

Authority: North York Community Council Item  
NY14.10, adopted as amended by City of Toronto Council  
on June 26, 27 and 28, 2024

## CITY OF TORONTO

### Bill 645

### BY-LAW - 2024

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 172-202 Drewry 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, as amended; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)".

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, as amended, 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 from a zone label of RD (f15.0; a550) (x5) to a zone label of (H) RT (u45) (x 372) and OR as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569 -2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30 for the lands subject to this By-law, from a lot coverage label of 30 to a lot coverage label of 35 as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding 900.5.10 Exception Number 372 so that it reads:

(372) Exception RT 372

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) On lands municipally known as 172-202 Drewry Avenue, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (K) below;
- (B) Despite regulation 10.60.40.10(1) and (2), the permitted maximum height for the **building** and number of **storeys** is the numerical value following the letters HT and ST on Diagram 4;
- (C) Despite regulation 10.60.30.20(1), the required minimum **lot frontage** for each **dwelling unit** is 5.4 metres;
- (D) The permitted maximum number of **townhouse dwelling units** is 45;
- (E) Despite regulations 10.5.40.10(2) to (4), the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law [Clerks to insert By-law number]:
  - (i) architectural features and parapets by a maximum of 1.5 metres;
- (F) Despite clause 10.5.50.10, **landscaping** must be provided as follows:
  - (i) **Front yard landscaping** must be at the following minimum rates:
    - (a) a minimum of 30 percent of the **front yard** must be **landscaping**;
    - (b) a minimum of 65 percent of the **front yard landscaping** required above must be **soft landscaping**; and
    - (c) if a **lot** does not have a permitted **driveway** in the **front yard**, a minimum of 75 percent of the **front yard** must be **soft landscaping**;
  - (ii) **Rear yard landscaping** must be provided at the following minimum rates:
    - (a) for **lots** with a **rear yard** exceeding 6 metres in depth, 50 percent of the **rear yard** must be **soft landscaping**; and
    - (b) for a **townhouse dwelling unit** accessed by a **driveway** across a **rear lot line**, no **rear yard landscaping** is required;

- (G) Despite regulation 10.5.40.70(1) and clause 10.60.40.70 and 10.60.40.80, the required minimum **building setbacks, main wall** separation distances and separation distances between **buildings** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];
- (H) Despite Clause 10.5.40.60 and (G) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and balconies may encroach into the **rear yard** by a maximum of 2.5 metres;
- (I) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of two **parking spaces** must be provided for each **dwelling unit**; and
- (J) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of four visitor **parking spaces** is required for the **lot**.
- (K) Despite regulation 200.5.1.10(2)(A)(ii) and 200.5.1.10(5), the minimum required width of a **parking space** is 3.0 metres and may be provided as a **tandem parking space**.

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

- 6. 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.
- 7. Holding Symbol Provisions:
  - (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
  - (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
    - (i) The City has received, reviewed and accepted a Site Servicing Review (comprised of a Servicing Report, Stormwater Management Report and Hydrogeological Report) demonstrating that the City requirements can be met and sufficient capacity exists to accommodate the proposed development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
    - (ii) Should the above identify the need for upgrades or improvements to existing municipal infrastructure and/or new municipal services are required, those upgrades, improvements and/or services shall be designed,

finically secured and constructed by appropriate development agreement(s) and be operational prior to removal of the "H" symbol on the subject lands, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services; and

