

Authority: North York Community Council Item NY24.1, as adopted by City of Toronto Council on June 8 and 9, 2021

## CITY OF TORONTO

### BY-LAW 480-2021

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 1 Tudor Gate.**

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 By-law 480-2021.
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 (x303), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.5.10 Exception Number 303 so that it reads:

Exception RT 303

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:

Site Specific Provisions:

- (A) The permitted maximum number of townhouse dwelling units is 6;
- (B) Despite regulation 10.60.30.10(1), the required minimum lot area is 1,360 square metres;
- (C) Despite regulation 10.60.30.10(1), the required minimum lot frontage is 42 metres along Bayview Avenue;
- (D) Despite regulation 10.60.40.1(3), the minimum width for each dwelling unit in a townhouse is 5.8 metres;

- (E) Despite regulation 10.5.40.10(1), the height of a building is the distance between the Canadian Geodetic Datum elevation of 158.46 metres and the highest point of the building;
- (F) Despite regulation 10.60.40.10(1), the permitted maximum height of a building on the lot, in metres, is shown following the letters "HT" on Diagram 3 attached to By-law 480-2021;
- (G) Despite regulation 10.60.40.10(2), the permitted maximum number of storeys in a building on the lot is shown following the letters "ST" on Diagram 3 attached to By-law 480-2021;
- (H) Despite regulation 10.6.40.40(1), the permitted maximum floor space index is 1.16 times the area of the lot;
- (I) Despite regulation 10.5.40.70(1) and Clause 10.60.40.70, the minimum required building setbacks, in metres, are as shown on Diagram 3 attached to By-law 480-2021;
- (J) Despite (I) above and Regulations 10.5.40.50(2), 10.5.40.50(3), 10.5.40.60(1), (2), (3), (5)(A), (7)(B), and (8), the following may encroach into the required minimum building setbacks as follows:
  - (i) lighting, window frames, ornamental architectural features and architectural cladding to a maximum of 0.60 metres;
  - (ii) a platform may encroach into the required front yard setback to a maximum of 1.7 metres;
  - (iii) stairs may encroach into the required front yard setback to a maximum of 2.9 metres;
  - (iv) a platform may encroach into the required north side yard setback to a maximum of 1.0 metres; and
  - (v) a platform at the first floor and associated elements, including screens and planters, attached to the east main wall of the buildings may encroach into building setbacks, if:
    - (a) They do not project by more than 2.0 metres;
    - (b) Any exterior flooring, associated elements to exterior flooring, and structural elements do not exceed a height of 0.30 metres above the floor level providing access to the platform; and
    - (c) Any walls, sound barriers, acoustical screens, dividers, guardrails, screens or planters do not exceed a height of 1.8 metres, measured from the surface of the platform;

- (K) Despite regulation 200.5.10.1(1), a minimum of two parking spaces must be provided for each dwelling unit;
- (L) Despite regulation 200.5.10.1(1), a minimum of one visitor parking space is required for the lot;
- (M) Despite regulation 200.15.10(1), an accessible parking space is not required;
- (N) Despite Clause 10.5.50.10, the lot must have a minimum of 40 percent of the area of the lot for landscaping;
- (O) The total amount of landscaping required in (N) above must include a soft landscape buffer with a minimum width of 3.0 metres within the location shown on Diagram 3 attached to By-law 480-2021; and
- (P) No building or structure on the lot may penetrate a 35 degree angular plane projected over the lot, beginning along the entire required rear yard setback, above the Canadian Geodetic Datum elevation of 157.87 metres.

