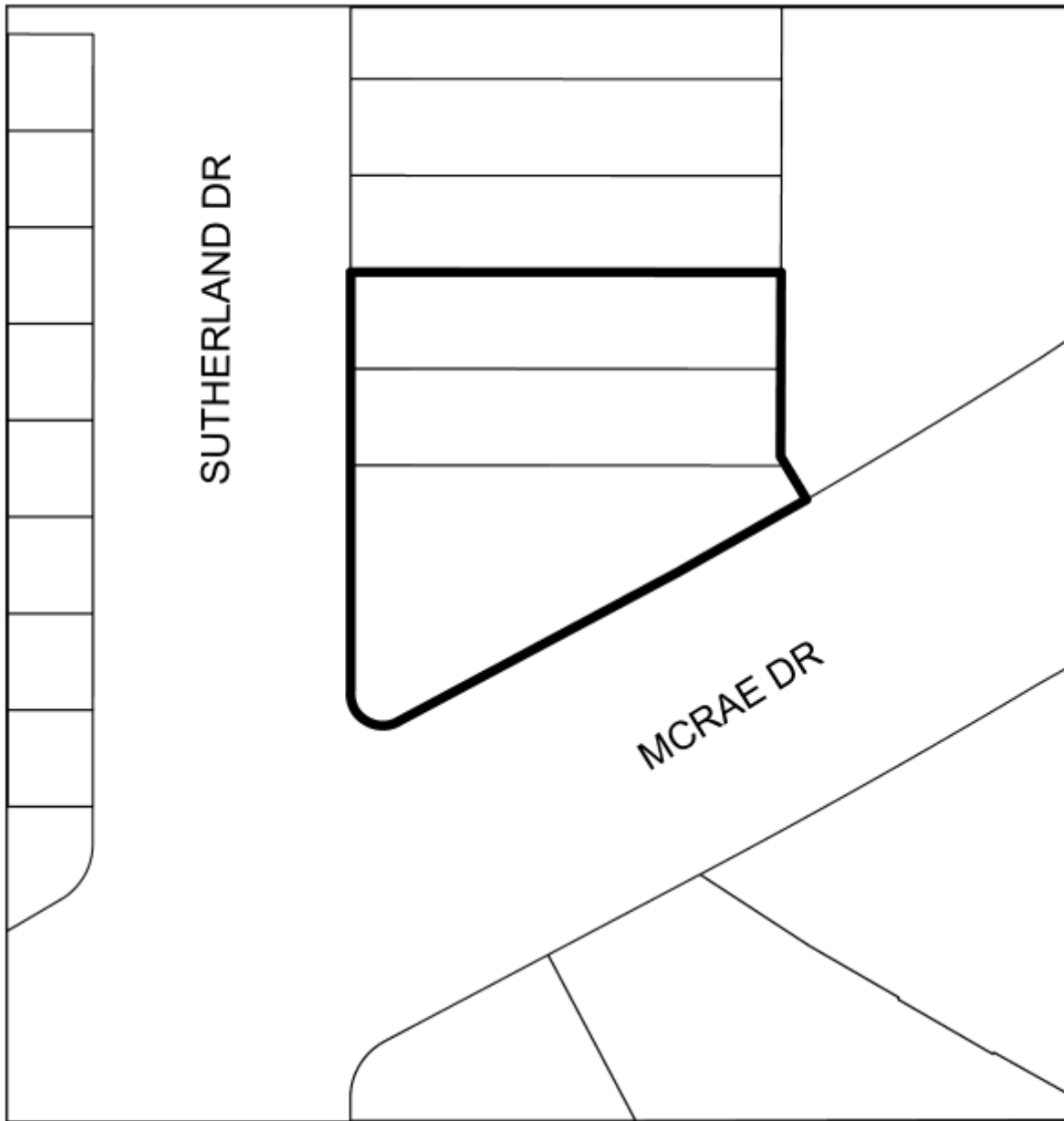
Prevailing By-laws and Prevailing Sections: (None apply)

Enacted and passed on August 28, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



