

Authority: North York Community Council Item NY23.7, as adopted by City of Toronto Council on July 4, 5, 6 and 7, 2017

## CITY OF TORONTO

### BY-LAW 1298-2018

#### **To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 12, 14 and 16 Dervock 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; and

Whereas pursuant to Section 39 of the Planning Act, the Council of a Municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings, or structures for any purpose set out therein that is otherwise prohibited by the 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 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 black lines to RM (x68), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30.1 for the lands subject to this By-law, from a lot coverage label of 35 percent to 51 percent for lands shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.6.10 by adding Exception Number RM (x68) so that it reads:

#### Exception RM 68

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 10.80.30.10(1), the permitted lot area is 1295.5 square metres;
- (B) Despite Regulation 10.80.30.20(1), the permitted lot frontage is 51.85 metres;

- (C) Despite Regulation 10.5.40.10(1), the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 172.3 metres and the elevation of the highest point of the **building**;
- (D) Despite Regulations 10.80.40.10(1) and (3), the permitted maximum height of the **building** is 11.5 metres and 4 storeys;
- (E) Despite Regulations 10.5.40.10(3) and (4), the following may project above the permitted maximum height as follows:
  - (i) mechanical penthouses, parapets, and rooftop terrace access and dividers may project above the permitted maximum height by 2.5 metres;
- (F) Despite Regulation 10.80.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 2470.0 square metres;
- (G) The permitted maximum number of **dwelling units** is 24;
- (H) Despite Regulation 10.5.40.70(1) and Clause 10.80.40.70, the required minimum **building setbacks** are shown on Diagram 4 attached to By-law 1298-2018;
- (I) Despite Clause 10.5.40.60, the following may encroach into the required minimum **building setbacks** shown on Diagram 4 attached to By-law 1298-2018 as follows:
  - (i) cornices, awnings, vents, lighting fixtures, ornamental elements, window sills, wheelchair ramps, awnings, canopies, porches and decks a maximum of 0.3 metres;
- (J) Despite Regulation 10.80.40.80(1), the minimum separation distance between **buildings** is 11.0 metres;
- (K) Despite Regulation 10.5.50.10 (4), a minimum of 139.0 square metres of **landscaping** will be provided on the **lot**, of which a minimum of 50 percent of the **lot** must be **soft landscaping**;
- (L) Despite Regulation 10.5.50.10 (5), a minimum of 1.2 metres wide strip of **soft landscaping** must be provided along any part of a **lot line** abutting another **lot** in the Residential Zone Category;
- (M) Despite Regulation 200.5.10.1(1), 21 **parking spaces** and 3 visitor **parking spaces** must be provided; and
- (N) Despite Regulation 230.5.10.1(5), a minimum of 17 "long-term" and 2 "short-term" **bicycle parking spaces** must be provided.

6. None of the provisions of By-law 569-2013, as amended, apply to prevent the erection and use of a temporary sales office on the **lot** for a period of not more than 3 years from the date of this By-law, used exclusively for the purpose of marketing, sales and leasing of **dwelling units** in a **residential building** on the lands outlined by heavy lines on Diagram 1 attached to this By-law. A temporary sales office is permitted if, 5 **parking spaces** are provided.