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

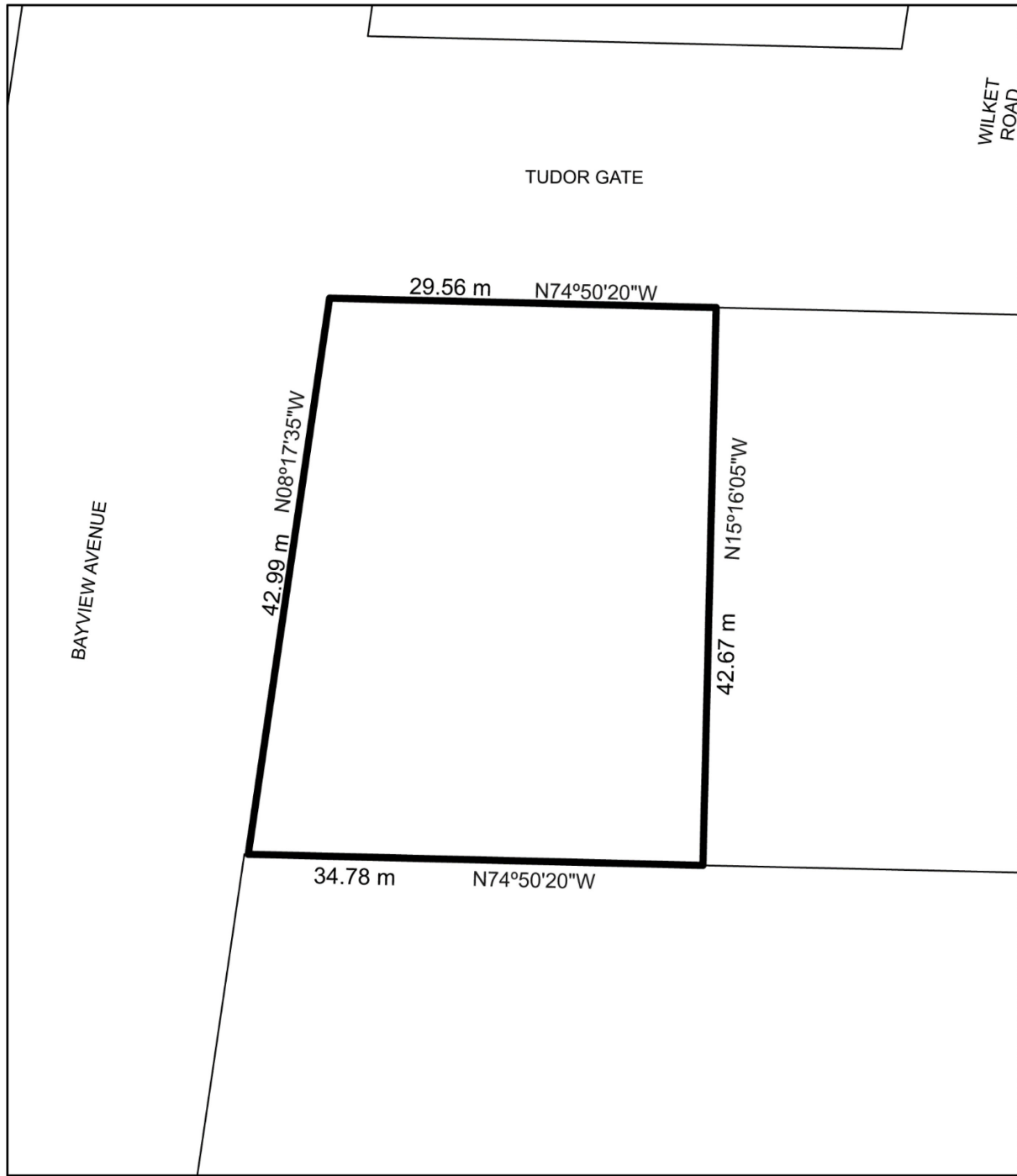
5. Despite any future severance, partition or division of the lands shown on Diagram 1, the provisions of this By-law apply to the whole of the lands as if no severance, partition or division occurred.

