

Authority: North York Community Council Item NY32.4, as adopted by City of Toronto Council on July 23, 24, 25, 26, 27 and 30, 2018

CITY OF TORONTO

BY-LAW 1109-2018

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2018 as 451 Patricia Avenue.

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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: RD (x643) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Section 995.10.1, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height and storey label to these lands: HT 11.5, ST 3, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, and applying the following lot coverage label of 50 percent to these lands, as shown on Diagram 5 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Rooming House Overlay Map in Section 995.40.1, as shown on Diagram 6 attached to this By-law.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 643 so that it reads:

Exception RD 643

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) Despite regulation 10.5.40.50(4)(A) the level of the floor of a platform attached to or within 0.3 metres of a front **main wall** may be no higher than the level of the floor from which it gains access;
- (B) Regulation 10.5.40.70(1), "Front Yard Setback - Averaging", does not apply;
- (C) Despite clause 10.5.40.60 the following may encroach into the required minimum **building setbacks** if they are no closer to a lot line than 0.3 metres, as follows:
 - (i) chimney breasts, pilasters and decorative columns a maximum of 0.5 metres;
 - (ii) roof overhang, cantilevered elements, canopies, eaves and porticoes a maximum of 1.0 metres;
 - (iii) balconies and unenclosed porches may encroach into the **front yard** or **rear yard setback** a maximum of 1.85 metres;
 - (iv) first storey cantilevered bay, bow, box, or dormer windows located on the first storey of the **building** may encroach a maximum of 1.0 metres, and a maximum of 0.65 metres where the required **setback** is 1.5 metres or less;
 - (v) cantilevered bay, bow, box, or dormer windows located above the first storey of the **building** may encroach a maximum of 0.5 metres; and
 - (vi) decks may encroach into the **rear yard setback** a maximum of 3.5 metres;
- (D) Despite regulation 10.5.50.10(1), a minimum of 45 percent of the **front yard** must be **landscaping** and a minimum of 65 percent of the required **front yard landscaping** must be **soft landscaping**;
- (E) Despite regulation 10.5.80.40(3)(B), **vehicle** access to a **parking space** on a **corner lot** is not required to be from a flanking **street**;
- (F) Despite regulation 10.5.100.1(1), a **driveway** that is in the **front yard** or passes through the **front yard** may have the following dimensions in the **front yard**:
 - (i) a minimum width of 2.6 metres for lots 1 to 13 and 16 to 31;
 - (ii) a minimum width of 2.0 metres for lots 14 and 15; and
 - (iii) a maximum width of 4.2 metres;

- (G) Despite Clause 10.20.30.10, for each of the **lots** shown as parts on Diagram 7 attached to By-law 1109-2018, the required minimum **lot area** is:
- (i) 225 square metres for lots 2 to 12 and 17 to 30;
 - (ii) 300 square metres for lots 1 and 31; and
 - (iii) 340 square metres for lots 13 to 16;
- (H) Despite regulation 10.20.30.20(1), the required minimum **lot frontage** for each **lot** shown on Diagram 7 attached to By-law 1109-2018 is:
- (i) 5.0 metres for lots 13 to 16;
 - (ii) 8.3 metres for lots 2 to 12 and 17 to 30; and
 - (iii) 10.0 metres for lots 1 and 31;
- (I) Despite regulation 10.20.40.10(1), the permitted maximum height on **lots** 15 to 20 as shown on Diagram 7 attached to By-law 1109-2018 is 10.5 metres and 3 storeys;
- (J) Despite regulation 10.20.40.10(4), the permitted maximum height for a **detached house** with a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50 percent of the total horizontal roof area, is 10.5 metres and 3 storeys and regulation 10.20.40.10(2) does not apply;
- (K) Despite regulation 10.20.40.10(5), parapets may project above the permitted maximum height for a **building** by 0.5 metres;
- (L) Despite regulation 10.20.40.10(6), the permitted maximum height of the first floor above **established grade** is 2.0 metres;
- (M) Despite Clause 10.20.40.20, the permitted maximum building length is 21.0 metres;
- (N) Despite clause 10.20.40.30, the permitted maximum **building depth** for each of the **lots** as shown on Diagram 7 attached to By-law 1109-2018 is:
- (i) 21.0 metres for lots 1 to 12 and 16 to 31; and
 - (ii) 25.0 metres for lots 13 to 15;
- (O) Despite regulation 10.20.40.50(1), there may be no more than a total of four platforms, and no more than two on each of the front, rear and each side of the detached house, and the maximum area of each platform is 8.0 square metres for Lots 1-14 and 21-31 on Diagram 7, and the maximum area of each platform on the rear side of the detached house is 4.0 square metres for Lots 15-20 on Diagram 7;

