

CITY OF TORONTO

Bill 1435

BY-LAW - 2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 6 Foxdale Court.

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 (f18.0; a690) to a zone label of (H) RD (f18.0; a690) (x1337) and ON, 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 995.30.1 for the lands subject to this By-law, from a lot coverage label of 30 to a lot coverage label of 30 and no value, as shown in Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Article 995.20.1 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 10.0, ST 2 and no value, as shown on Diagram 4 attached to this By-law.

6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10, Exception Number 1337, so that it reads:

(1337) Exception RD 1337

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 6 Foxdale Court, 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 (G) below;
- (B) Despite regulations 10.20.30.10(1), 10.20.30.20(1), 10.20.30.40(1), and 10.20.40.1(2):
 - a. the required minimum **lot area** for each "block" is 620 square metres;
 - b. the required minimum **lot frontage** for each "block" is 14.0 metres;
 - c. the permitted maximum **lot coverage** for each "block" is 35.0 percent of the **lot area** of each "block"; and
 - d. the maximum number of **residential buildings** is six;
- (C) Despite regulation 5.10.30.20(1), for purpose of calculating setbacks and **established grade**, and for establishing internal **lot** orientation, the designated **front lot line** for each "block" is the portion of the "block" abutting the "Private Driveway" delineated "Front Lot Line", as shown on Diagram 5 attached to By-law [Clerks to insert By-law number];
- (D) Despite Clauses 10.20.40.20 and 10.20.40.30, maximum **building depth** and **building length** do not apply;
- (E) Despite regulation 10.5.40.70(1) and Clause 10.20.40.70, the required minimum **setbacks** are as shown on Diagram 5 attached to By-law [Clerks to insert By-law number];
- (F) Despite regulation 10.5.40.60(2)(A), a canopy, awning or similar structure covering a platform in the **front yard** may extend beyond the platform it is covering;
- (G) For the purpose of this exception:
 - a. "block" means each of Blocks A, B, C, D, E and F as shown on Diagram 5 attached to By-law [Clerks to insert By-law number].

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

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.

8. Temporary Use(s):

None of the provisions of Zoning By-law 569-2013, as amended, or this By-law, apply to prevent the erection and use of a temporary sales office on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

9. 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 owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system and watermain and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - (ii) if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then:
 - (a) the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; and
 - (b) all necessary approvals or permits arising from (1)(ii)(a) above are obtained, where required all to the satisfaction of the Director, Engineering Review, Development Review.

- (iii) prior to any site alteration, servicing or grading of the site, the owner or applicant, at their sole cost and expense has submitted a revised Tree Protection Plan, Arborist Report and Site Servicing Plan to the satisfaction of the Director, Urban Forestry and the Director, Community Planning;
- (iv) the revised Site Servicing Plan from (iii) above must show services relocated away from the base of tree 141a to the satisfaction of the Director, Urban Forestry, the Director, Engineering Review;
- (v) the revised Arborist Report from (iii) above must clarify the extent of excavation and fill required to accommodate any watermain and sanitary sewer near the base of tree 141a, include and reference the results of an exploratory root inspection for tree 141a, including prognosis of the tree's structural and botanical health and the expected impacts on roots resulting from the proposed development; and
- (vi) If the exploratory root inspection referenced in the revised Arborist Report accepted and satisfactory from (iii) and (v) above identifies root disturbances to tree 141a that are not minor, the revised Arborist Report must include recommendations for design options that minimize disturbance to the roots, arboriculture prescription, and any other mitigative measures for tree 141a to the satisfaction of the Director, Urban Forestry and Director, Community Planning.

