

Authority: North York Community Council Item NY22.2,
adopted as amended by City of Toronto Council on April
23, 24 and 25, 2025

CITY OF TORONTO

Bill 350

BY-LAW -2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 150 The Donway West and 4 Overland 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, 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 adding the lands municipally known as 4 Overland Drive to the Zoning By-law Map in Section 990.10, and amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands municipally known as 150 The Donway West from a zone label of RA (f30.0; a1375; d1.5), and applying zone labels of: (H) RA (f30.0; a1375; d1.5) (x269) and OR, as shown on Diagram 2 attached to By-law **[Clerks to insert By-law number]**.
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 municipally known as 150 The Donway West from a lot coverage label of 35 to a lot coverage label of 39, and adding the lands municipally known as 4 Overland Drive to the Lot Coverage Overlay Map in Section 995.30 and applying a lot coverage label of 39, as shown on Diagram 3 attached to By-law **[Clerks to insert By-law number]**.

5. 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 Article 995.10.1 and applying no value.
6. 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 Article 995.20.1 and applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 269 so that it reads:

(269) Exception RA 269

The lands, or 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 150 The Donway West and 4 Overland Drive, 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 (R) below;
- (B) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the following Canadian Geodetic Datum elevations and the elevation of the highest point of the **building** or **structure** as shown on Diagram 4 of By-law [Clerks to insert By-law number]:
 - (i) 148.41 metres for "Parcel A"; and
 - (ii) 150.55 metres for "Parcel B";
- (C) Despite Regulation 15.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 5 of By-law [Clerks to insert By-law number];
- (D) Despite Regulation 15.10.40.10(2), the permitted maximum number of **storeys** of a **building** or **structure** is the number following the letters "ST" as shown on Diagram 5 of By-law [Clerks to insert By-law number];
 - (i) for the purpose of this exception, a mechanical penthouse, and a stair or elevator enclosure providing roof access do not constitute a **storey**;
- (E) Despite Regulation 15.5.40.10 (2) to (6) and (C) above, the following equipment and **structures** may project beyond the maximum heights for "Building A", "Building B", "Building C", and "Building D", shown on Diagram 5 of By-law [Clerks to insert By-law number];

- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, towers and vents, by a maximum of 6.0 metres;
 - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 6.0 metres;
 - (iii) vents, chutes and caged ladders listed in (i) above, by a maximum of 1.8 metres;
 - (iv) **structures** that screen a cooling tower or generator, by a maximum of 5.5 metres;
 - (v) architectural features, parapets, and elements and **structures** associated with a **green roof** by a maximum of 2.0 metres;
 - (vi) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
 - (vii) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.2 metres;
 - (viii) antennae, flagpoles and satellite dishes, by a maximum of 6.0 metres;
 - (ix) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres; and
 - (x) roof construction assembly elements, by a maximum of 0.6 metre;
- (F) Despite Regulation 15.5.50.10(1), the minimum requirement for **landscaping**, as a percentage of the **lot area**, is 58 percent;
- (G) Despite Regulation 15.5.50.10(2), the minimum requirement for **soft landscaping**, as a percentage of the **landscaping** area required in (F) above, is 38 percent;
- (H) Despite Regulation 15.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 28,500 square metres;
- (I) Despite Clause 15.10.40.70, the required minimum **building setbacks** are shown in the metres on Diagram 5 of By-law **[Clerks to insert By-law number]**;
- (J) Despite Clause 15.10.40.80, the required separation of **main walls** are as shown in metres on Diagram 5 of By-law **[Clerks to insert By-law number]**;

- (K) Despite Clauses 15.5.40.50, 10.5.40.60, (I) and (J) above, the following **building elements, structures**, and projections may encroach into the required minimum **building setbacks** as shown on Diagram 5 of By-law [Clerks to insert By-law number], as follows:
- (i) balconies, by a maximum of 2.0 metres;
 - (ii) juliet guards, by a maximum of 0.3 metre;
 - (iii) canopies and awnings, by a maximum of 3.0 metres;
 - (iv) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
 - (v) cladding added to the exterior surface of the **main wall** of "Building C" and "Building D", by a maximum of 1.0 metre;
 - (vi) architectural features, such as pilaster, decorative column, cornice, eaves, sill, belt course, or chimney breast, and light fixtures, by a maximum of 1.0 metre;
 - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, building maintenance units and window washing equipment, by a maximum of 2.0 metres;
- (L) The provision of **dwelling units** for "Building A" and "Building B" is subject to the following:
- (i) a minimum of 25 percent of the total number of **dwelling units** must contain two or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms; and
 - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (M) Despite Regulation 15.10.40.50(1), **amenity space** must be provided at the following minimum rates:
- (i) at least 1.6 square metres for each **dwelling unit** in "Building A" and "Building B" as indoor **amenity space**;
 - (ii) at least 4.6 square metres for each **dwelling unit** as outdoor **amenity space** in "Building A" and "Building B";