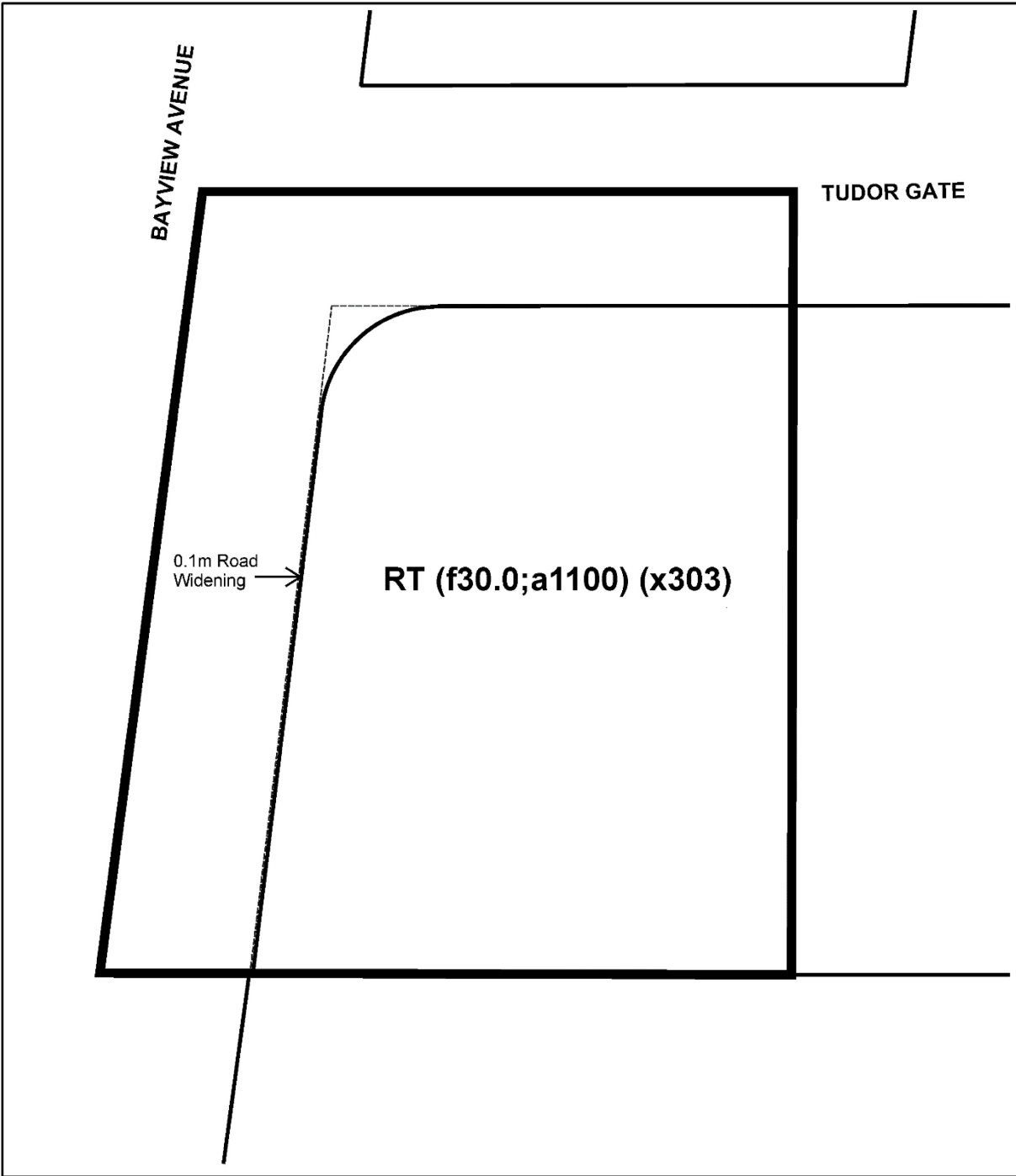
Enacted and passed on June 9, 2021.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)