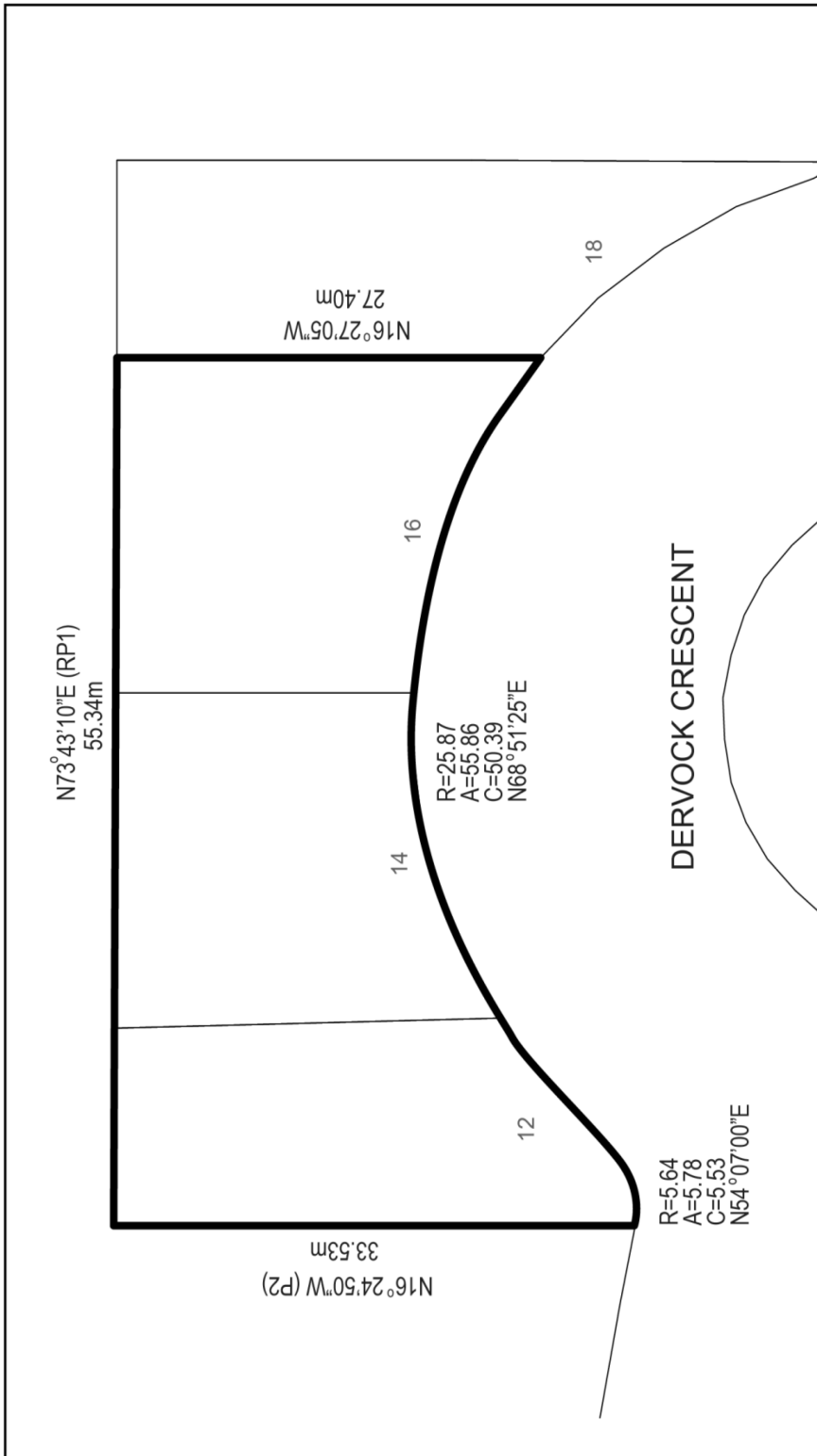
Prevailing By-laws and Prevailing Sections: (None Apply).

Enacted and passed on July 27, 2018.

