

Authority: Scarborough Community Council Item SC10.16, as adopted by City of Toronto Council on December 9 and 10, 2015

CITY OF TORONTO

BY-LAW No. 1304-2015

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2014 as 55 Mac Frost Way (northern portion).

Whereas authority is given to Council by 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*; and

Whereas authority is given to Council by Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to impose the holding symbol (H) and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol have been satisfied; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of Holding (H) symbol with conditions in the zoning by-law;

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 amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined in heavy dark lines to O, (H) RS (x33), (H) RT (u3) (x12), (H) RT (u4) (x12), (H) RT (u6) (x12), and (H) RT (u6) (x49) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.4.10 Exception Number 33, as follows:

Exception RS 33

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 maximum height of a **building** is 12.5 metres and 2 storeys;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

- (C) If the **vehicle** entrance to a **building** faces a **street**, the **vehicle** entrance must be set back a minimum of 5.7 metres from the **lot line** that abuts the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) If the common wall of a **semi-detached house** does not exist above grade the minimum separation between the **main walls** is 1.2 metres;
- (F) The minimum **building setback** from a rear **lot line** is 7.25 metres;
- (G) Despite regulation 10.5.40.60 (1) (C), in a **rear yard** a platform with a floor no higher than the **first storey** of the **building** above **established grade** may encroach into the required **rear yard setback** the lesser of 2.5 metres or 50% of the required **rear yard setback**, if it is no closer to a **side lot line** than the **side yard setback**;
- (H) Despite regulation 10.5.50.10 (1) (B), for **lots** with a **lot frontage** of 6.0 metres to less than 15.0 metres, a minimum of 35% of the **front yard** must be **landscaping**; and
- (I) The lands zoned with the "(H)" symbol may not be used for any purpose other than those uses and buildings existing on the site as of October 1, 2015 until the "(H)" symbol has been removed. An amending by-law to remove the "(H)" symbol may be enacted by City Council when the following conditions have been fulfilled to the satisfaction of Council:
 - (i) A sanitary sewer analysis is completed to the satisfaction of the Executive Director, Engineering and Construction Services;
 - (ii) A water distribution analysis and skeleton model is prepared to the satisfaction of the Executive Director, Engineering and Construction Services;
 - (iii) A flow test on the municipal fire hydrant is carried out to the satisfaction of the Executive Director, Engineering and Construction Services; and
 - (iv) Make satisfactory arrangement for the completion of any and all system improvements including design, financing, and construction, identified through the analysis in 7a, 7b and 7c noted above, all to the satisfaction of the Executive Director, Engineering and Construction Services.

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

5. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 12, as follows:

Exception RT 12

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 maximum number of **dwelling units** cited in the zone label applies to each block on the registered plan;
- (B) The maximum height of a **building** is 12.5 metres and 2 stories;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) If the **vehicle** entrance to a **building** faces a **street**, the **vehicle** entrance must be set back a minimum of 5.7 metres from the **lot line** that abuts the **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a rear **lot line** is 7.25 metres;
- (G) Despite regulation 10.5.40.60 (1) (C), in a **rear yard** a platform with a floor no higher than the **first storey** of the **building** above **established grade** may encroach into the required **rear yard setback** the lesser of 2.5 metres or 50% of the required **rear yard setback**, if it is no closer to a **side lot line** than the **side yard setback**;
- (H) Despite regulation 10.5.50.10 (1) (B), for **lots** with a **lot frontage** of 6.0 metres to less than 15.0 metres, or a **townhouse dwelling unit** at least 6.0 metres wide, a minimum of at least 35% of the **front yard** must be **landscaping**; and
- (I) The lands zoned with the "(H)" symbol may not be used for any purpose other than those uses and buildings existing on the site as of October 1, 2015 until the "(H)" symbol has been removed. An amending by-law to remove the "(H)" symbol shall be enacted by City Council when the following conditions have been fulfilled to the satisfaction of Council:
 - (i) A sanitary sewer analysis is completed to the satisfaction of the Executive Director, Engineering and Construction Services;
 - (ii) A water distribution analysis and skeleton model is prepared to the satisfaction of the Executive Director, Engineering and Construction Services;

- (iii) A flow test on the municipal fire hydrant is carried out to the satisfaction of the Executive Director, Engineering and Construction Services; and
- (iv) Make satisfactory arrangement for the completion of any and all system improvements including design, financing, and construction, identified through the analysis in 7a, 7b and 7c noted above, all to the satisfaction of the Executive Director, Engineering and Construction Services.

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

6. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 49, as follows:

Exception RT 49

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 maximum number of **dwelling units** cited in the zone label applies to each block on the registered plan;
- (B) The maximum height of a **building** is 12.5 metres and 2 stories;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) If the **vehicle** entrance to a **building** faces a **street**, the **vehicle** entrance must be set back a minimum of 5.7 metres from the **lot line** that abuts the **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a rear **lot line** is 4.2 metres;
- (G) Despite regulation 10.5.40.60 (1) (C), in a **rear yard** a platform with a floor no higher than the **first storey** of the **building** above **established grade** may encroach into the required **rear yard setback** the lesser of 2.5 metres or 50% of the required **rear yard setback**, if it is no closer to a **side lot line** than the **side yard setback**;
- (H) Despite regulation 10.5.50.10 (1) (B), for **lots** with a **lot frontage** of 6.0 metres to less than 15.0 metres, or a **townhouse dwelling unit** at least 6.0 metres wide, a minimum of at least 35% of the **front yard** must be **landscaping**; and
- (I) The lands zoned with the "(H)" symbol may not be used for any purpose other than those uses and buildings existing on the site as of October 1, 2015 until the "(H)" symbol has been removed. An amending by-law to remove the "(H)"

symbol shall be enacted by City Council when the following conditions have been fulfilled to the satisfaction of Council:

- (i) A sanitary sewer analysis is completed to the satisfaction of the Executive Director, Engineering and Construction Services;
- (ii) A water distribution analysis and skeleton model is prepared to the satisfaction of the Executive Director, Engineering and Construction Services;
- (iii) A flow test on the municipal fire hydrant is carried out to the satisfaction of the Executive Director, Engineering and Construction Services; and
- (iv) Make satisfactory arrangement for the completion of any and all system improvements including design, financing, and construction, identified through the analysis in 7a, 7b and 7c noted above, all to the satisfaction of the Executive Director, Engineering and Construction Services.

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

Enacted and passed on December 10, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



