

Authority: North York Community Council Item NY22.1,  
as adopted by City of Toronto Council on April 23 and 24,  
2025

## **CITY OF TORONTO**

### **Bill 427**

### **BY-LAW -2025**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 1 Broadlands Boulevard.**

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

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 RM (f21.0: d1.0) (x461), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for the lands subject to this By-law, from a height and storey label of HT 10.0, ST 2, to a height and storey label of HT 11.0, ST3, as shown on Diagram 3 attached to this By-law.
5. 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 35 to a lot coverage label of 42, as shown on Diagram 4 attached to this By-law.
6. Zoning Bylaw 569-2013, as amended is further amended by adding 900.6.10 Exception Number 461 so that it reads:

(461) Exception RM 461

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 1 Broadlands Boulevard, 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 (M) below;
- (B) Despite Regulations 10.5.40.10(1) and 10.5.60.40(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 134.86 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulations 10.5.40.10(2) and (3), the following equipment and **structures** may project beyond the permitted maximum height in number in metres following the letters "HT" as 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, enclosed stairwells, roof access, maintenance equipment storage, chimneys, antennae and vents, by a maximum of 3.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, by a maximum of 3.1 metres;
  - (iii) parapets, by a maximum of 0.6 metres; and
  - (iv) Terraces, eaves and roof drainage, by a maximum of 0.6 metres;
- (D) Despite Clause 10.5.40.60 and (E) below, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and balconies, by a maximum of 2.0 metres;
  - (ii) canopies and awnings, by a maximum of 2.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.1 metres but no closer to a lot line than 0.45 metres; and
  - (iv) antennae, vents, and pipes, by a maximum of 3.0 metres;
- (E) Despite Regulations 10.5.40.70(1)(A), and 10.80.40.70(1), (2), and (3)(C), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law number];
- (F) Despite Regulation 10.5.50.10(4)(A), a **lot** with an **apartment building** must have a minimum of 49 percent of the area of the **lot** for **landscaping**;

- (G) Despite Regulation 10.5.50.10(5), with the exception to the southern lot line, a **lot** with an **apartment building** must have a minimum 1.2-metre-wide strip of **soft landscaping** along any part of a **lot** abutting another **lot** in the Residential Zone category;
- (H) Despite Regulation 10.5.80.1(2) (C), the surface area used for the parking or storing of vehicles along the eastern lot line is no closer to a fence than 1.2 metres;
- (I) Despite Regulation 10.5.80.1(2) (D), the **ancillary** outdoor area for the parking or storing of more than 3 **vehicles** is 0.7 metres from the **lot line** abutting Broadlands Boulevard;
- (J) Despite Regulation 10.5.80.10 (2), the **parking spaces** for the **apartment building** shall not be in a **building** or **underground structure**;
- (K) Despite Regulation 10.80.40.10(3), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 5 of By-law **[Clerks to insert By-law number]**;
- (L) Despite Regulations 10.80.40.40(1)(A) and (B) the permitted maximum **gross floor area** of all **buildings** and **structures** is 1,183.40 square metres;
- (M) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the-following:
  - (i) a minimum of 3 residential visitor **parking spaces**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "D" Airport Hazard Map from City of North York Zoning By-law 7625.
7. 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.