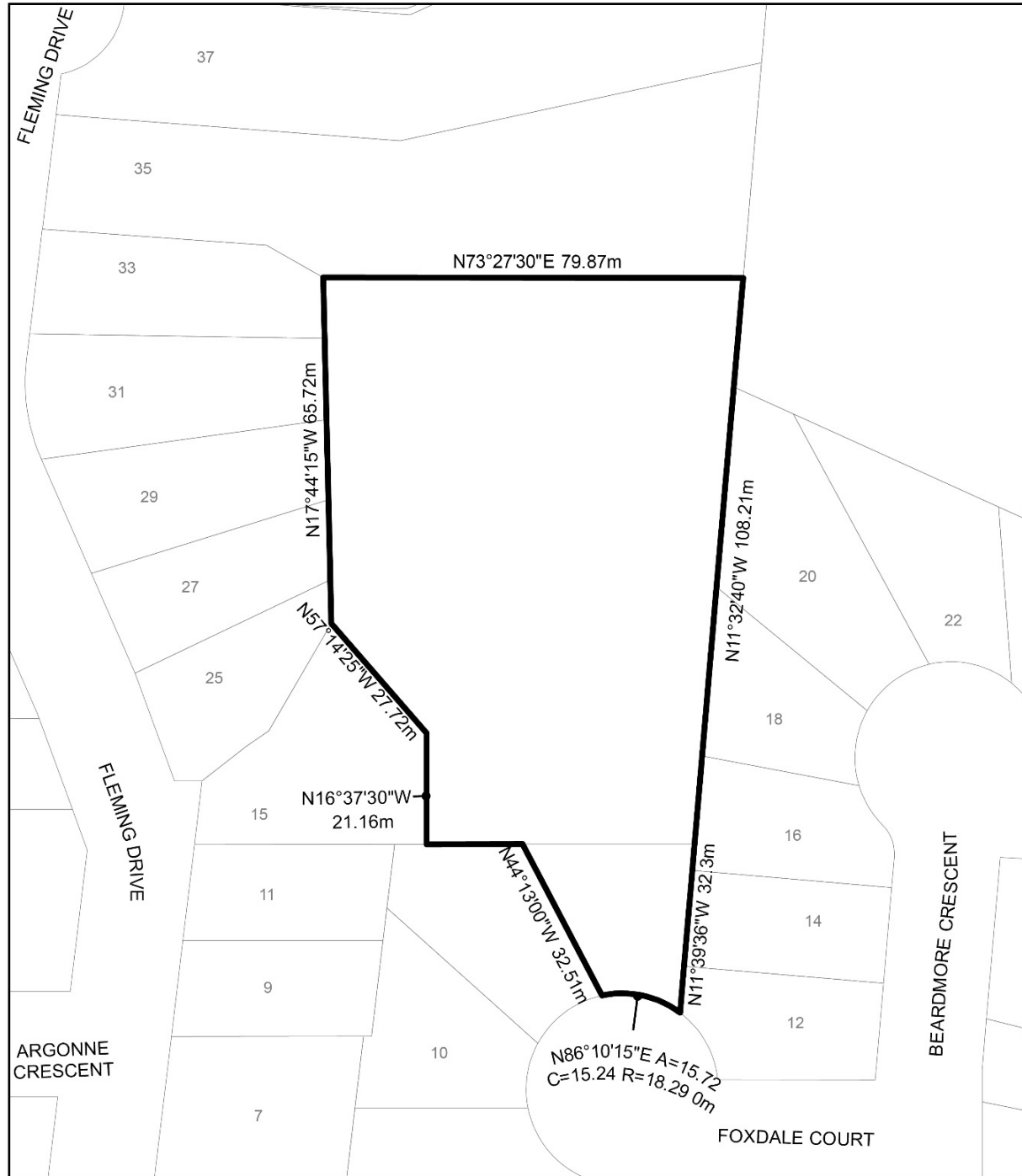
Enacted and passed on December , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