Glenn De Baeremaeker,  
Deputy Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



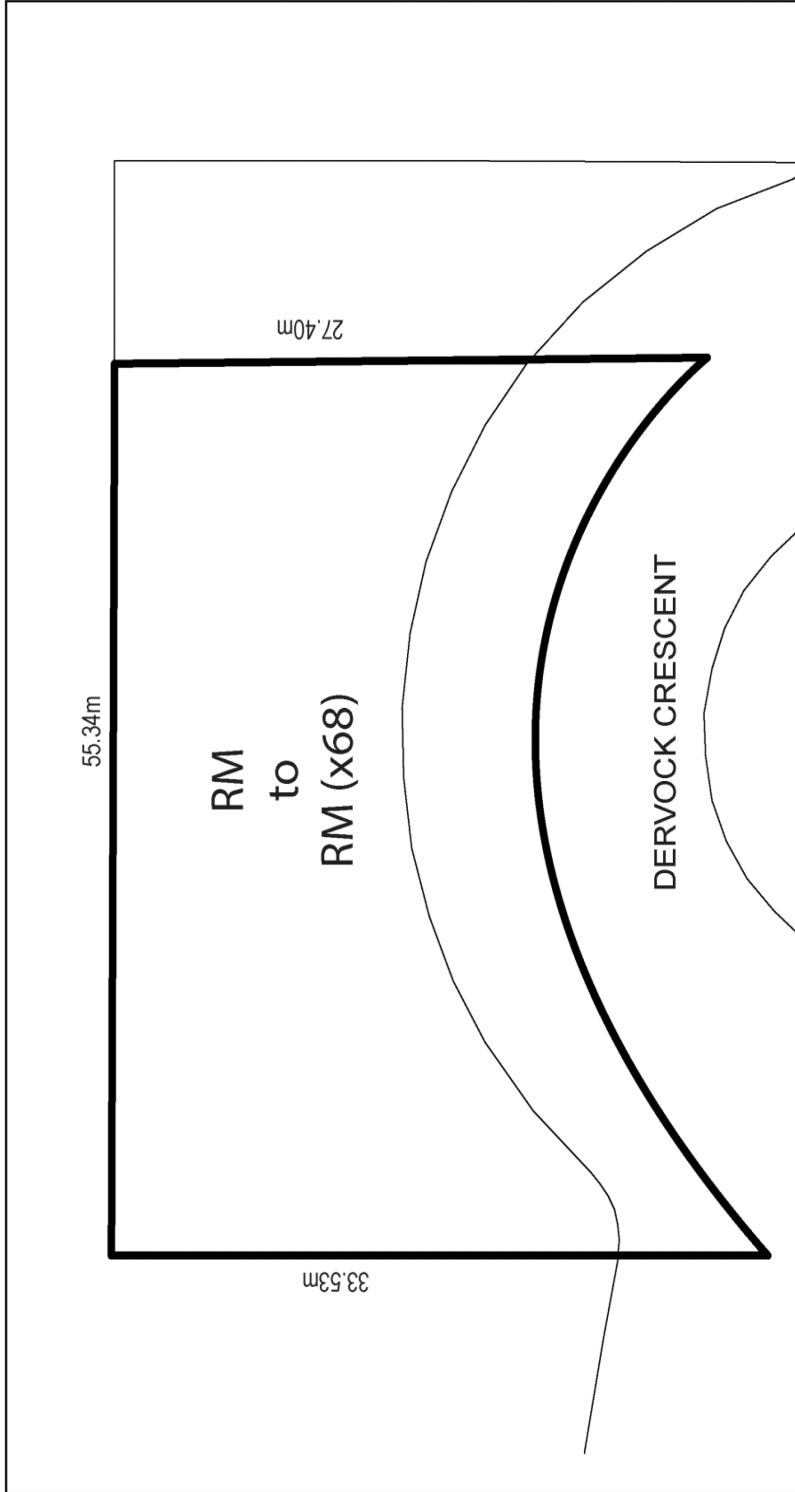
**Toronto**  
**Diagram 1**

**12 - 16 Dervock Crescent**

File # 15 230582 NNY 24 0Z



City of Toronto By-Law 569-2013  
