

Authority: North York Community Council Item NY15.40, as adopted by City of Toronto Council on July 12, 13, 14 and 15, 2016

CITY OF TORONTO

BY-LAW No. 685-2016

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as 25 Ballyconnor 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*;

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: RD (f18.0, a640) (x233), RD (f18.0, a610) (x233) and RD (f16.0, a690) (x233), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands depicted on Diagram 5 of this By-law, to each of the Policy Areas Overlay Map in Section 995.10.1, and the Rooming House Overlay Map in Section 995.40.1.
5. 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 following height and storey label to these lands: HT 10.0, ST 2, as shown on Diagram 3 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 Lot Coverage Overlay Map in Section 995.30.1, and applying the lot coverage label of 35 percent to these lands, as shown on Diagram 4 attached to this By-law.
7. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 233 so that it reads:

Exception RD 233

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) Regulation 10.5.40.70(1), "Front Yard Setback - Averaging", does not apply;
- (B) Despite Regulation 10.5.40.60(6)(A), a bay window, box window, or other window projection from a **main wall** of a **building**, which increases floor area or enclosed space and may or may not touch the ground, may encroach into a required minimum **front yard setback** or minimum **rear yard setback** a maximum of 0.75 metres, if the window projections in total do not occupy more than 65 percent of the width of the **front wall** or rear **main wall** at each **storey**;
- (C) Despite Regulation 10.20.40.70(2), the required minimum **rear yard setback** is 9.5 metres;
- (D) Despite Regulation 10.20.40.70(3), the required minimum **side yard setback** is 1.2 metres;
- (E) Despite Clause 10.20.40.70, the required minimum **front yard setback**, **rear yard setback**, and **side yard setback** for Lots 18 and 22 are as shown on Diagram 6, of By-law 685-2016;
- (F) Despite Regulation 10.20.40.30, the permitted maximum **building depth** for Lot 1, as shown on Diagram 2, of By-law 685-2016, is 22.5 metres;
- (G) Despite Regulation 10.20.40.30, the permitted maximum **building depth** for Lot 7, as shown on Diagram 2, of By-law 685-2016, is 20.5 metres;
- (H) Despite Regulation 10.20.40.30, the permitted maximum **building depth** for Lot 17, as shown on Diagram 2, of By-law 685-2016, is 19.5 metres;
- (I) Despite Regulation 10.20.30.20(1)(A), the required minimum **lot frontage** for Lot 7, as shown on Diagram 2, of By-law 685-2016, is 16.5 metres; and
- (J) Despite Regulation 10.20.30.20(1)(A), the required minimum **lot frontage** for Lots 2, 8 to 13 inclusive, 17, and 22, as shown on Diagram 2, of By-law 685-2016, is 17.0 metres.