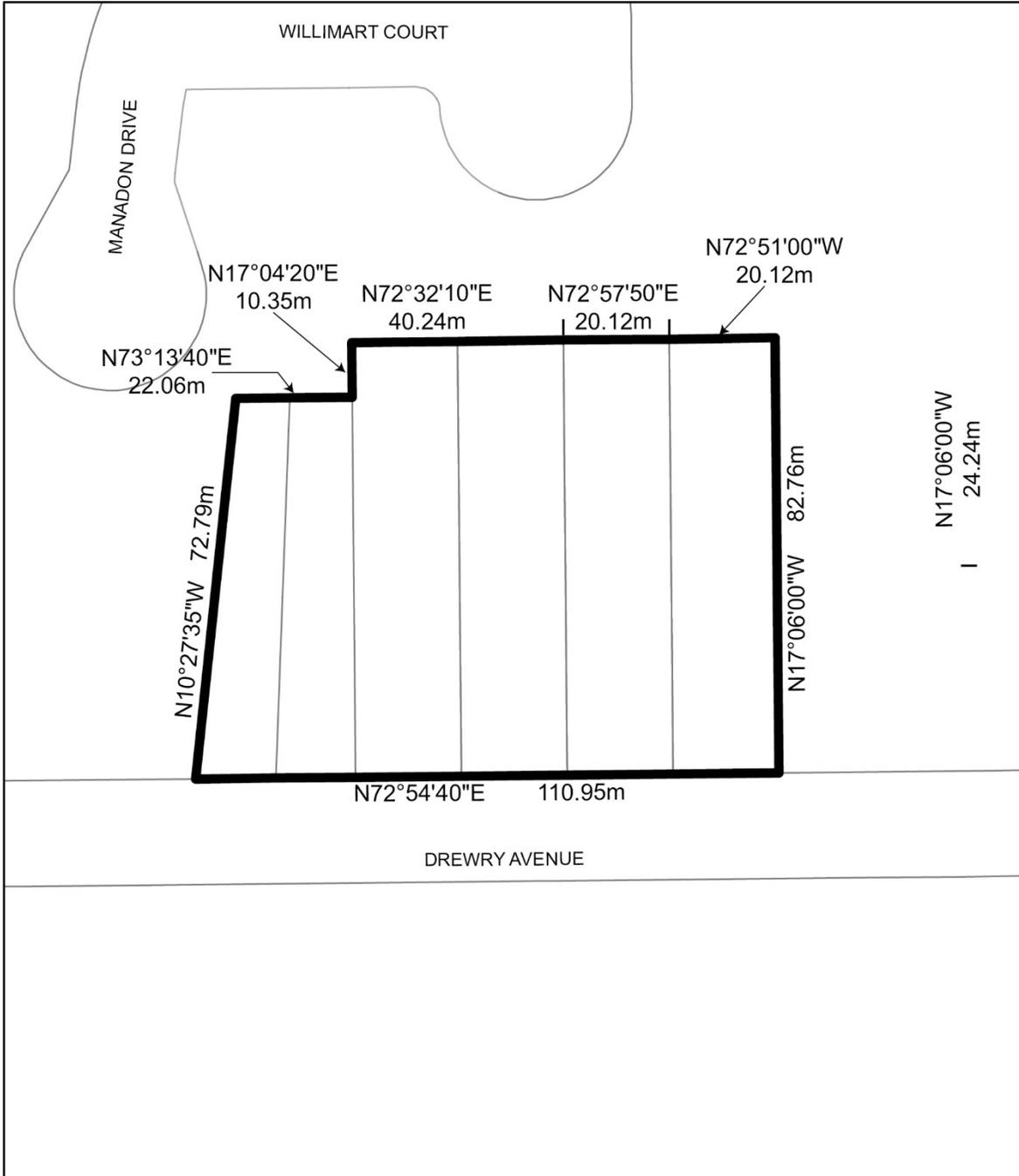
- (iii) The City has received, reviewed and accepted a Transportation Impact Study ("TIS") with supporting drawings and plans as required, demonstrating that the City requirements can be met to accommodate the proposed development, all to the satisfaction of the General Manager, Transportation Services; and
- (iv) Should the above identify the need for modifications or improvements to existing transportation related infrastructure and/or new municipal infrastructure is required, the Owner shall make satisfactory arrangements with Transportation Services, including providing financial securities and payments, all to the satisfaction to the General Manager, Transportation Services.

