To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as 0 Clemes Drive.

Whereas authority is given to Council has the authority to 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 No. 569-2013, Chapter 800 Definitions.

3. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone labels to these lands as shown on Diagram 2 attached to this By-law:

   RD (f 13.5; a500) (x347)

   ON

   RD (f 14.2; a530) (x347)

   RD (f 14.8; a530) (x347)

4. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the height and storey label HT 9.5, ST 2 to these lands, as shown on Diagram 3 attached to this By-law.

5. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, and applying a lot coverage label of 40% to these lands, as shown on Diagram 4 attached to this By-law.

6. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Area Overlay Map in Section 995.10.1 and the Rooming House Overlay Map in Section 995.40.1, as shown on Diagram 1 attached to this By-law.
Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 347 so that it reads:

**Exception RD 347**

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)  The minimum building setback from a side lot line that abuts a street is 2.4 metres;

(B)  The minimum building setback from a side lot line is 1.2 metres;

(C)  The minimum garage setback from a side lot line is 0.3 metres;

(D)  The required parking space must be located in the residential building; and

(E)  The maximum floor area, excluding basements and garages, is 0.65 times the area of the lot.

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

Enacted and passed on April 2, 2015.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)