 Not to Scale  
 05/04/2017



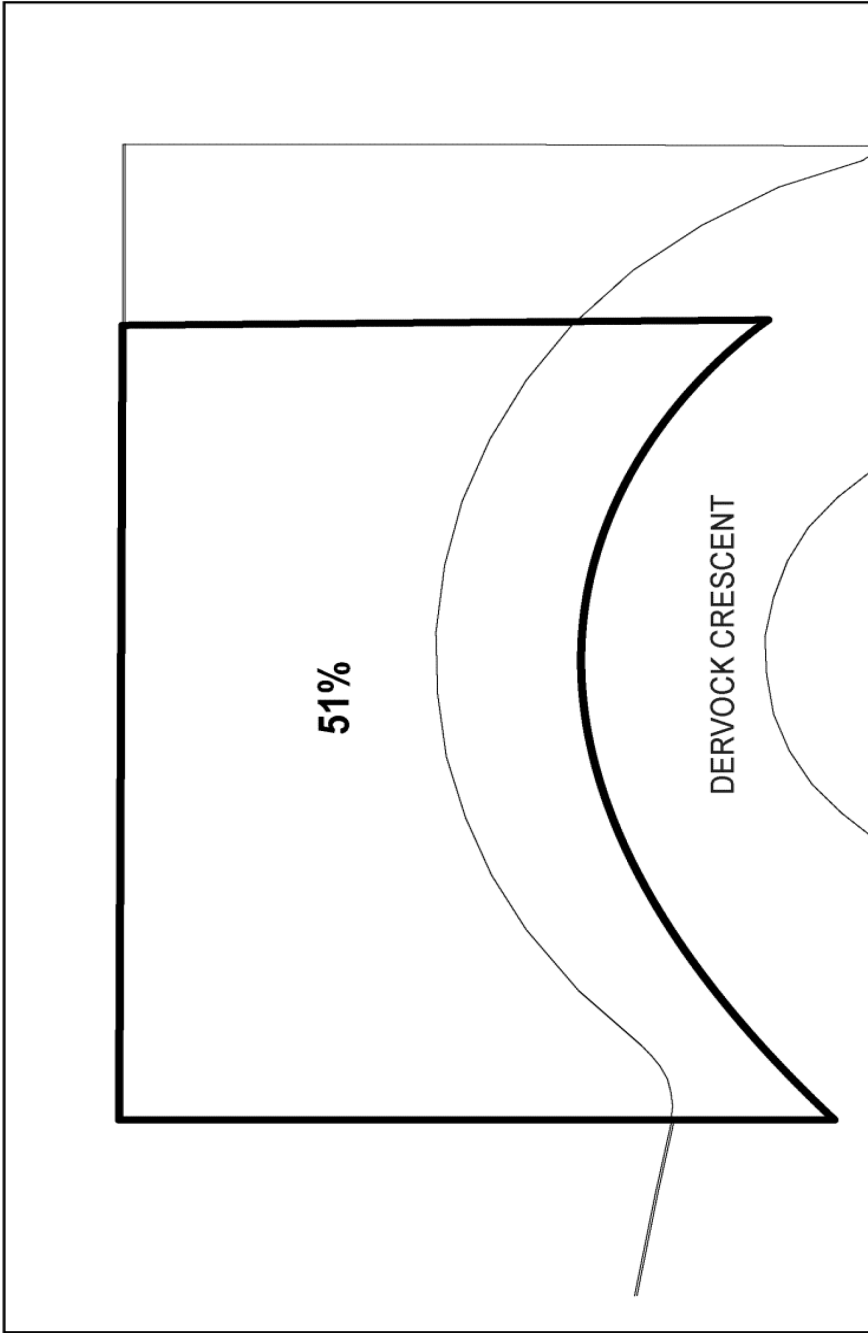
 **Toronto**  
Diagram 2

**12 - 16 Dervock Crescent**

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City of Toronto By-Law 569-2013  
Not to Scale  
07/16/2018