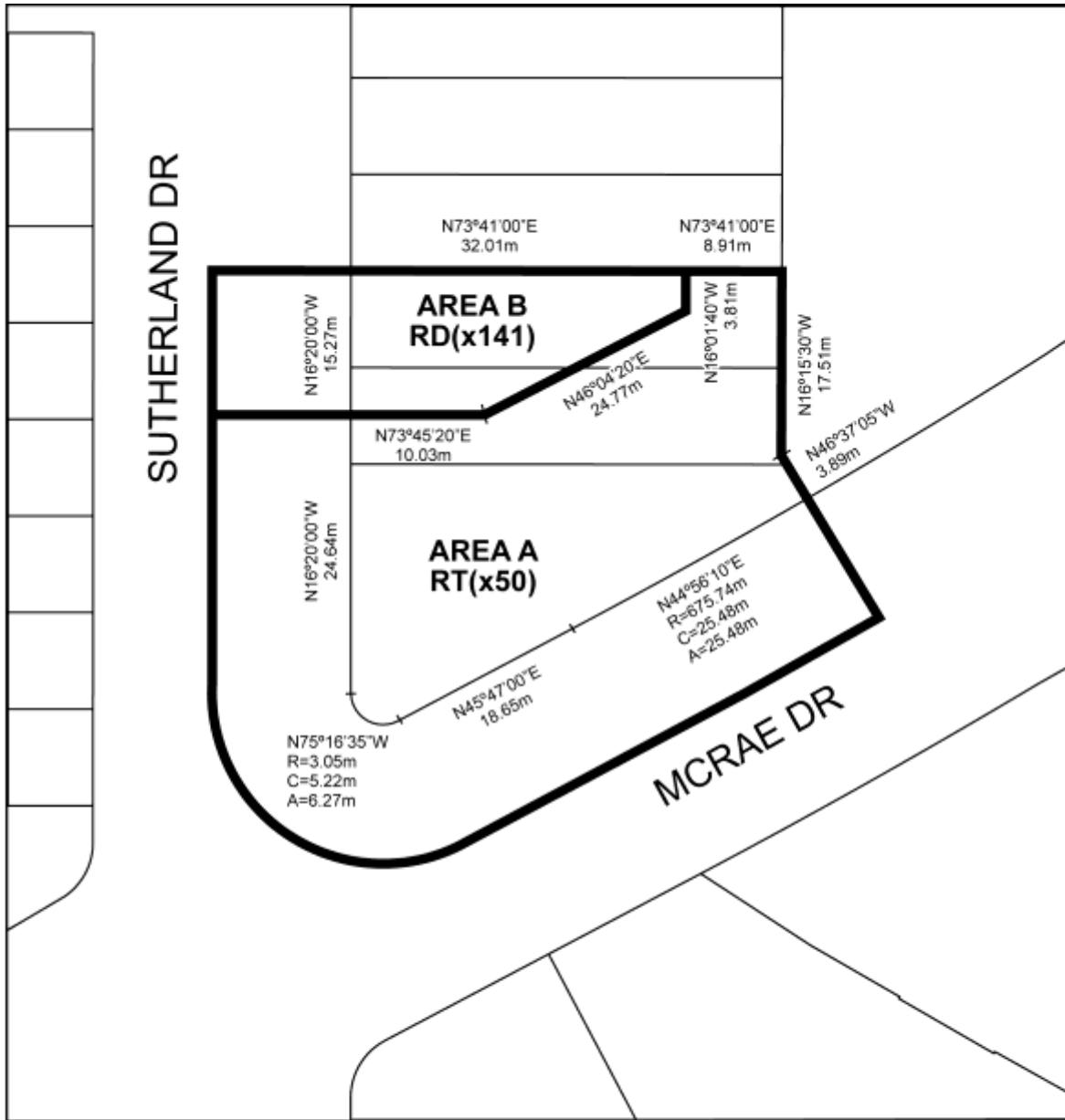
 **TORONTO** City Planning
Diagram 1

220 McRae Drive & 327-329 Sutherland Drive

File # 13 190357 NNY 26 0Z

Approved by: Guy Matthew


City of Toronto By-Law 569-2013
Not to Scale
07/15/2014



 **TORONTO** City Planning
Diagram 2

220 McRae Drive & 327-329 Sutherland Drive

File # 13 190357 NNY 26 0Z

Approved by: Guy Matthew


City of Toronto By-Law 569-2013
Not to Scale
07/25/2014