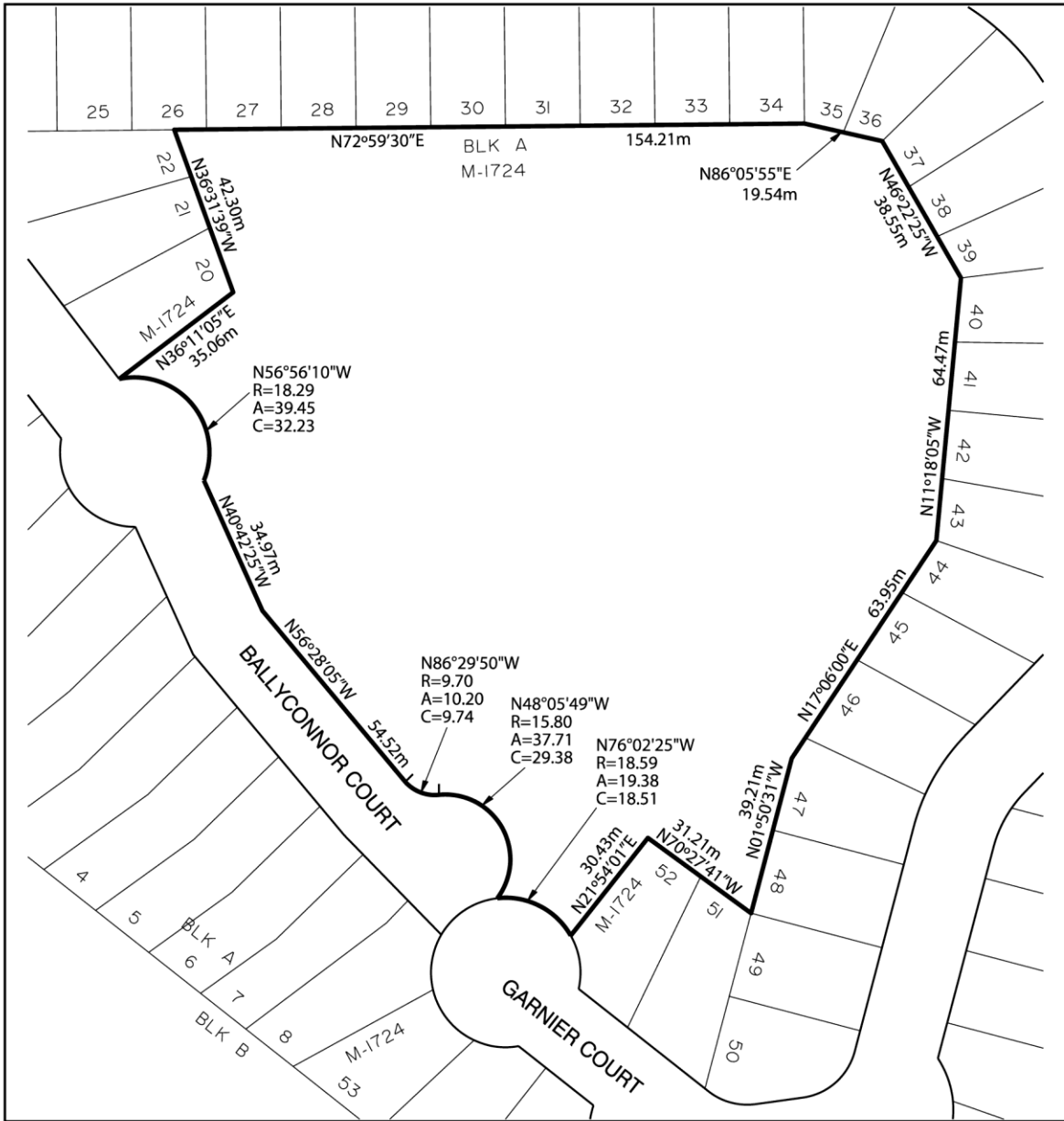
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on July 15, 2016.

Frances Nunziata
