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.
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

(Seal of the City)
Diagram 1

1299 Don Mills Road

File # 16 270499 NNY 34 OZ

City of Toronto By-law 569-2013
Not to Scale
7/31/2019