

Authority: Toronto and East York Community Council Item TE33.10, as adopted by City of Toronto Council on June 26, 27, 28 and 29, 2018

CITY OF TORONTO

BY-LAW 1163-2018

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2018 as 145, 147 and 149 Chaplin Crescent.

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 569-2013, 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 lines R [49], as shown on Diagram 2 attached to By-law 1163-2018.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number [49], so that it reads:

Exception R [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) Despite regulation 10.10.40.40(1) the permitted maximum **gross floor area** is 1,650 square metres;
- (B) Despite regulation 10.5.40.10(1) the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 155.35 metres and the highest point of the **building**;
- (C) Despite regulation 10.10.40.10(1) the permitted maximum height is 12.5 metres;
- (D) Despite regulation 10.10.40.10(2) the permitted maximum height of the exterior portion of **main walls** for a **residential building**, other than an **apartment building** is 10.0 metres above Canadian Geodetic Datum elevation of 155.35 metres for either (i) or (ii) below;

- (i) for no less than 60 percent of the total width of:
 - a. all front **main walls**; and
 - b. all rear **main walls**; or
- (ii) all side **main walls**:
 - a. for no less than 60 percent of the total width of the side **main walls** facing a **side lot line** that abuts a **street**; and
 - b. for no less than 100 percent of the total width of the side **main walls** that do not face a **side lot line** that abuts a **street**;
- (E) Despite regulations 10.5.40.10 (3) and (4), the following may project above the permitted maximum height:
 - (i) access hatches, air shafts, sky lights may project a maximum of 1.0 metres; and
 - (ii) elevator equipment and elevator upstands may project a maximum of 1.0 metres;
- (F) Despite regulation 10.10.30.20(1) the required minimum **lot frontage** is 5.0 metres for each **townhouse dwelling unit**;
- (G) Despite regulation 10.10.40.1(4) the required minimum width of a **dwelling unit** in a **townhouse** is 5.0 metres;
- (H) Despite regulation 10.5.40.70(1) and clause 10.10.40.70 the minimum **building setbacks** for all **buildings** or **structures** are as shown on Diagram 3, attached to By-law 1163-2018;
- (I) Despite clause 10.5.40.60, the following may encroach into the required minimum **building setbacks** in Diagram 3 as follows:
 - (i) Covered or uncovered decks, porches, patios or other similar platforms and associated structures, canopies, canopy support structures, roofs, awnings or similar structures above a platform may encroach a maximum of 3.5 metres;
 - (ii) Exterior stairs including landing, may encroach a maximum of 4.5 metres; and
 - (iii) The eaves of a roof may encroach a maximum of 0.5 metres;
- (J) Despite regulations 10.5.50.10(1) and (3), **landscaping** must be provided as follows:

- (i) a minimum of 38.5 percent of the **front yard** will be provided as **landscaping** with a minimum of 50 percent of the **front yard landscaping** provided as **soft landscaping**; and
- (ii) a minimum of 50 percent of the **rear yard** must be **soft landscaping**;
- (K) Despite regulation 10.10.40.30(1), the maximum permitted **building depth** is 20.0 metres;
- (L) Regulation 10.10.80.40(1) with respect to garage entrances in a **Front Wall** does not apply; and
- (M) Despite regulation 10.5.100.1(1) the permitted maximum width of **driveways** is as shown on Diagram 3 attached to By-law 1163-2018.