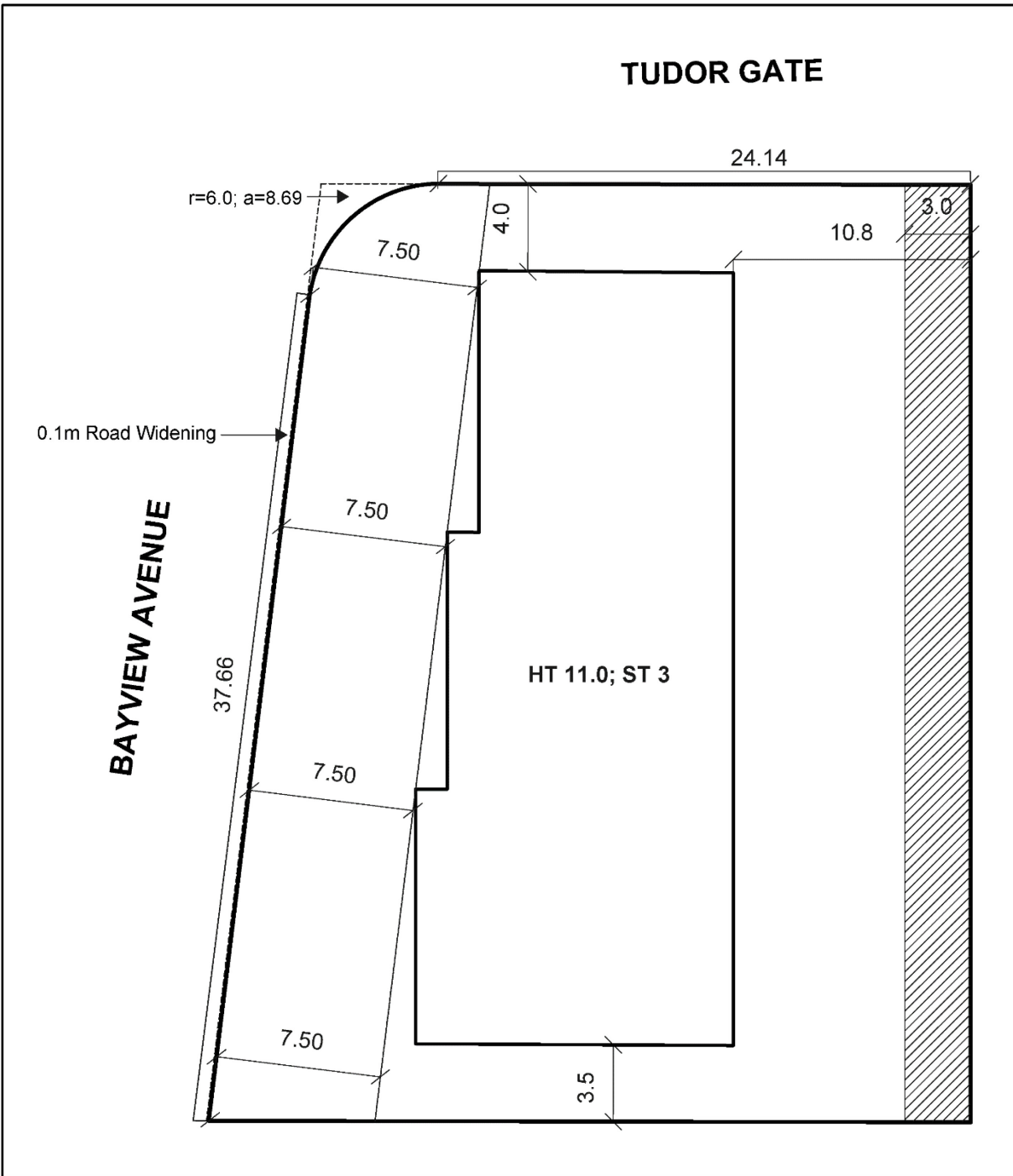
 **TORONTO**  
Diagram 2

1 Tudor Gate

File #: 19 130425 NNY 15 0Z

 Area of Road Widening



  
City of Toronto By-law 569-2013  
Not to Scale  
02/08/2021




 **TORONTO**  
Diagram 3

1 Tudor Gate

File #: 19 130425 NNY 15 0Z

-  Area of Road Widening
-  Landscaped Buffer

  
City of Toronto By-law 569-2013  
Not to Scale  
02/08/2021