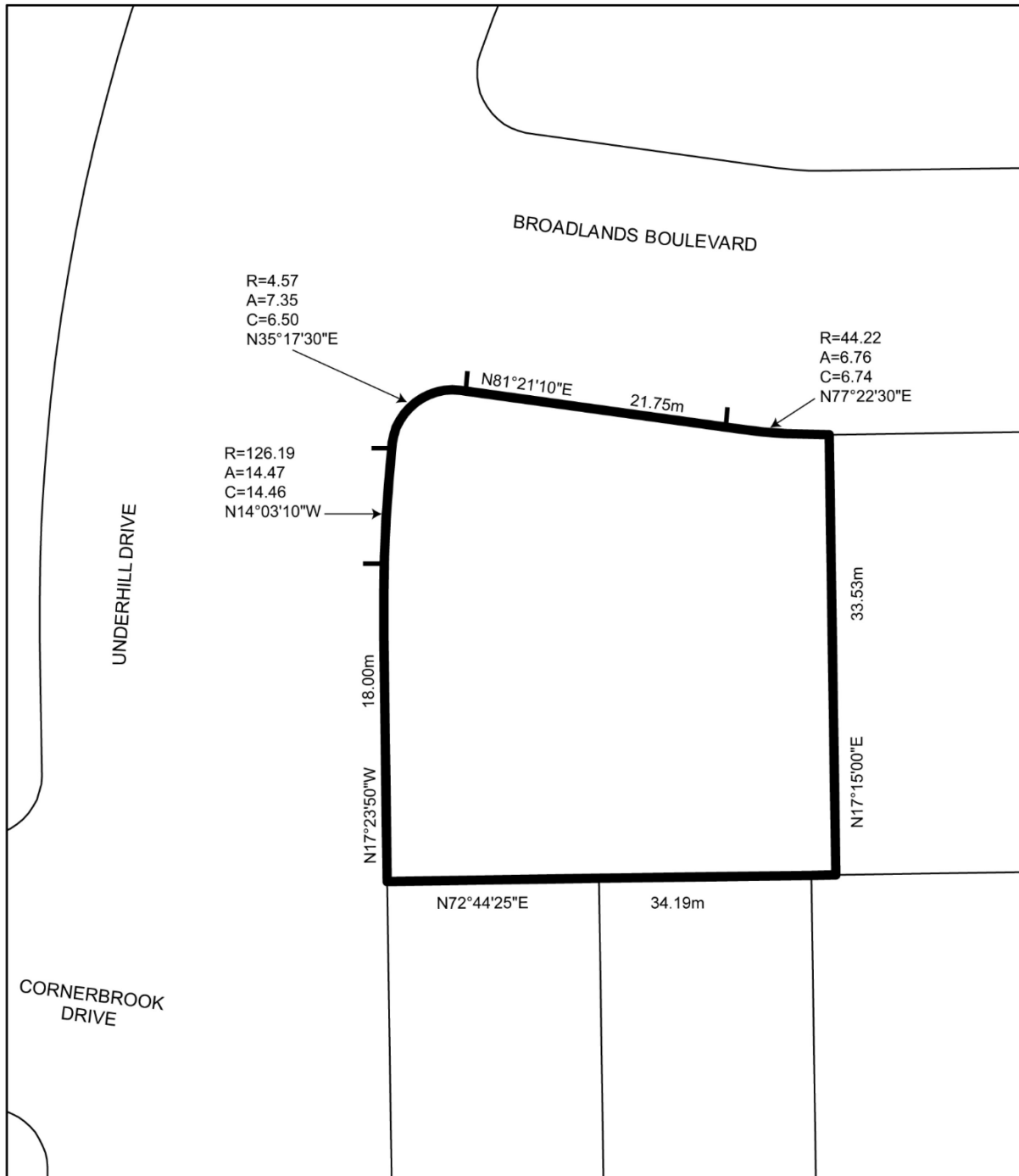
Enacted and passed on May , 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1