- (P) Despite Clause 10.20.40.70, the required minimum **building setbacks** are as follows for the **lots** shown on Diagram 7 of By-law 1109-2018:
- (i) Lots 1 to 14 and 22 to 31:
 - (a) **Front yard setback**-3.0 metres, except that the minimum **front yard setback** is 5.6 metres to the **main wall** containing vehicular access to a garage;
 - (b) **Side yard setback**-3.0 metres where the **side lot** line abuts Patricia Avenue, otherwise the minimum **side yard setback** is 0.6 metres;
 - (c) **Rear yard setback** – 7.0 metres;
 - (ii) Lots 15 to 20:
 - (a) **Front yard setback** – 3.0 metres, except that the minimum **front yard setback** is 5.6 metres to the **main wall** containing vehicular access to a garage;
 - (b) **Side yard setback** – 0.6 metres;
 - (c) **Rear yard setback** – 7.5 metres;
 - (iii) Lot 21:
 - (a) **Front yard setback** – 3.0 metres, except that the minimum **front yard setback** is 5.6 metres to the **main wall** containing vehicular access to a garage;
 - (b) **Side yard setback** – 2.0 metres where the **side lot** line abuts a **street**, otherwise the minimum **side yard setback** is 0.6 metres;
 - (c) **Rear yard setback** – 7.0 metres.

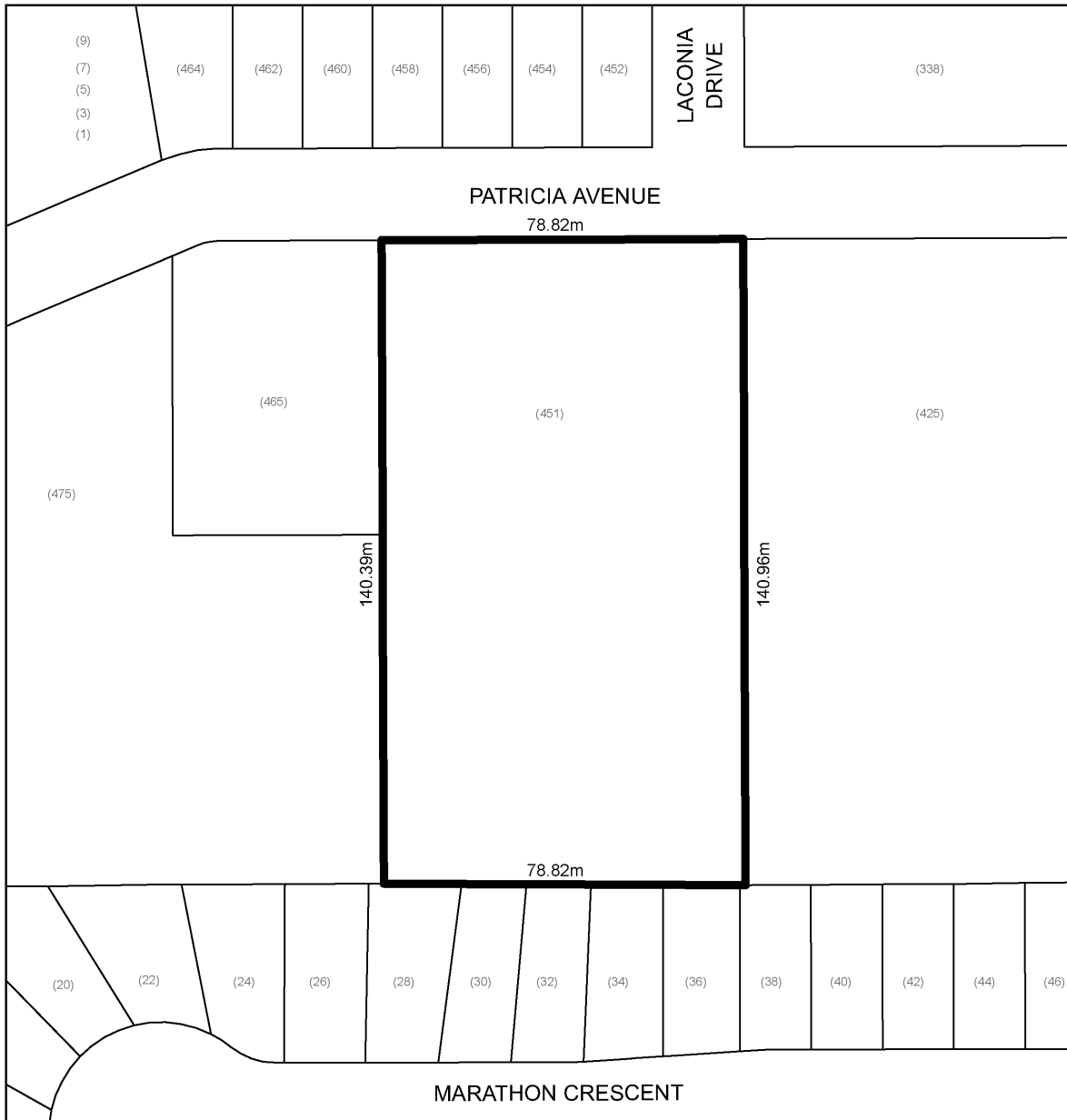
Prevailing By-laws and Prevailing Sections: (None Apply)