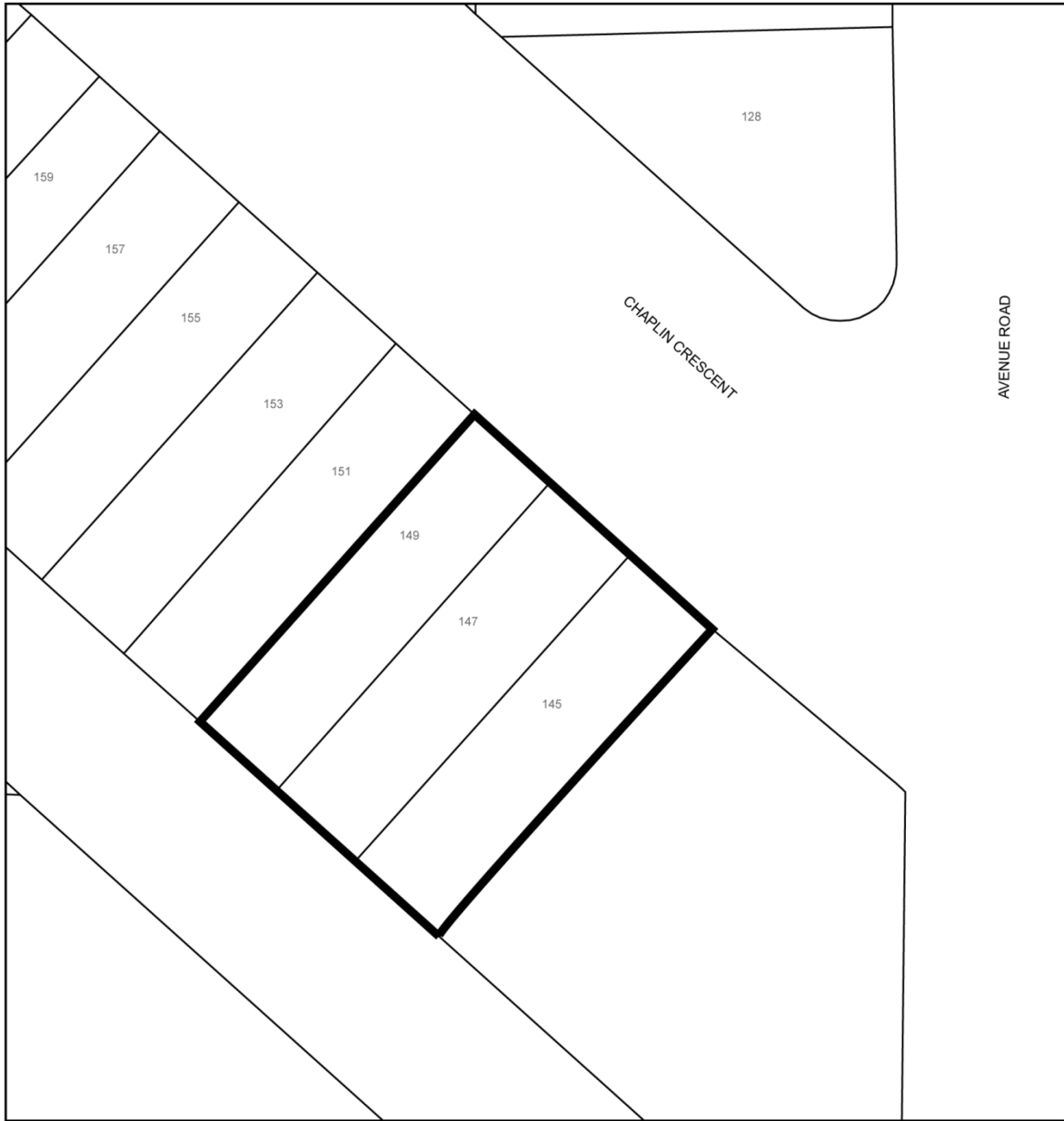
Prevailing By-laws and Prevailing Sections: [None Apply]

Enacted and passed on July 27, 2018.