- (iii) no additional indoor or outdoor **amenity space** is required for **dwelling units** in "Building C" and "Building D", provided the indoor **amenity space** in "Building A" and "Building B" and outdoor **amenity space** provided to satisfy (i) and (ii) above is available for the use of all residents of all **buildings** on the **lot**;
- (N) Despite Regulations 200.5.10.1(1) and (2) and Table 200.5.10.1, residential occupant **parking spaces** must be provided in accordance with the following:
 - (i) a minimum of 2.0 **parking spaces** plus 0.05 **parking spaces** for each **dwelling unit** for residential visitors of "Building A", "Building B", "Building C" and "Building D";
 - (ii) residential occupant **parking spaces** for "Building A" and "Building B" may not exceed the following permitted maximums:
 - (a) 0.8 for each bachelor **dwelling unit** up to 45 square metres and 1.0 for each bachelor **dwelling unit** greater than 45 square metres; and
 - (b) 0.9 for each one bedroom **dwelling unit**;
 - (c) 1.0 for each two bedroom **dwelling unit**; and
 - (d) 1.2 for each three or more bedroom **dwelling unit**;
 - (iii) residential occupant **parking spaces** for "Building C" and "Building D" may not exceed the following permitted minimum:
 - (a) 0.7 **parking space** for each bachelor **dwelling unit**;
 - (b) 0.8 **parking space** for each one bedroom **dwelling unit**;
 - (c) 0.9 **parking space** for each two bedroom **dwelling unit**; and
 - (d) 1.1 **parking space** for each three or more bedroom **dwelling unit**;
- (O) Despite Regulations 200.15.1(1), (3) and (4), accessible **parking spaces** must have the following dimensions:
 - (i) length of 5.6 metres;
 - (ii) width of 3.4 metres;
 - (iii) vertical clearance of 2.1 metres;
 - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;

- (v) accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
 - (a) entrance to a **building**;
 - (b) passenger elevator that provides access to the first **storey** of the **building**; and
 - (c) shortest route from the required entrances in (a) and (b) above;
- (vi) despite (v) above, a maximum of 1 **parking space** may be the closest to a barrier free:
 - (a) entrance to a **building**;
 - (b) passenger elevator that provides access to the first **storey** of the **building**; and
 - (c) shortest route from the required entrances in (a) and (b) above;
- (P) Despite Regulation 230.5.1.10(4), the minimum dimensions of a horizontal **stacked bicycle parking space** is 0.36 metres in width and 1.65 metres in length;
- (Q) Despite Regulation 230.5.1.10(9), long-term **bicycle parking spaces** are permitted to be located as follow:
 - (i) on the first **storey** of the **building**;
 - (ii) on the second **storey** of the **building**; and
 - (iii) on levels of the **building** below-ground commencing with the first below-ground and moving down, in one level increments when at least 50 percent of the area of that level is occupied by **bicycle parking spaces**; until all required **bicycle parking spaces** have been provided;
- (R) Despite Clause 230.5.10, **bicycle parking space** shall be provided at the following rates:
 - (i) a minimum of 0.9 long-term **bicycle parking space** for each **dwelling unit**; and
 - (ii) 0.02 short-term **bicycle parking space** per **dwelling unit**;
- (S) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:

- (i) "Building A" and "Building B" means the proposed **building** on the **lot** as shown on Diagram 4 of By-law [Clerks to insert By-law number];
- (ii) "Building C" and "Building D" means an **apartment building lawfully existing** on the **lot** in the year 2024, as shown on Diagram 4 of By-law [Clerks to insert By-law number];
- (iii) "Parcel A" means the area labelled as such on Diagram 4 of By-law [Clerks to insert By-law number]; and
- (iv) "Parcel B" means the area labelled as such on Diagram 4 of By-law [Clerks to insert By-law number];

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

8. 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.