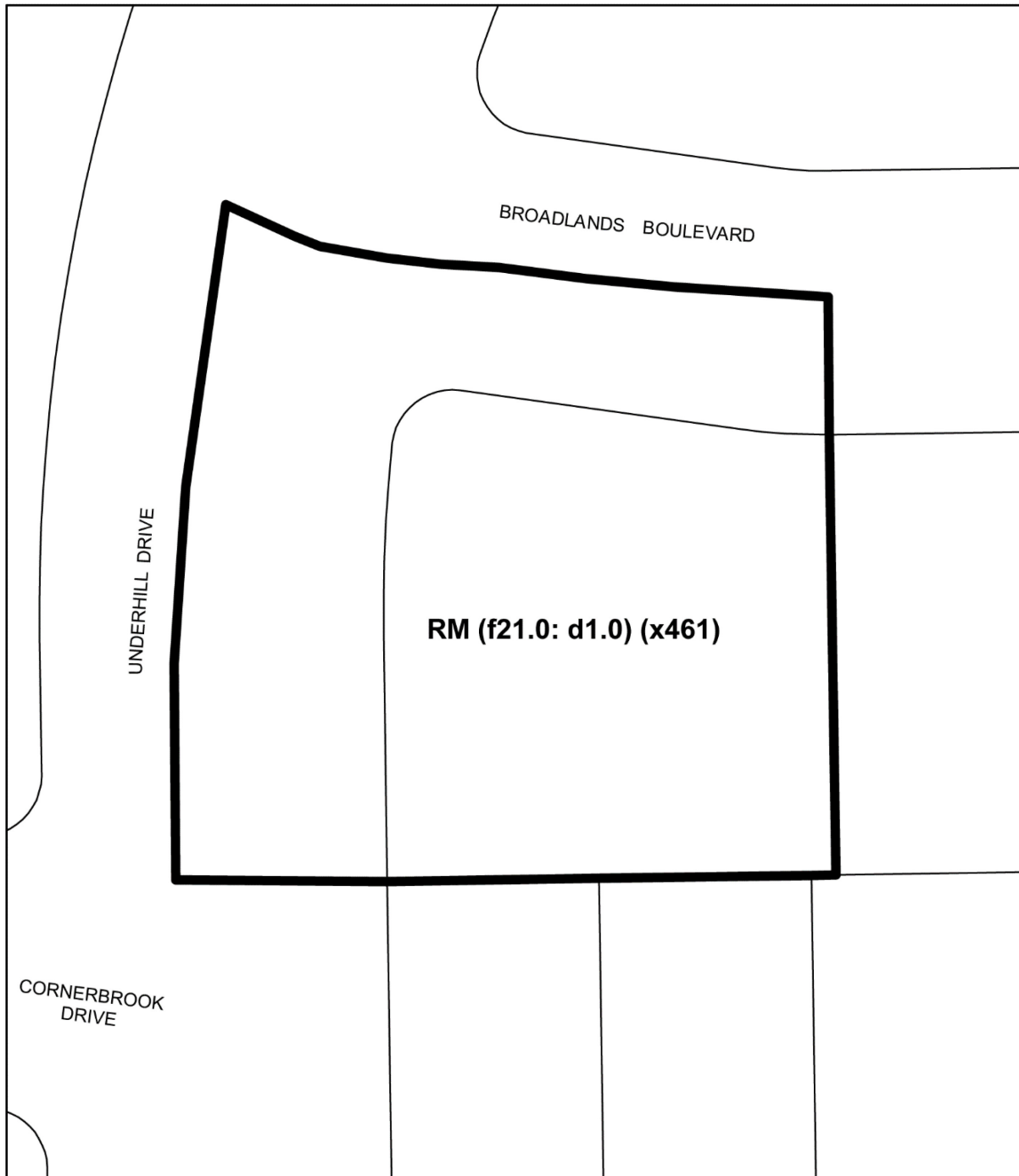


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Diagram 1

1 Broadlands Boulevard

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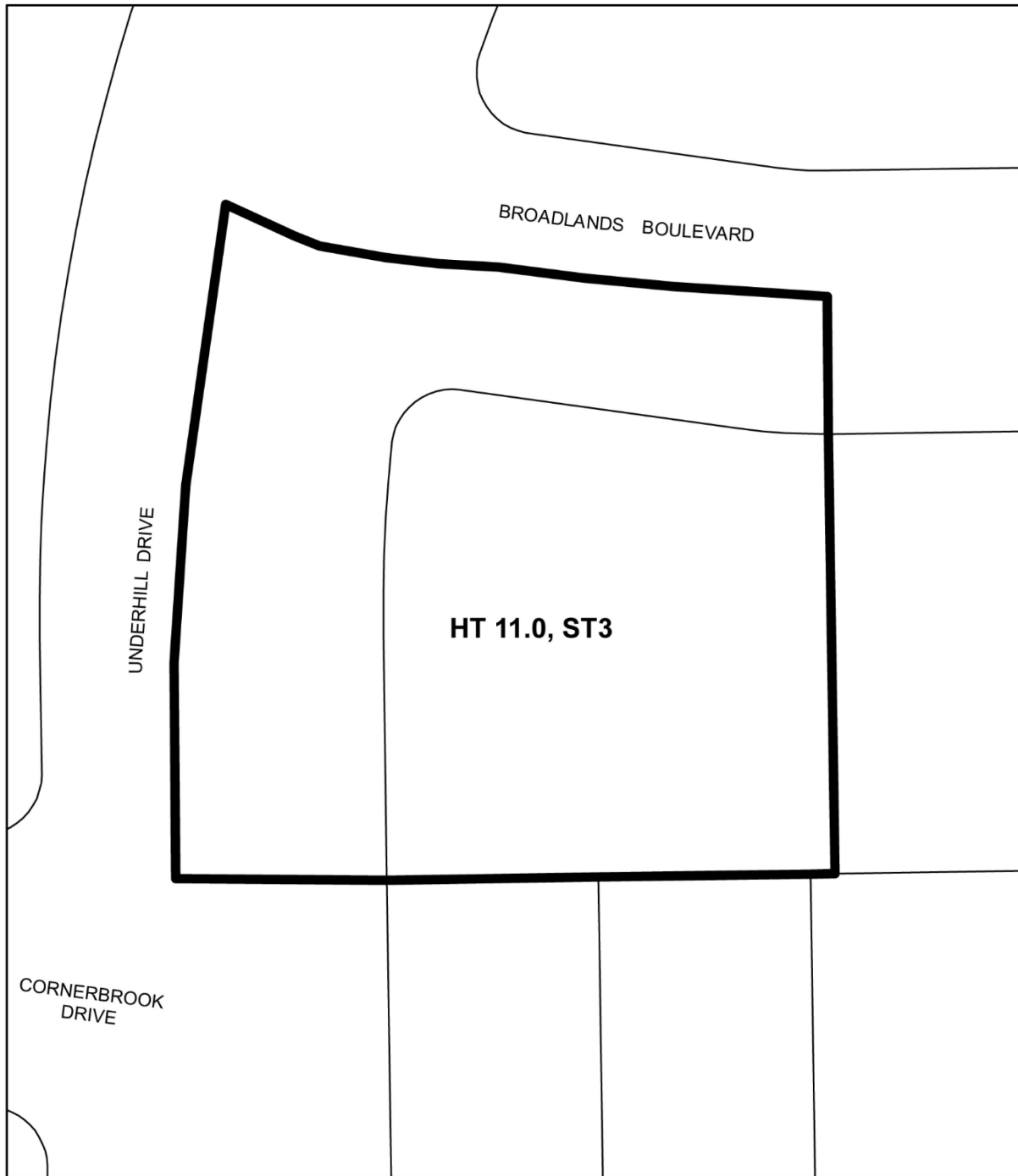