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



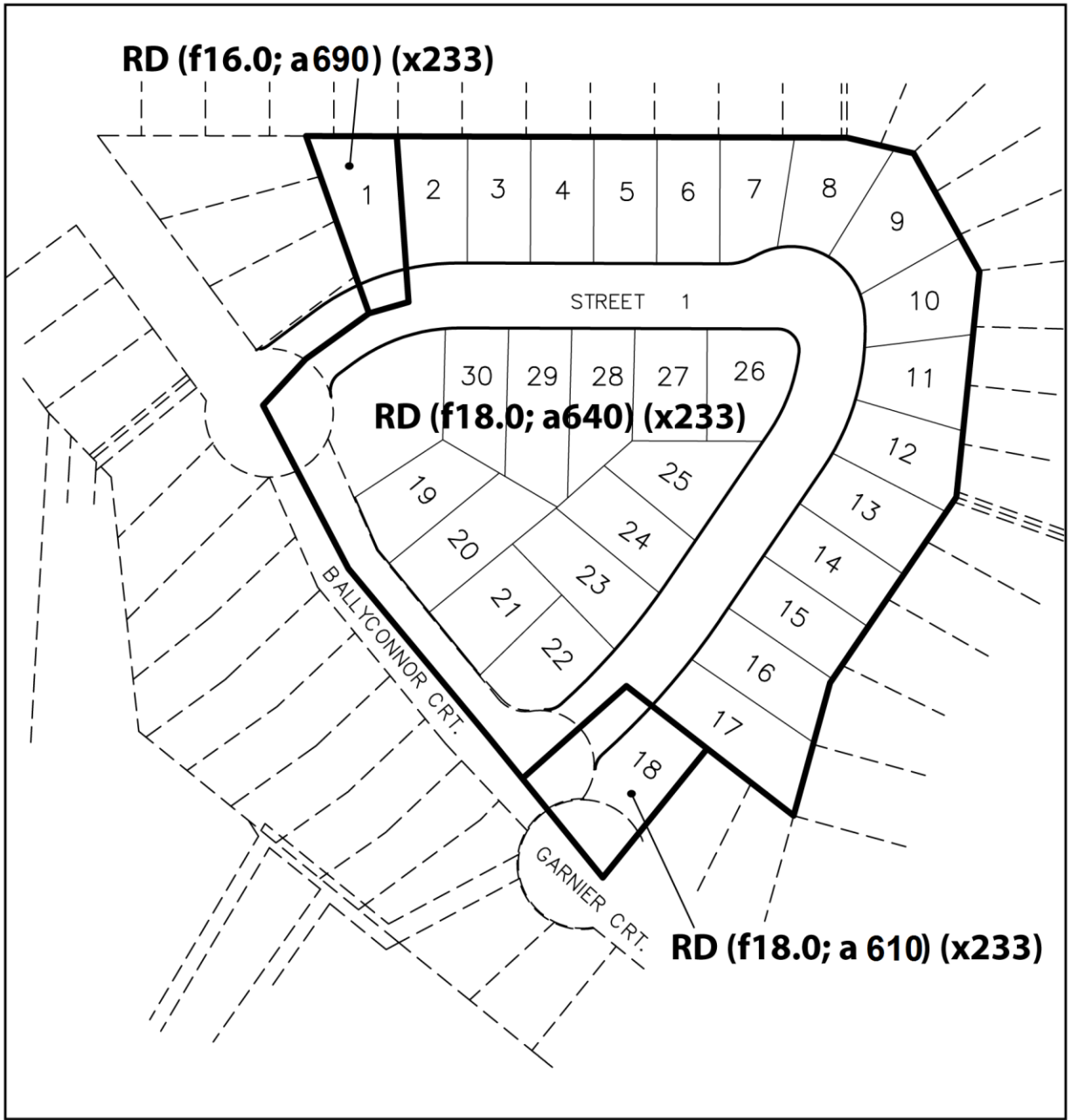
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 Diagram 1