9. On the lands outlined in Diagram 1 attached to this by-law, a temporary sales office is permitted in one detached house, for the purpose of the marketing and sales of the dwelling units on these lands, for a period of three years from the date this by-law comes into full force and effect. A temporary sales office is permitted if a minimum of 5 parking spaces are provided.

Enacted and passed on July 27, 2018.

Glenn De Baeremaeker,
Deputy Speaker
(Seal of the City)


Ulli S. Watkiss,
City Clerk

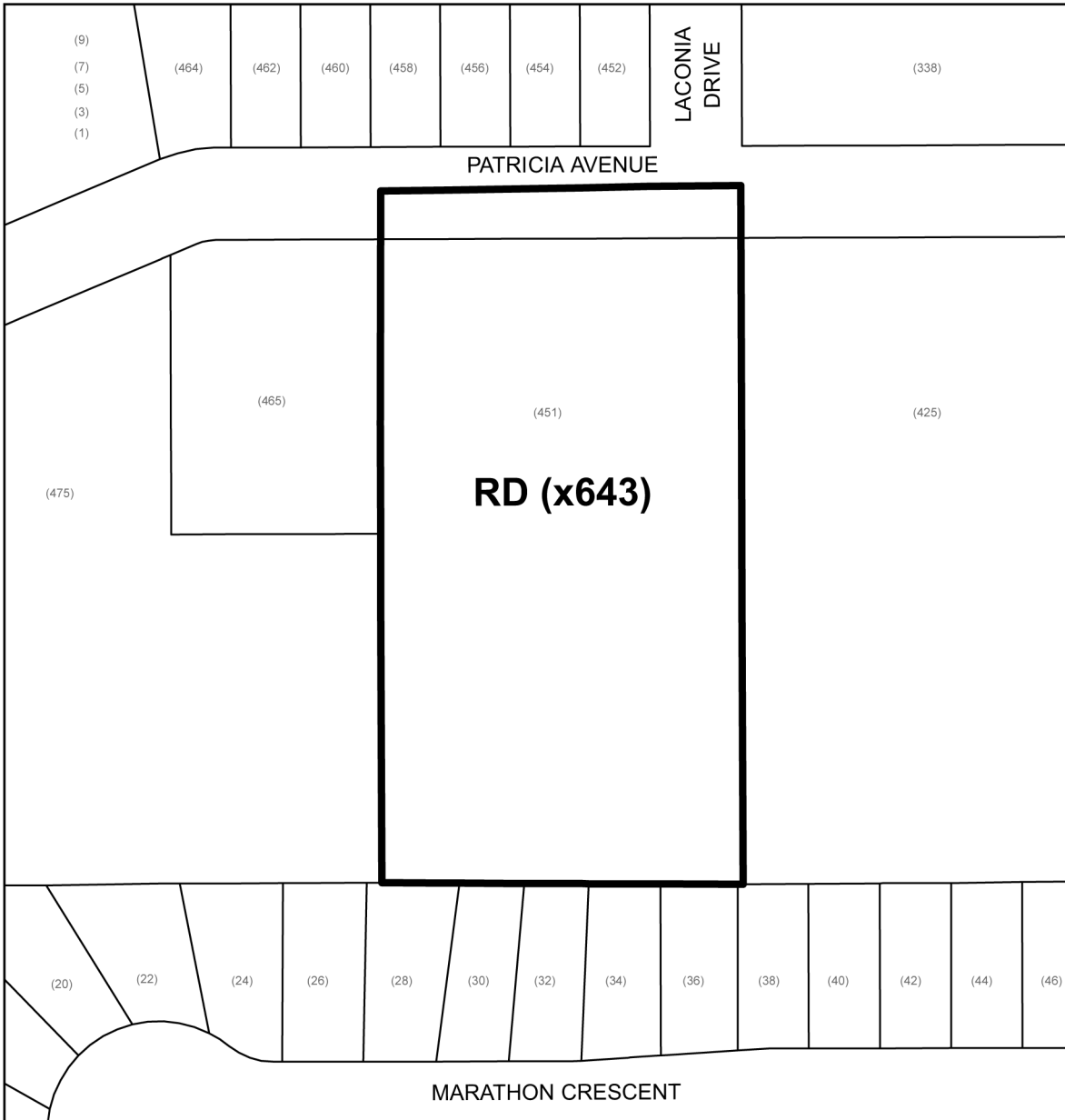


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Diagram 1

451 Patrica Avenue

File # 14 267088 NNY 10 OZ & 16 264833 NNY 10 SB