Enacted and passed on June , 2024

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

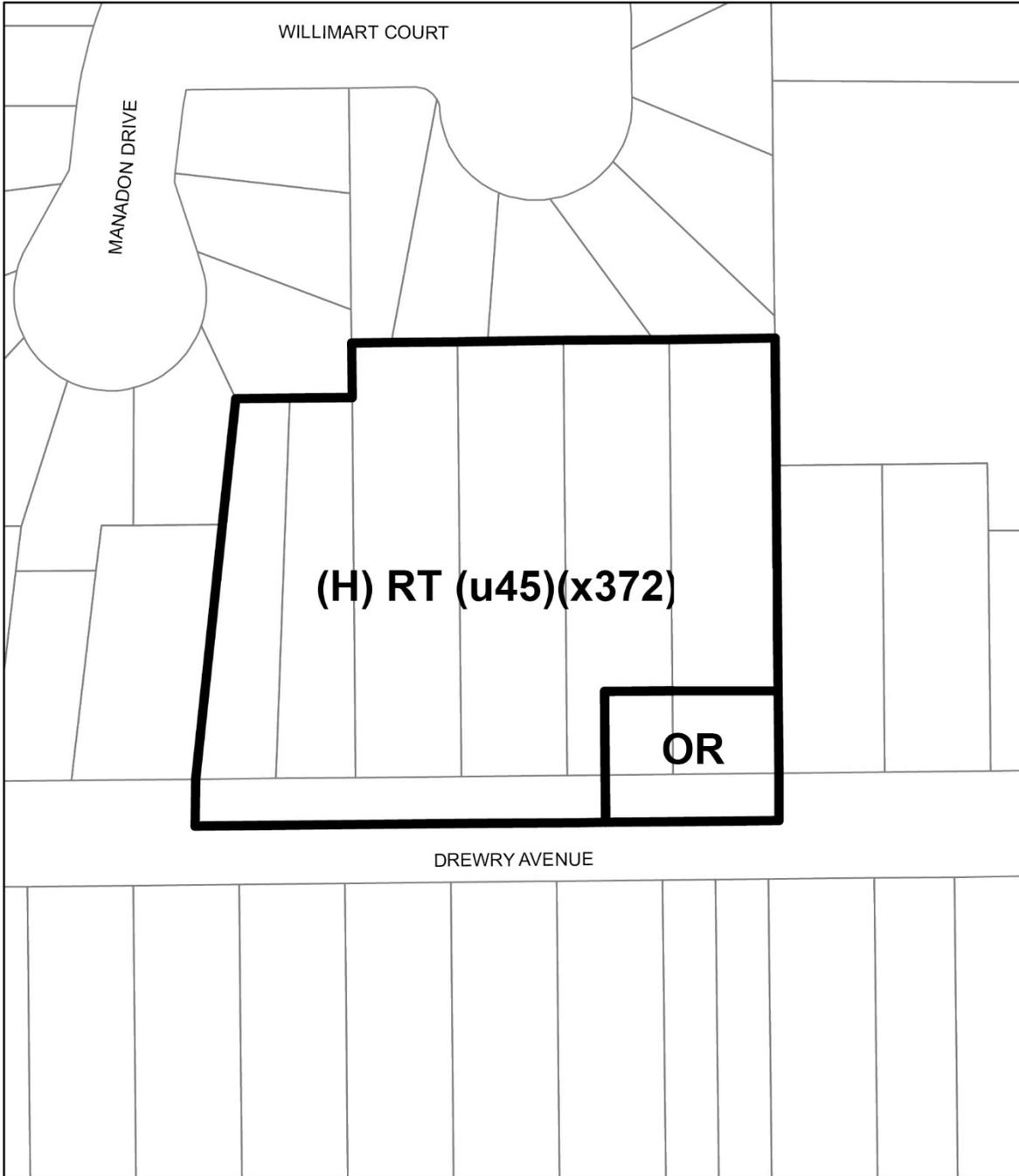