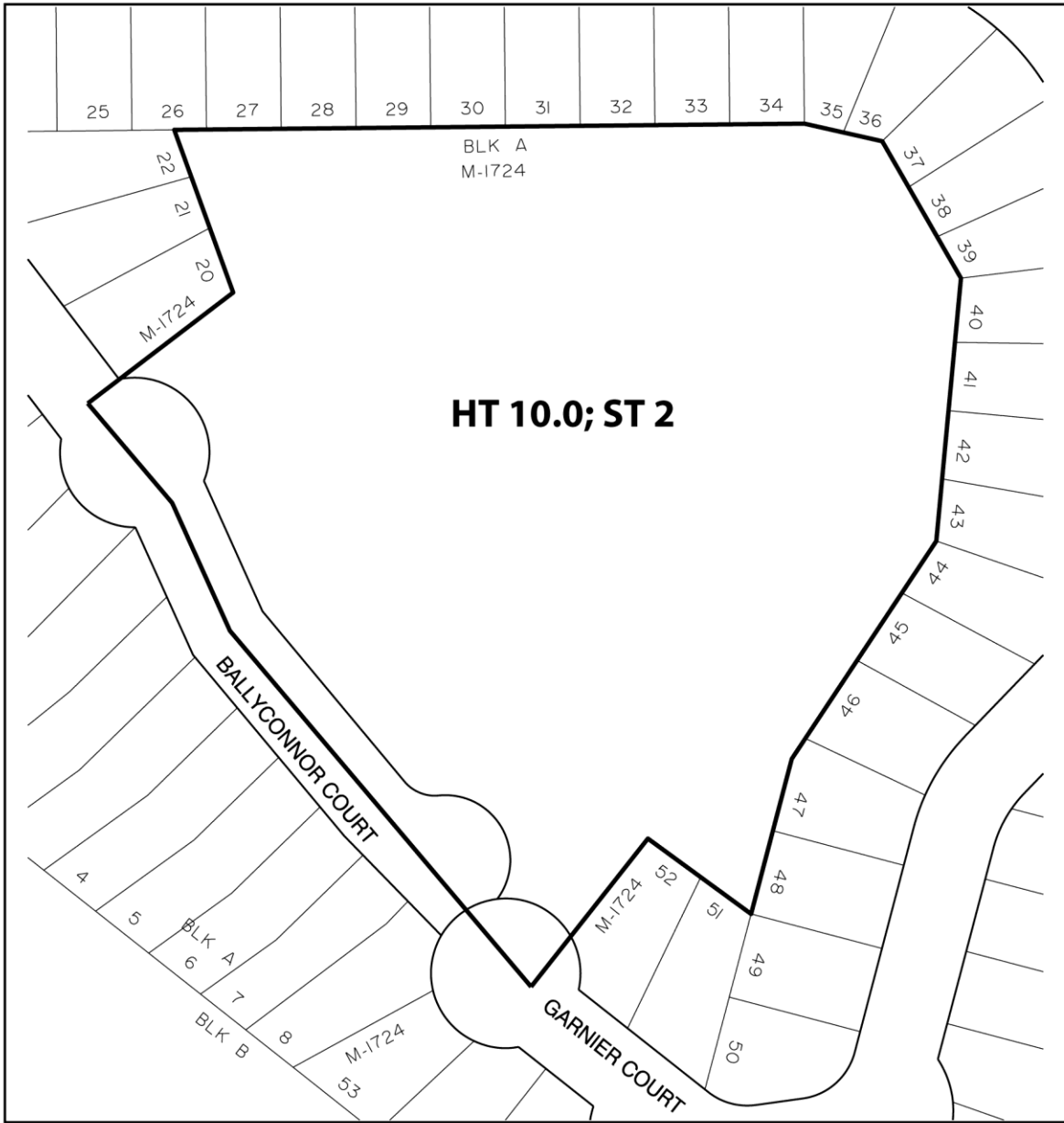
25 Ballyconnor Court

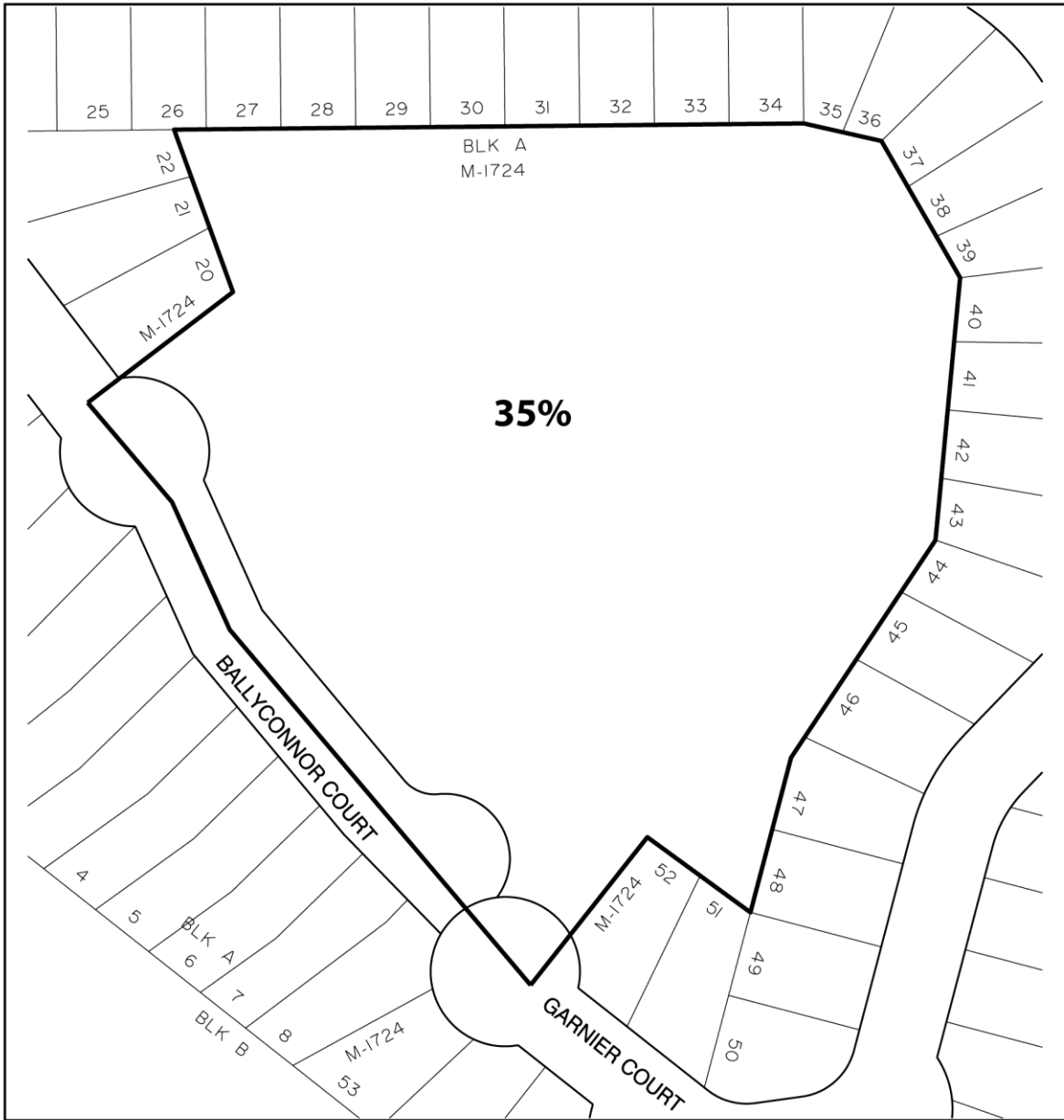
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City of Toronto By-Law 569-2013
 Not to Scale
 04/27/2016