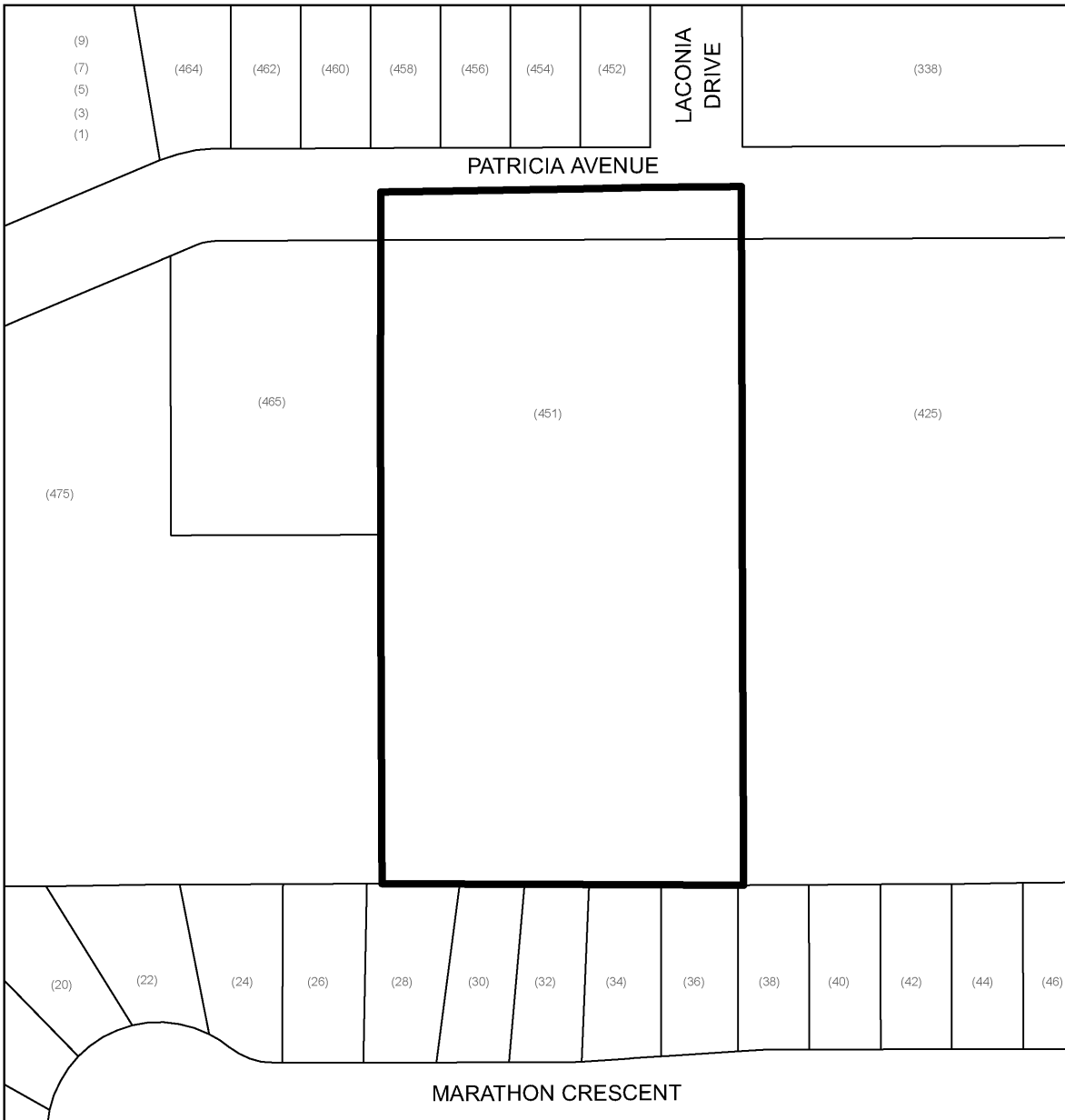

City of Toronto By-Law 569-2013
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06/01/2018



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Diagram 2

451 Patrica Avenue

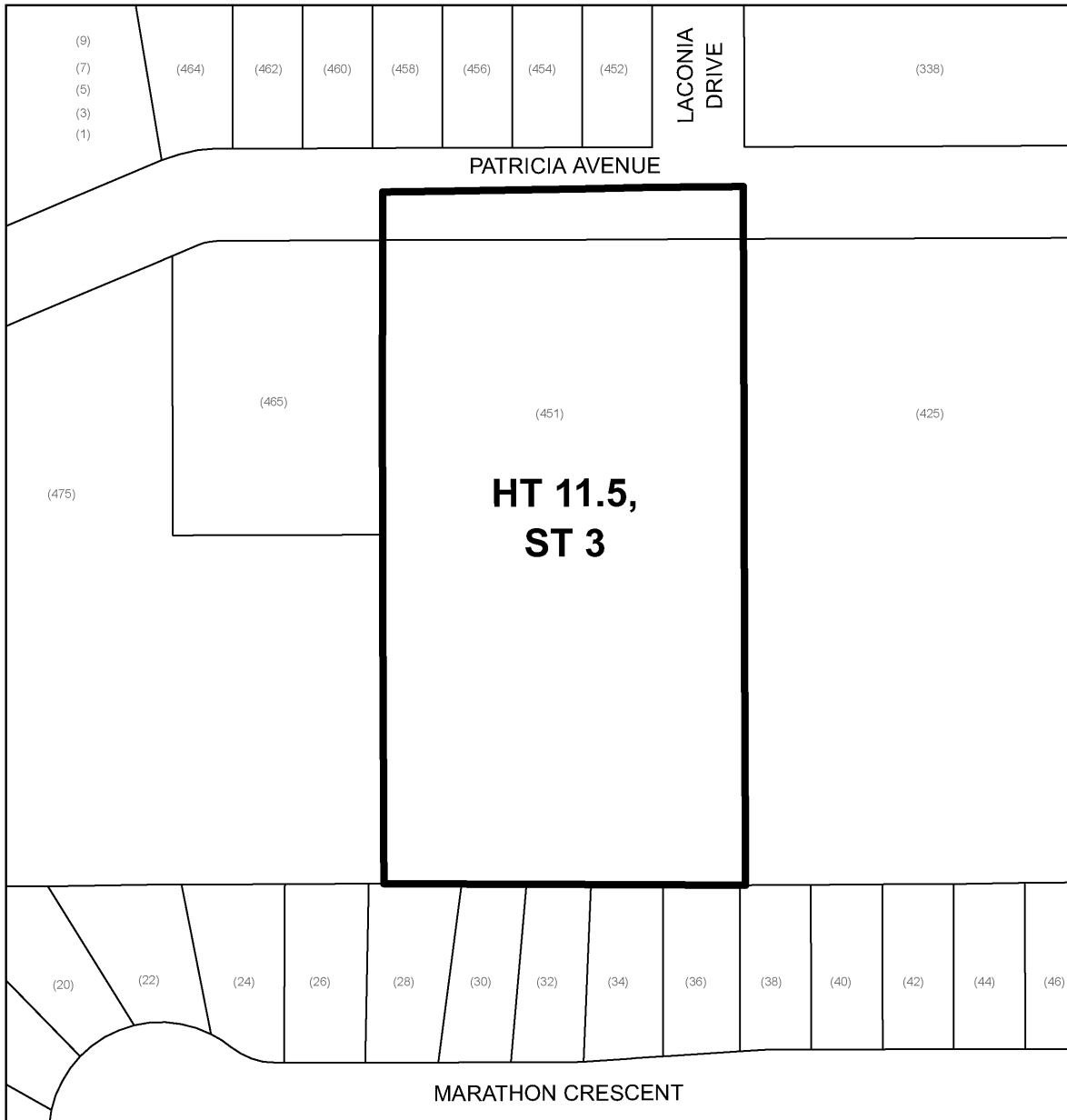
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 **TORONTO**
Diagram 3