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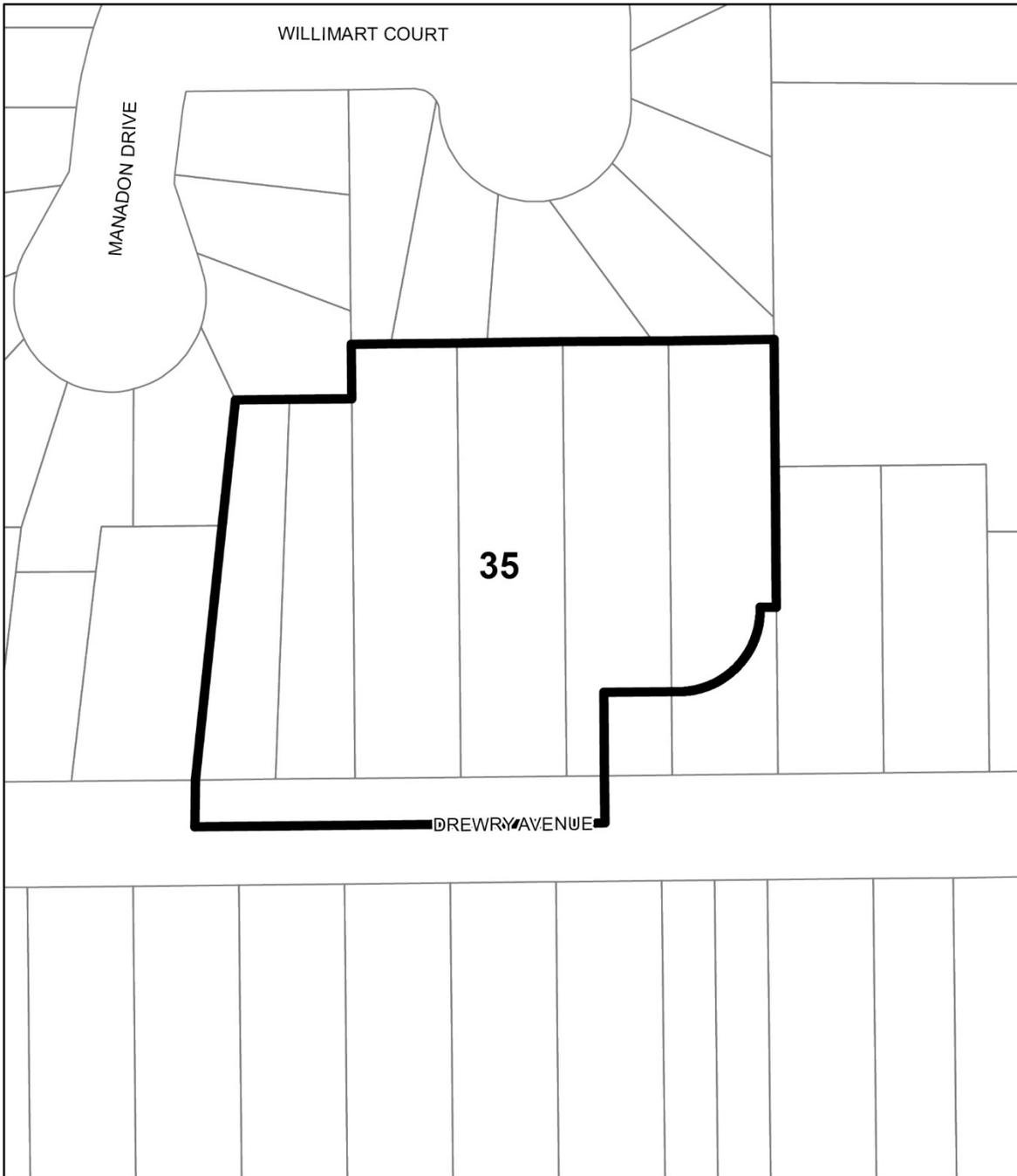