Toronto
Diagram 1

6 Foxdale Court

File # 20 234713 NNY 17 0Z



Diagram 2



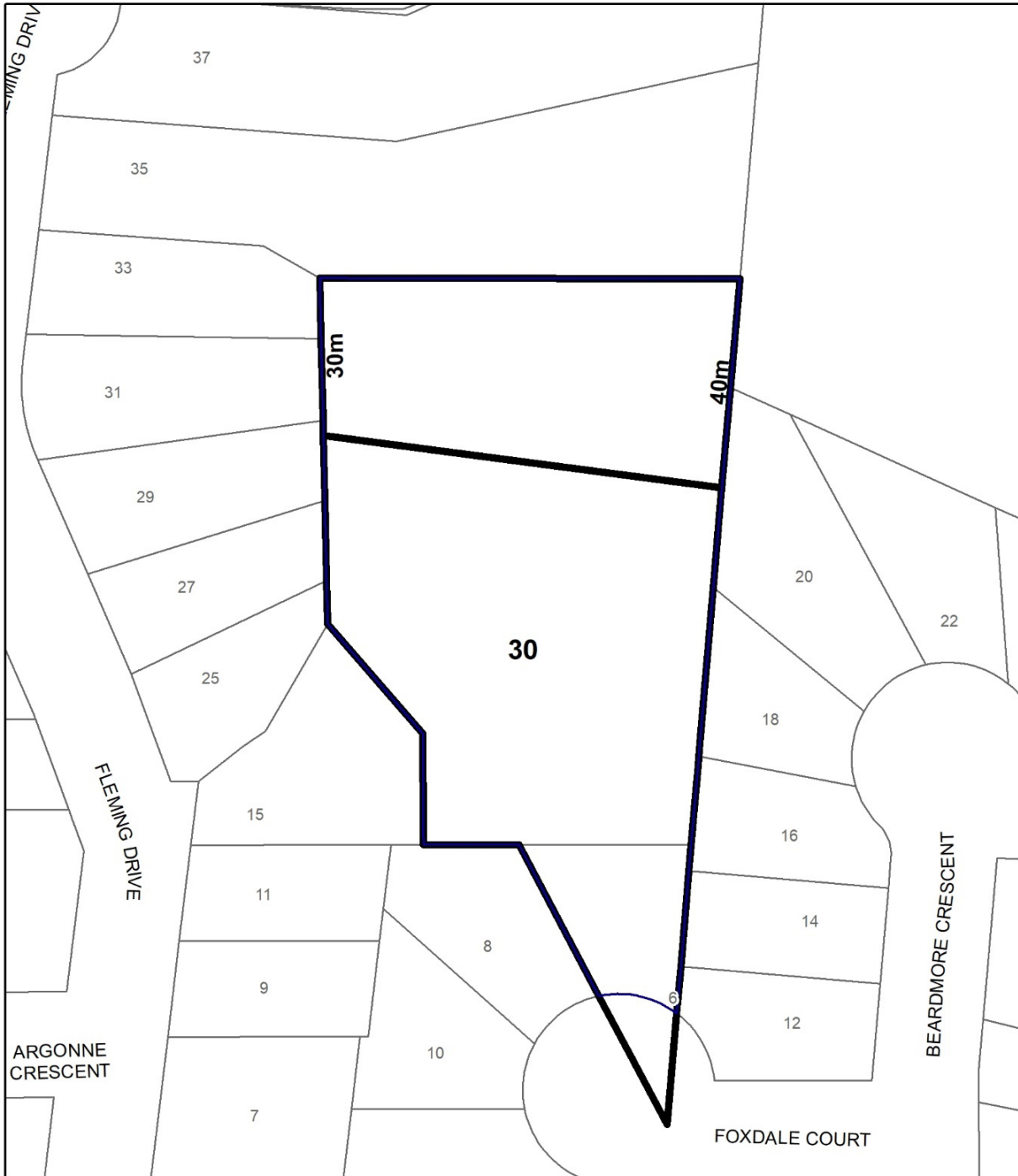
Toronto
Diagram 2

6 Foxdale Court

File # 20 234713 NNY 17 0Z



