Authority: Toronto and East York Community Council Item TE27.3 as adopted by City of Toronto Council on November 7, 8 and 9, 2017

CITY OF TORONTO

BY-LAW 1426-2017

To amend Zoning By-law 569-2013, as amended, respecting certain lands within the area known as Davisville Village.

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. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.2.10 Exception Number 931 regulations (D) and (E) under the heading 'Site Specific Provisions' which read as follows:

   (D) Despite regulation 10.10.80.40(1), a vehicle entrance through the front main wall of a residential building, other than an ancillary building, is not permitted; and

   (E) Despite regulations 10.5.40.50(2), 10.5.40.60(1)(C) and 10.5.40.60(1)(D), a platform without main walls, such as a deck or balcony, attached to or within 0.3 metres of the rear main wall of a residential building and at a height greater than 1.2 metres above established grade, must comply with the following:

      (i) the maximum area of the platform is 4.0 square metres;

      (ii) the minimum side yard setback of the platform is 1.8 metres; and

      (iii) may not encroach into the required rear yard setback.

2. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.2.10 Exception Number 930 new regulation (C) and (D) under the heading 'Site Specific Provisions' which read as follows:

   (C) Despite regulation 10.10.80.40(1), a vehicle entrance through the front main wall of a residential building, other than an ancillary building, is not permitted; and

   (D) Despite regulations 10.5.40.50(2), 10.5.40.60(1)(C) and 10.5.40.60(1)(D), a platform without main walls, such as a deck or balcony, attached to or within 0.3 metres of the rear main wall of a residential building and at a height greater than 1.2 metres above established grade, must comply with the following:

      (i) the maximum area of the platform is 4.0 square metres;

      (ii) the minimum side yard setback of the platform is 1.8 metres; and

      (iii) may not encroach into the required rear yard setback.
3. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.2.10 Exception Number 722 new regulation (B) and (C) under the heading 'Site Specific Provisions' which read as follows:

(B) Despite regulation 10.10.80.40(1), a vehicle entrance through the front main wall of a residential building, other than an ancillary building, is not permitted; and

(C) Despite regulations 10.5.40.50(2), a platform without main walls, such as a deck or balcony, attached to or within 0.3 metres of the rear main wall of a residential building and at a height greater than 1.2 metres above established grade, must comply with the following:

(i) the maximum area of the platform is 4.0 square metres; and

(ii) the minimum side yard setback of the platform is 1.8 metres.

4. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.2.10 Exception Number 148 new regulations (B) and (C) under the heading 'Site Specific Provisions' which read as follows:

(B) a vehicle entrance through the front main wall of a residential building, other than an ancillary building, is not permitted; and

(C) Despite regulations 10.5.40.50(2), 10.5.40.60(1)(C) and 10.5.40.60(1)(D), a platform without main walls, such as a deck or balcony, attached to or within 0.3 metres of the rear main wall of a residential building and at a height greater than 1.2 metres above established grade, must comply with the following:

(i) the maximum area of the platform is 4.0 square metres;

(ii) the minimum side yard setback of the platform is 1.8 metres; and

(iii) may not encroach into the required rear yard setback.

Enacted and passed on December 8, 2017.

Frances Nunziata, Speaker

Ulli S. Watkiss, City Clerk

(Seal of the City)