9. Holding Symbol Provisions

- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 and Diagram 3 attached to By-law [Clerks to insert By-law number] 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 Owner has prepared and submitted an engineering submission, comprised of a Servicing Report, Stormwater Management Report, Hydrogeological Report, and other supporting documents and drawings to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, to demonstrate that the City requirements can be met and sufficient capacity exists to accommodate the proposed development of the lands, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

- (ii) Should the engineering submission identify the need for upgrades or improvements to existing municipal infrastructure, and/or new municipal services, those upgrades, improvements and/or new services are designed, financially secured, and constructed through an appropriate development agreement(s) and be operational all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

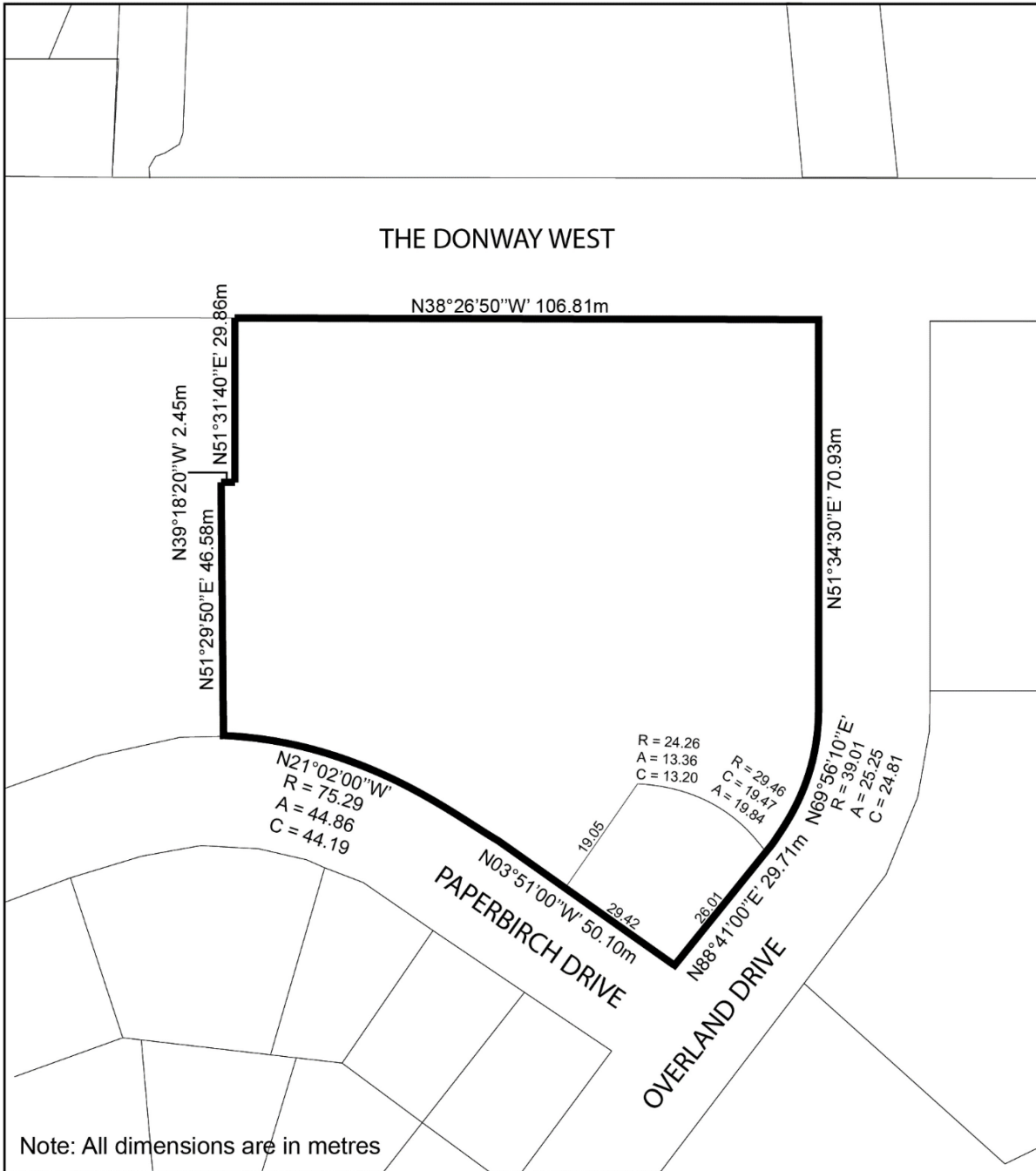
Enacted and passed on April , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