Diagram 3

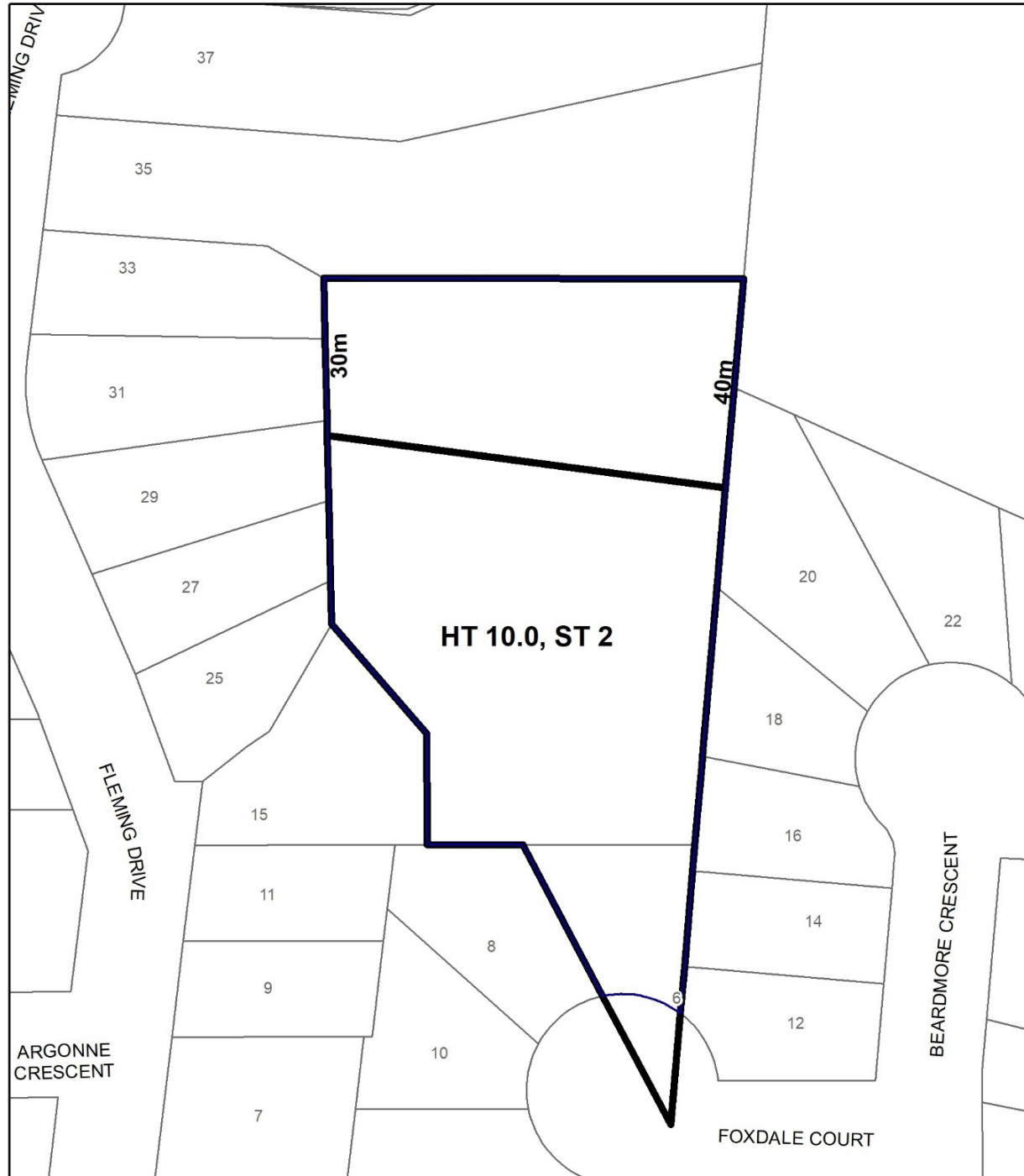


 **Toronto**
Diagram 3

6 Foxdale Court

File # 20 234713 NNY 17 0Z

Diagram 4

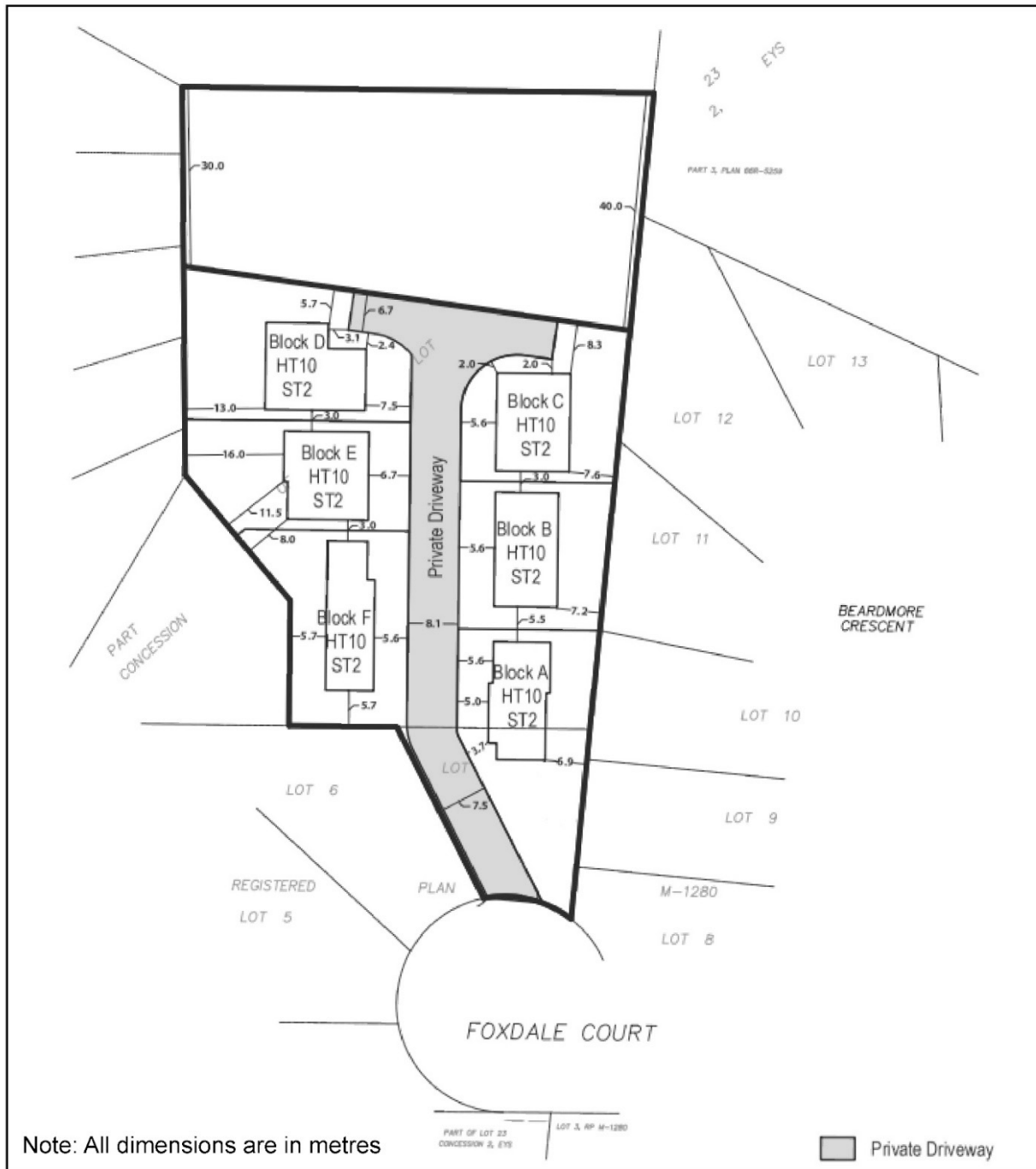


 **Toronto**
Diagram 4

6 Foxdale Court

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Diagram 5



Toronto
Diagram 5

6 Foxdale Court

File #: 20 234713 NNY 17 02