CITY OF TORONTO

BY-LAW 388-2020

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 111 Wenderly Drive and 746-748 Marlee Avenue.

Whereas Council of the City of Toronto has the authority to 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 black lines to RT (f4.2; au100) (x262), 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 52 percent as shown on Diagram 4 attached to this By-law.

5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number (262) so that it reads:

**Exception RT (262)**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**(A)** None of the provisions of sections 10.5.30.20(2), 10.5.40.10(2)(4)(5), 10.5.40.60, 10.5.40.70(1), 10.5.50.10(1)(D), 10.5.50.10(3), 10.5.100.1(2)(B), 10.60.40.1(3), 10.60.40.70(1), 10.60.40.80(2), 200.5.1.10(3)(5), 200.5.10.1(1) and 200.15.10(1) will apply to prevent the erection or use of a **building** on the lands delineated by the heavy line on Diagram 1 of By-law 388-2020 and used for the uses permitted if the whole of the premises on those lands collectively comply with the following:
(A) The **front lot line** is adjacent to Marlee Avenue;

(B) The permitted maximum number of **dwelling units** is 10;

(C) The height of any **building** or **structure** on the **lot** must not exceed the maximum height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 388-2020, measured from a Canadian Geodetic Datum elevation of 178.58 metres;

(D) Despite (C) above, the following **building** elements and **structures** are permitted to project above the maximum heights in metres as shown on Diagram 3 of By-law 388-2020, as follows:

   (i) Mechanical Penthouse/Stair Enclosure to a maximum of 2.0 metres;

(E) The required minimum **building setbacks** for all above ground portions of any **building** or **structure** are as shown in metres on Diagram 3 of By-law 388-2020;

(F) Despite (E) above, the following **building** elements and **structures** are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 388-2020 to a maximum of 1.2 metres:

   (i) Bay windows;

   (ii) Architectural banding;

   (iii) Canopies;

   (iv) Stairs and Landings; and

   (v) Other ornamental elements;

(G) A 0.0 metre setback to corner roundings and road widenings for projections identified in clause (D) and (F) is permitted;

(H) Despite regulation 10.5.50.10(1)(D), a minimum of 60 percent of the required **front yard landscaping** must be **soft landscaping**;

(I) Despite regulation 200.5.10.1(1), a minimum of 2 **parking spaces** per **dwelling unit** must be provided;

(J) Despite regulation 200.5.10.1(5), the required **parking spaces** for each **dwelling unit** may be provided as **tandem parking spaces**; and
(K) Despite regulation 200.5.10.1(1), no visitor parking spaces are required.

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

Enacted and passed on May 28, 2020.

Frances Nunziata, Speaker

Ulli S. Watkiss, City Clerk

(Seal of the City)
WENDERLY DRIVE

N60°45'15"W
C=6.46m
R=4.57m
A=7.19m

N74°12'30"E  32.00m

3.44m Road Widening

N15°43'00"W  48.83m

N15°43'00"W  36.58m

MARLEE AVENUE

111 Wenderly Drive,
746 and 748 Marlee Avenue

File # 15 190379 NNY 15 OZ
City of Toronto By-law 388-2020

111 Wenderly Drive,
746 and 748 Marlee Avenue

File # 15 190379 NNY 15 OZ