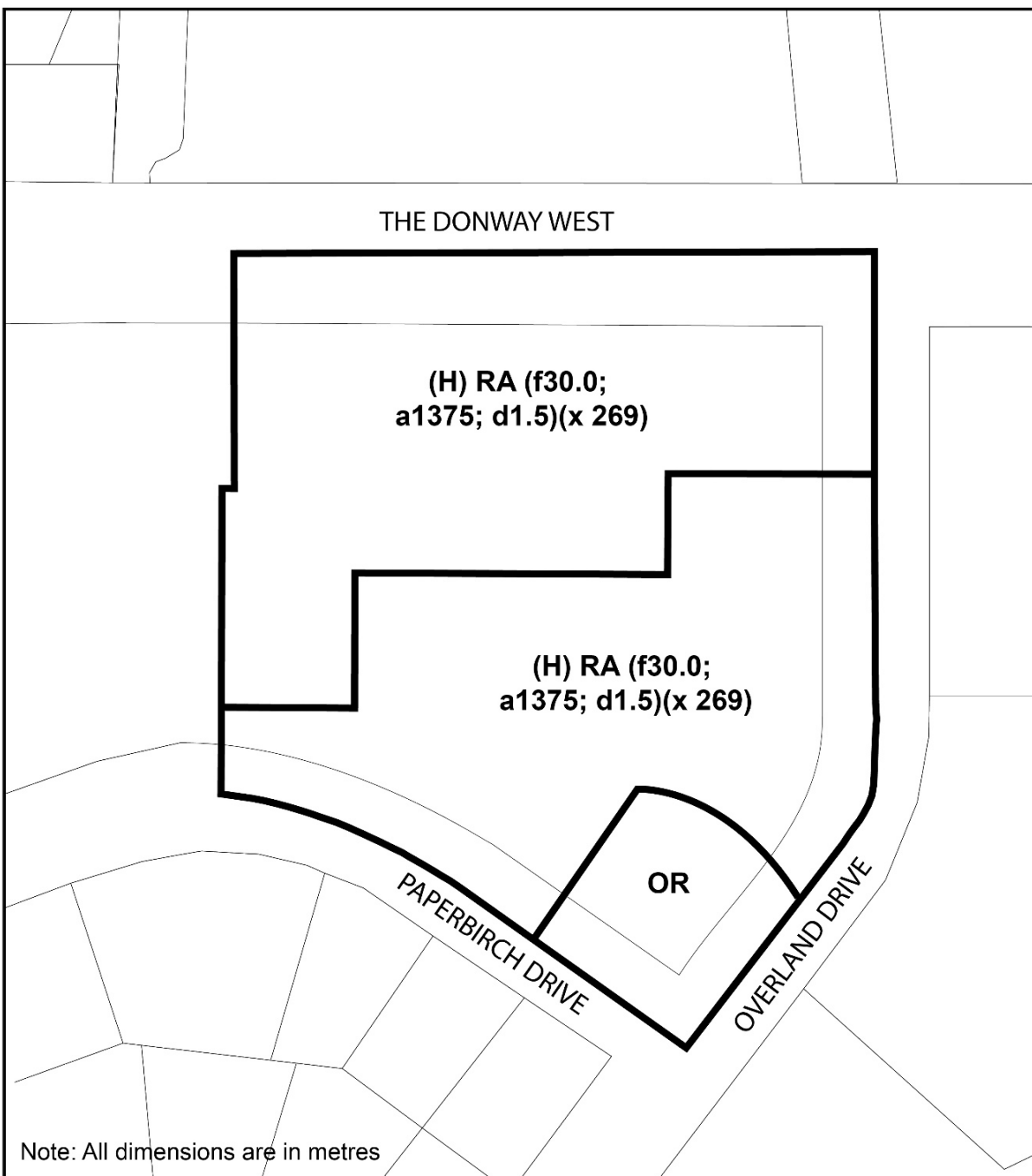
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Diagram 1