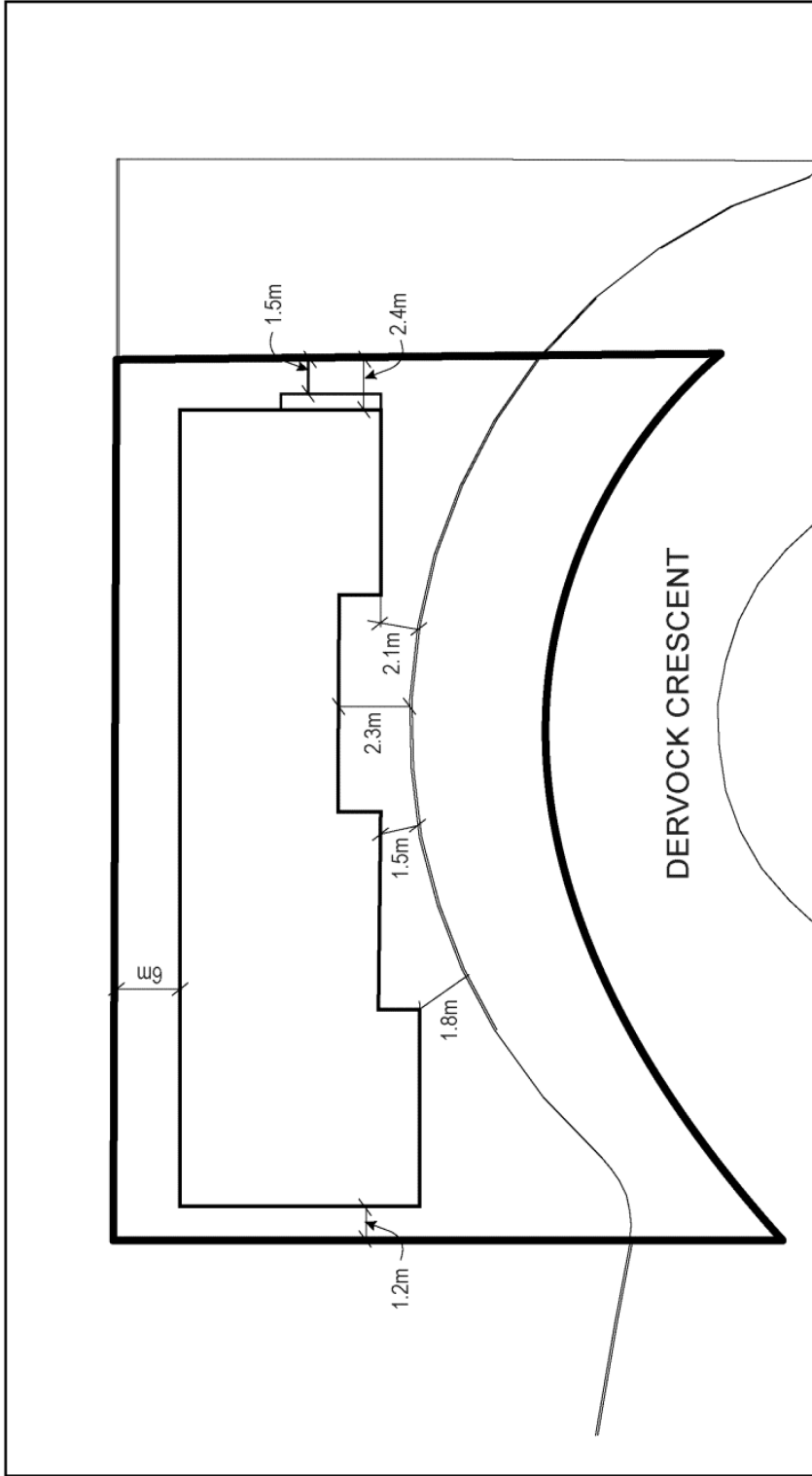
 **Toronto**  
Diagram 3

12 - 16 Dervock Crescent

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City of Toronto By-Law 569-2013  
Not to Scale  
07/16/2018



 **Toronto**  
Diagram 4

**12 - 16 Dervock Crescent**

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Not to Scale  
07/16/2018