451 Patrica Avenue

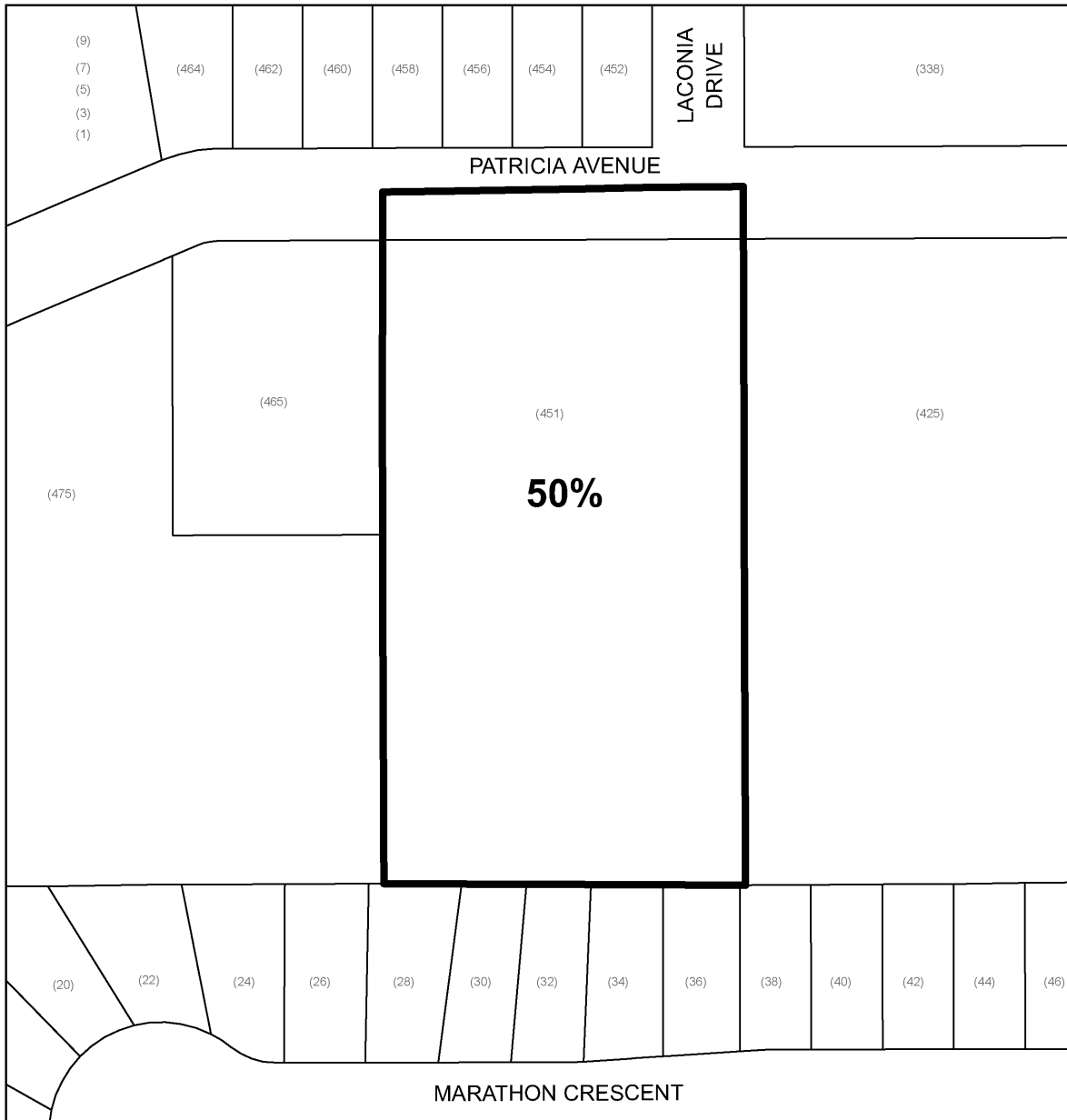
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 **TORONTO**
Diagram 4