**150 THE DONWAY WEST &
4 OVERLAND DRIVE**

File #: 22 233150 NNY 16 02



Diagram 2



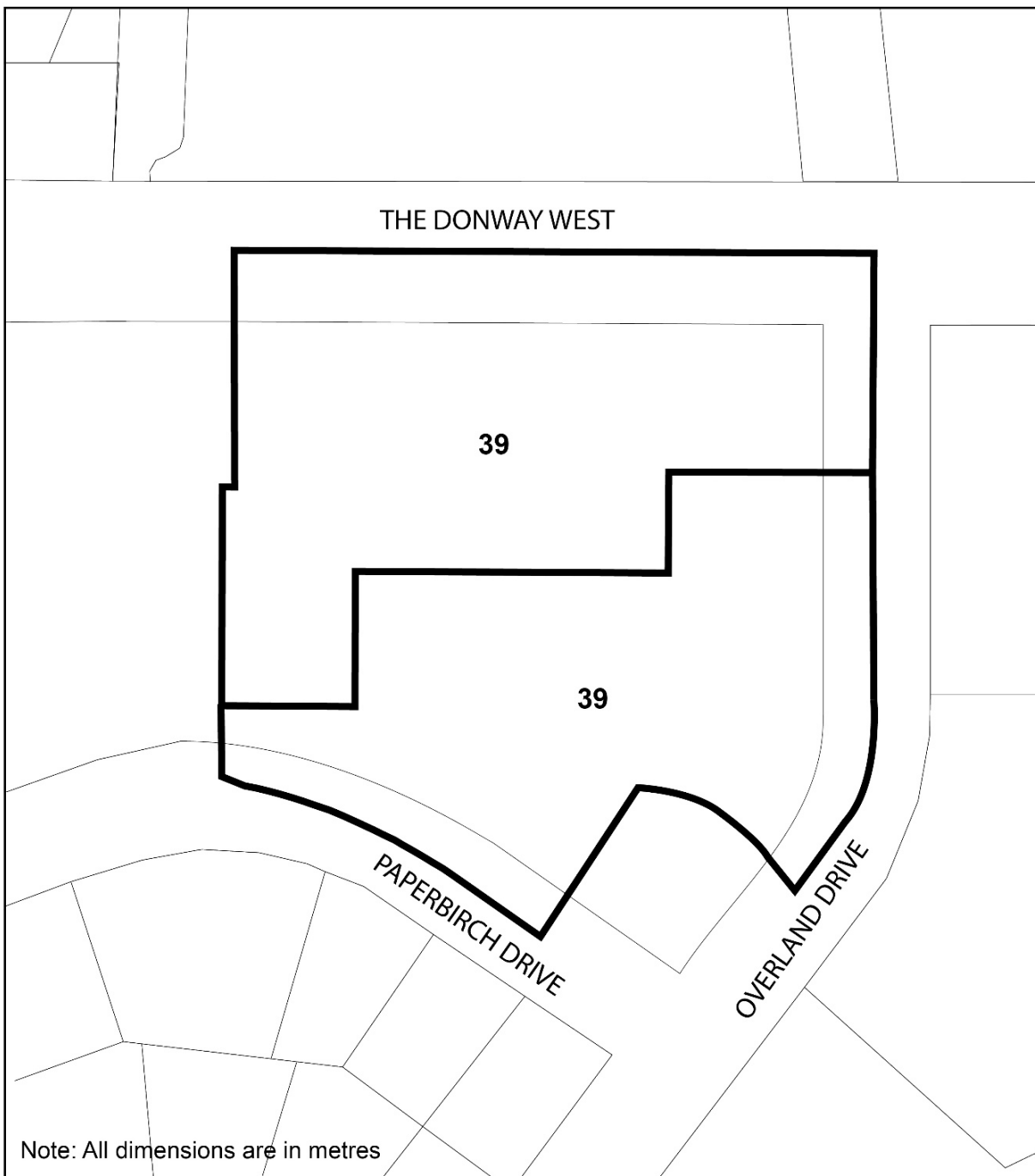
 **Toronto**
Diagram 2

**150 THE DONWAY WEST &
4 OVERLAND DRIVE**

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Diagram 3