**Diagram 2**

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Diagram 2

**1 Broadlands Boulevard**

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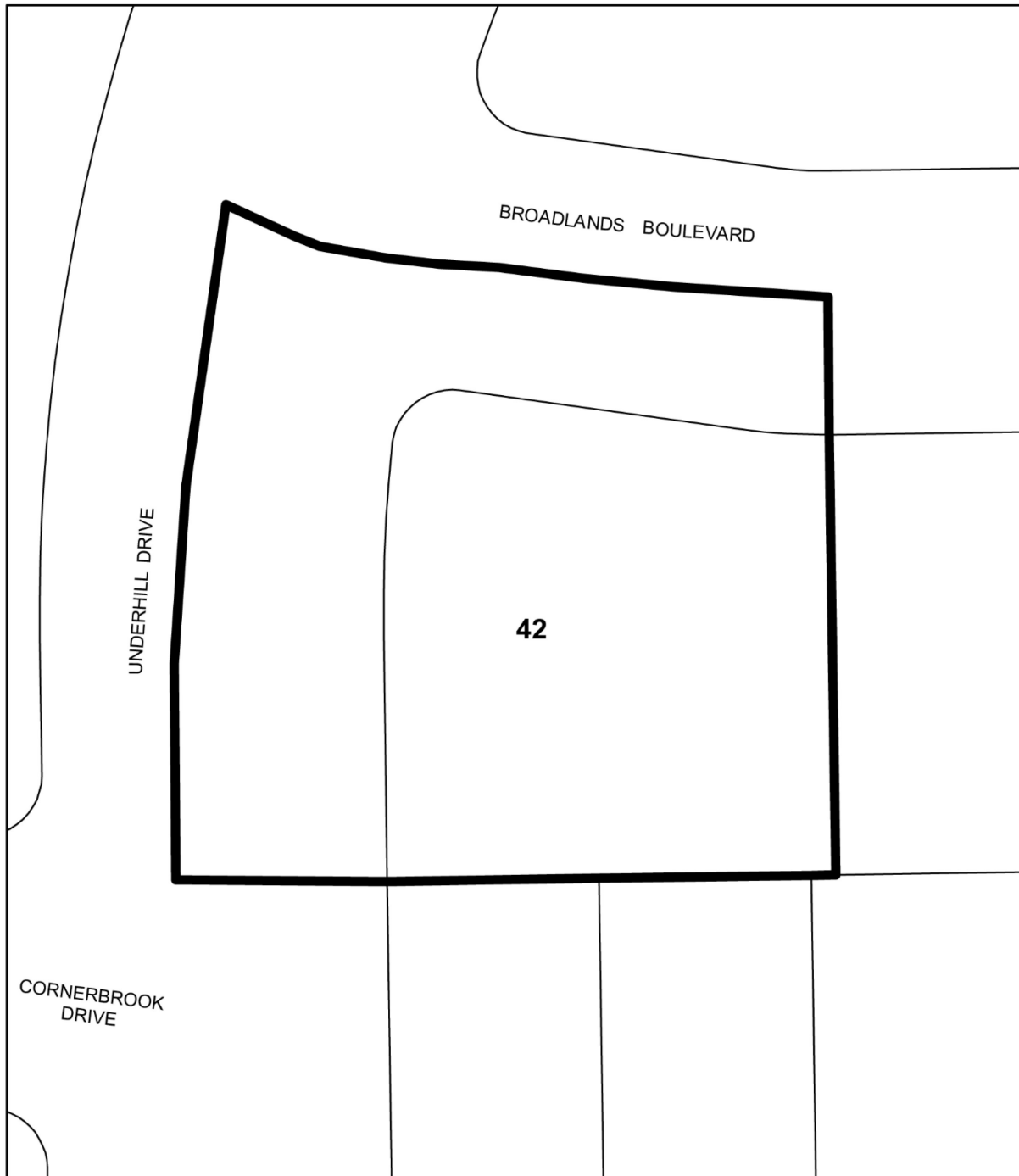
**Diagram 3**

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Diagram 3

**1 Broadlands Boulevard**

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**Diagram 4**

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Diagram 4

**1 Broadlands Boulevard**

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