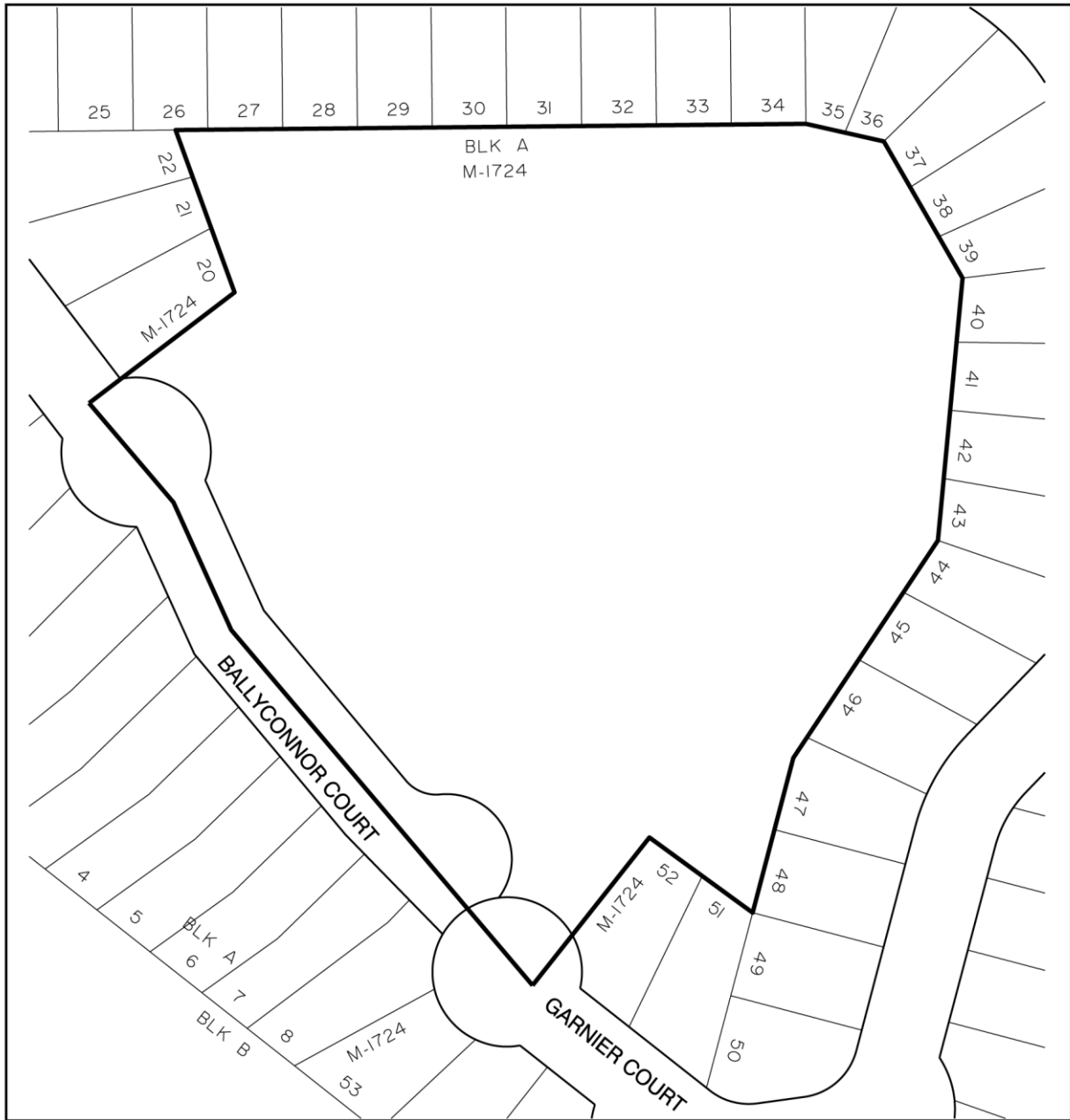
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Diagram 4