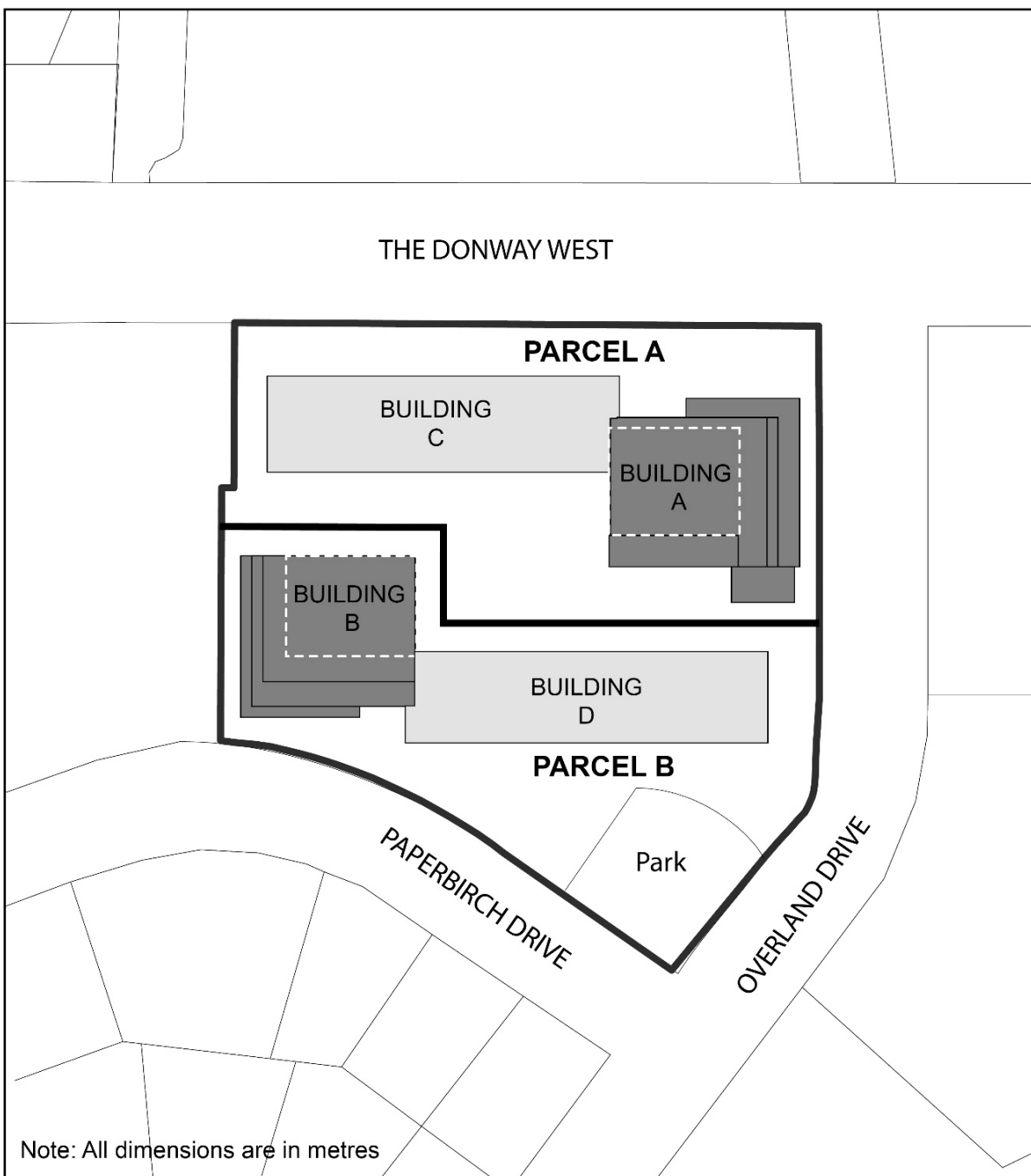
 **Toronto**
Diagram 3

**150 THE DONWAY WEST &
4 OVERLAND DRIVE**

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Diagram 4



 **TORONTO**
Diagram 4

**150 THE DONWAY WEST &
4 OVERLAND DRIVE**

File #: 22 233150 NNY 16 02



Diagram 5