451 Patrica Avenue

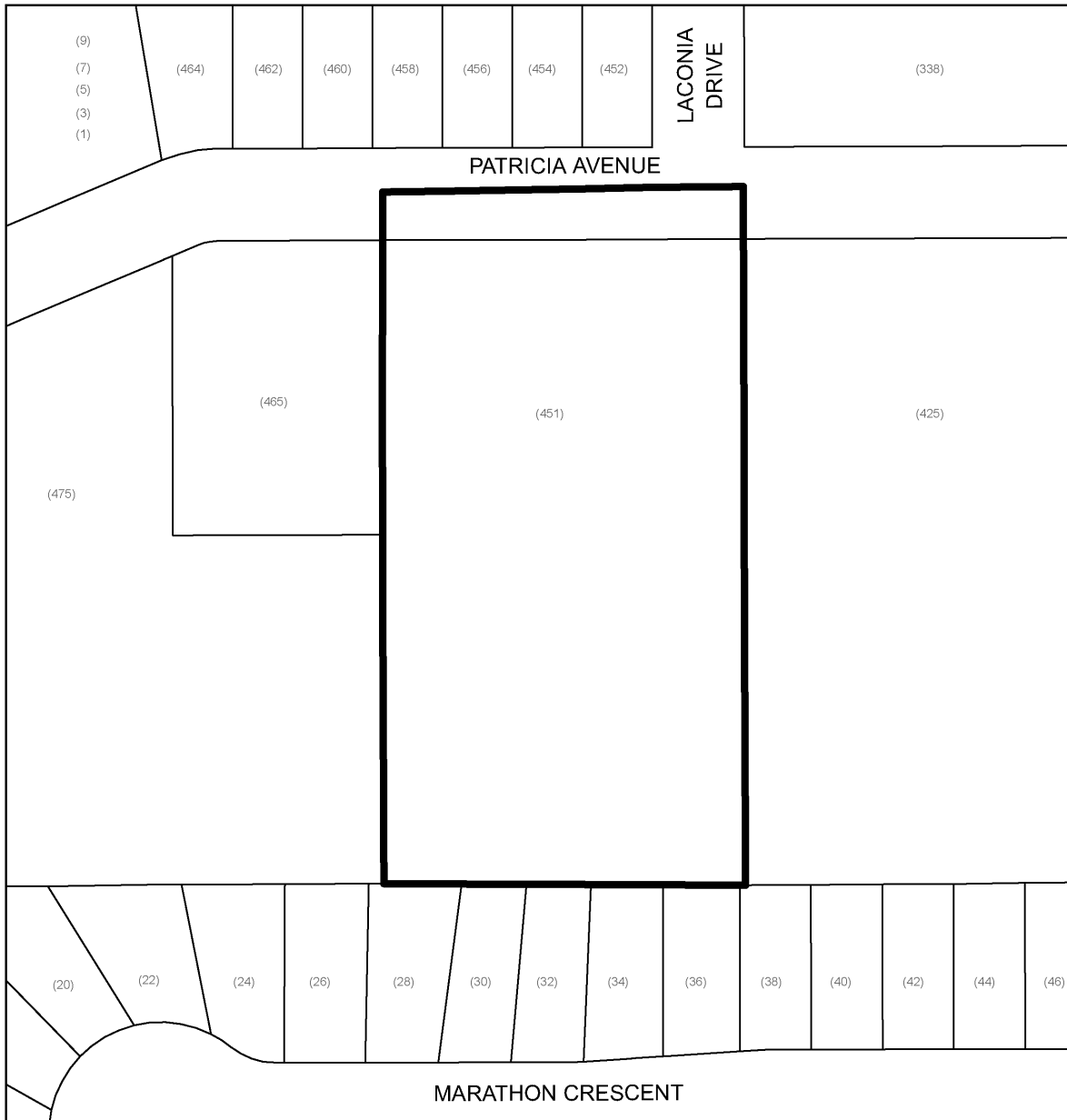
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Diagram 5