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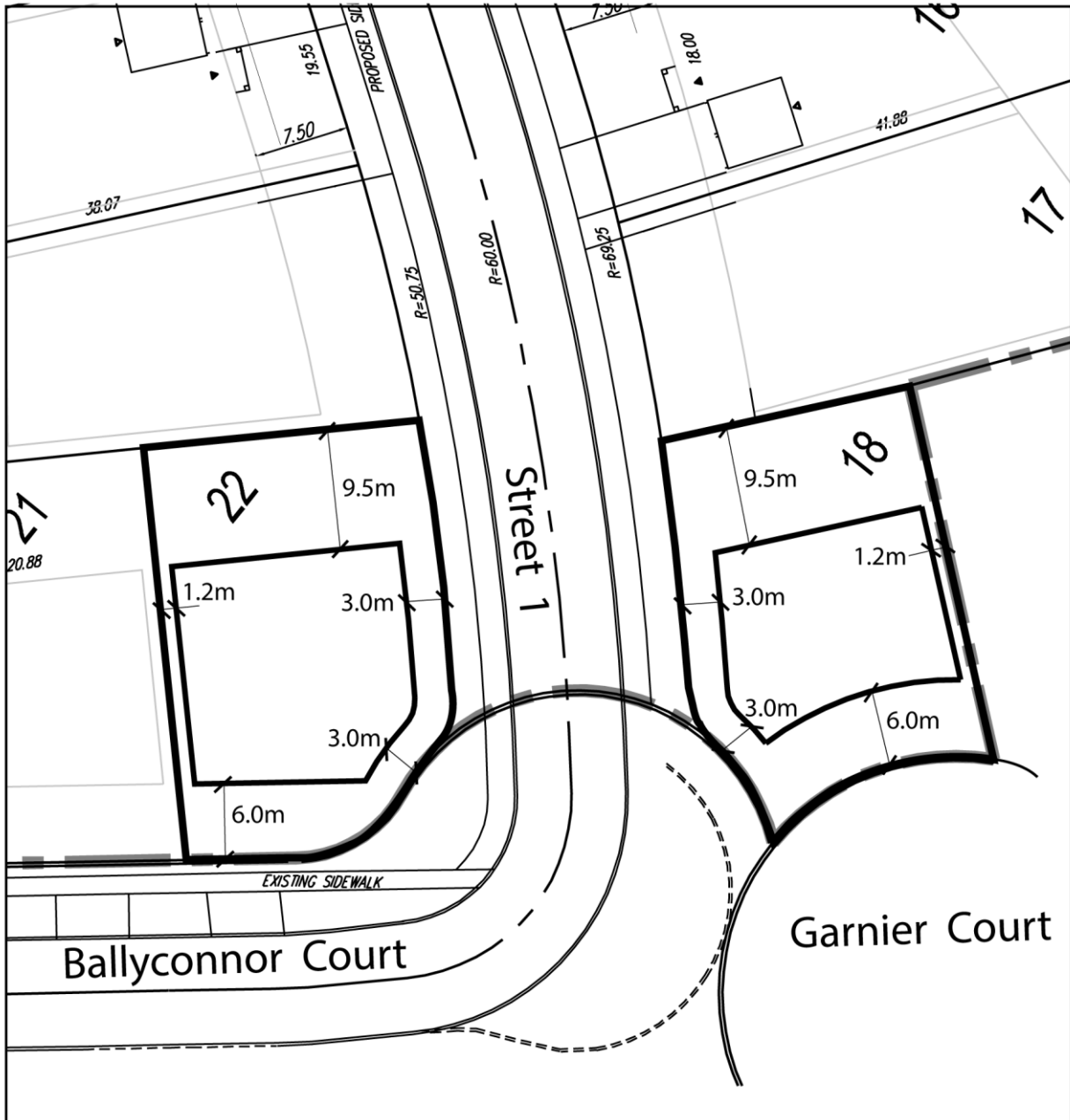
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Diagram 5

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Diagram 6

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