 **TORONTO**  
Diagram 1

172 Drewry Avenue

File # 24 119171 STE 18 0Z



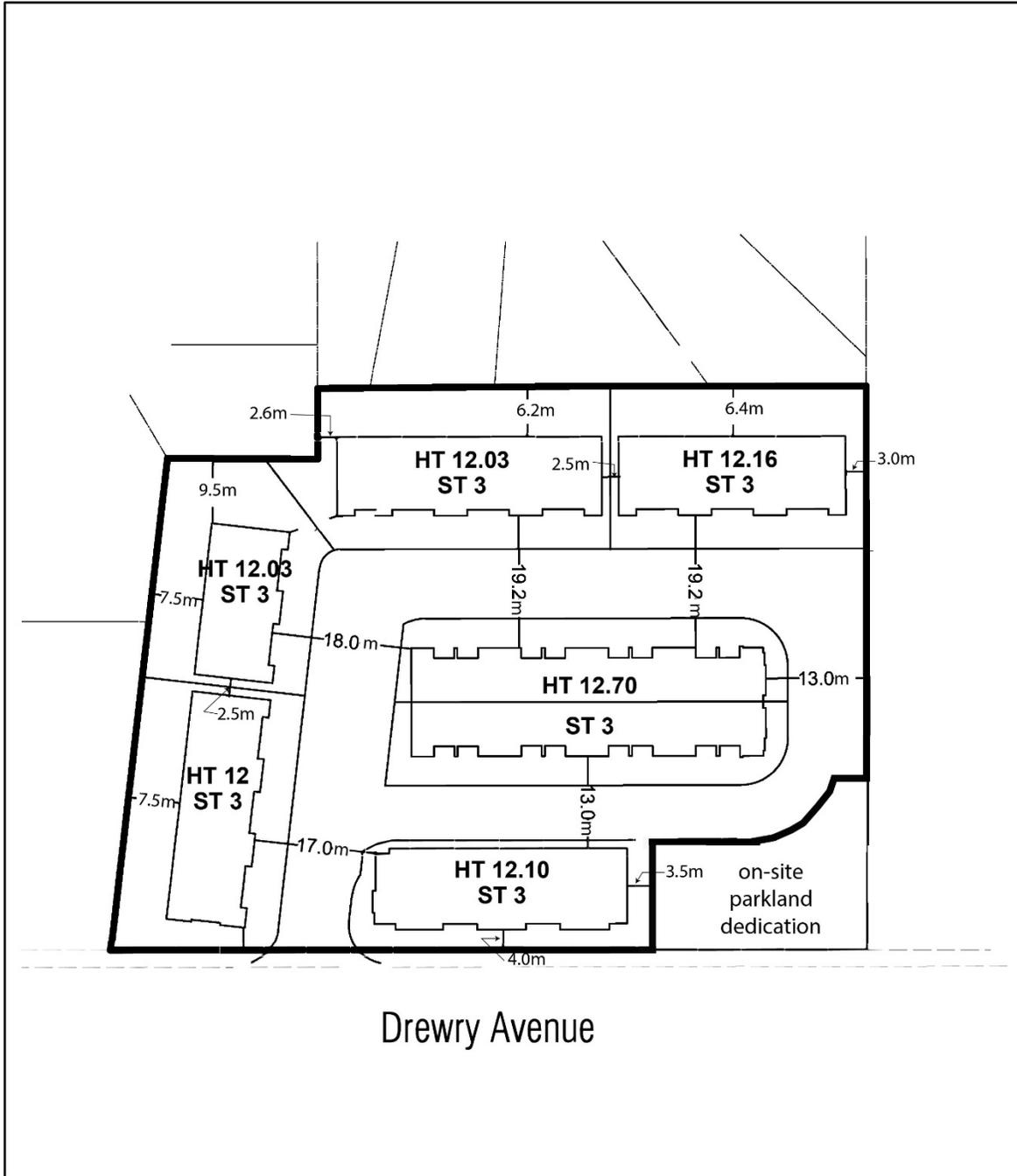


 **TORONTO**  
Diagram 3

**172 Drewry Avenue**

File # 24 119171 STE 18 0Z





 **TORONTO**  
Diagram 4

**172 Drewry Avenue**

File # 24 119171 STE 18 OZ