Glenn De Baeremaeker,
Deputy Speaker

Ulli S. Watkiss,
City Clerk


(Seal of the City)

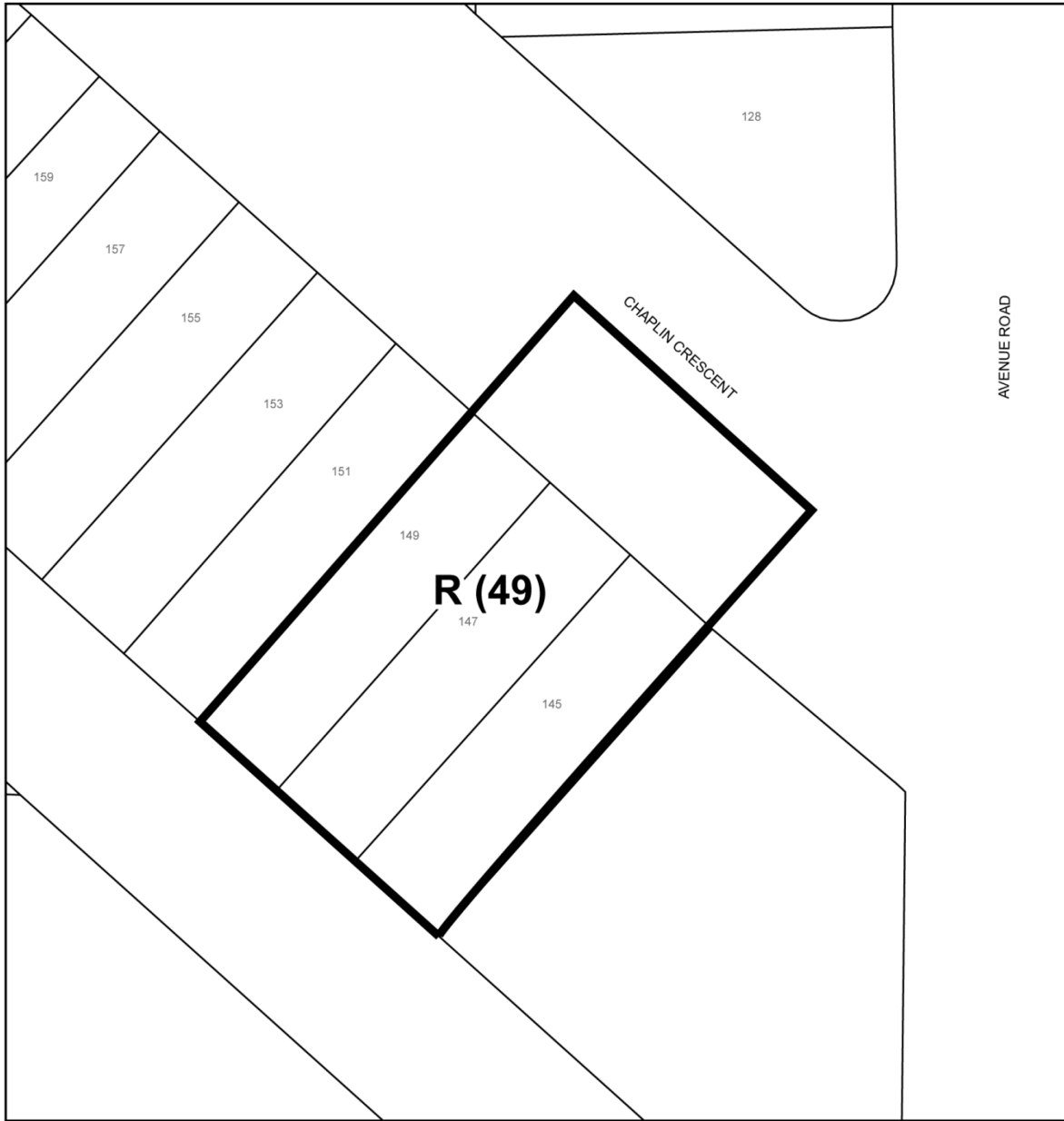


 **TORONTO**
Diagram 1

145-149 Chaplin Crescent

File # 16 269049 STE 22 OZ



City of Toronto By-Law 569-2013
Not to Scale
5/30/2018



 **TORONTO**
Diagram 2

145-149 Chaplin Crescent

File # 16 269049 STE 22 OZ


City of Toronto By-Law 569-2013
Not to Scale
5/31/2018