451 Patrica Avenue

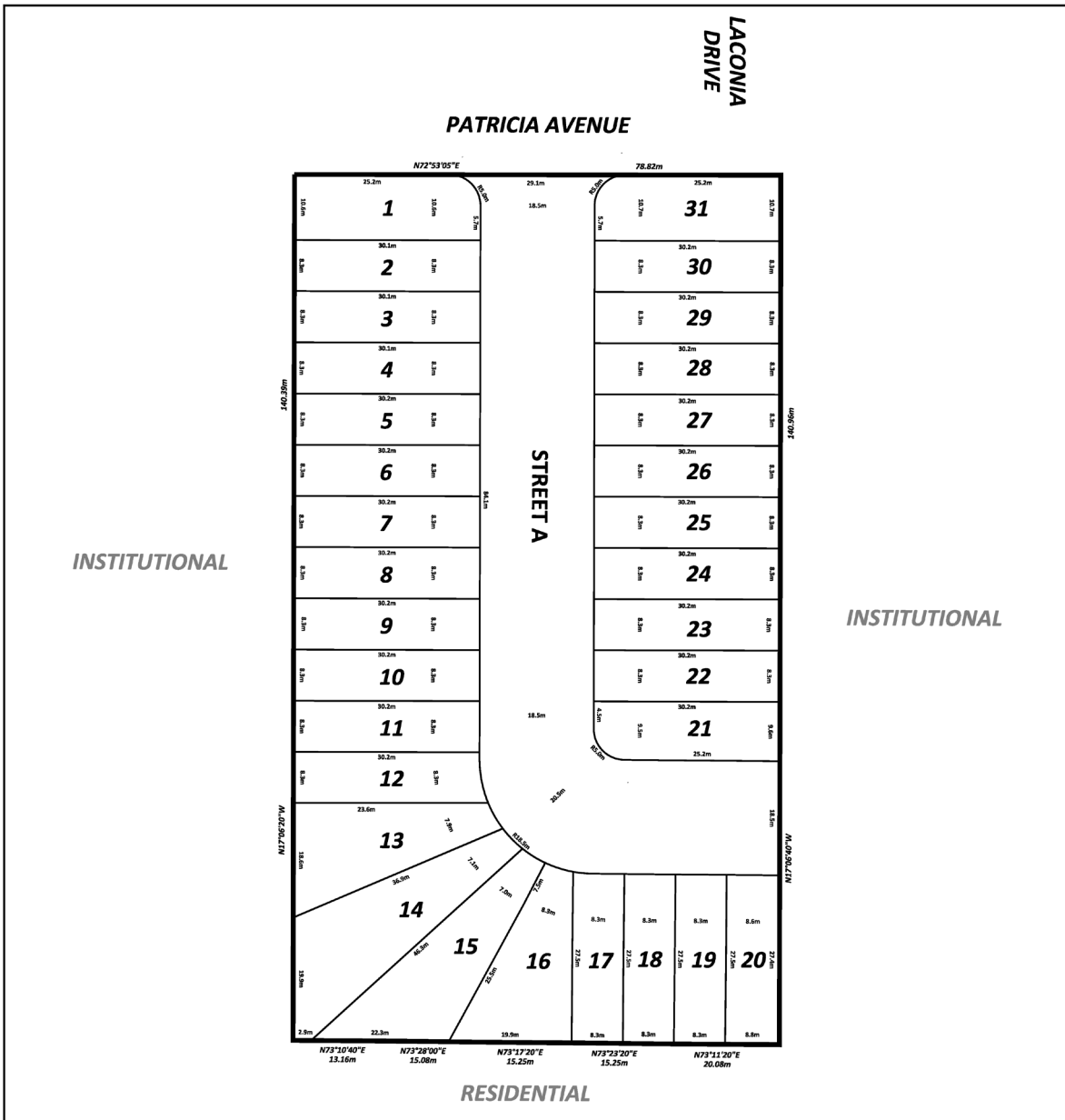
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Diagram 6

451 Patrica Avenue

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 Diagram 7

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