

Authority: North York Community Council Item NY24.5, as adopted by City of Toronto Council on June 8 and 9, 2021

CITY OF TORONTO

BY-LAW 516-2021

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 21 Clearcrest Avenue.

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 black lines to RT (x306), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569 -2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1 for the lands subject to this By-law, from a height and storey label of HT 10.0, ST 2, to HT 11.5 with no storey label as shown on Diagram 3 attached to this Bylaw.
5. Zoning By-law 569 -2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30.1 for lands subject to this By-law, from a lot coverage label of 30 percent to 52 percent as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 306 so that it reads:

Exception RT 306

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) On 21 Clearcrest Avenue, a building, structure, addition or enlargement may be constructed in compliance with regulations (B) to (N) below;
- (B) Despite clause 10.60.40.70, the required minimum **building setbacks** are as shown on Diagram 5 of By-law 516-2021;
- (C) Despite regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Bayview Avenue as shown on Diagram 5 of By-law 516-2021;
- (D) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 154.59 metres and the elevation of the highest point of the **building** and **structure**;
- (E) Despite regulations 10.5.40.60(1), 10.5.40.60(2), 10.5.40.60(5), and 10.5.40.60(6) window projections, architectural features, balconies, porches, and canopies may encroach up to 1.7 metres into the required **building setbacks**;
- (F) Despite regulations 10.5.40.60(1) rear terraces may encroach up to 6.0 metres into the required **building setbacks**;
- (G) Despite regulation 10.5.50.10.(1)(D), a minimum of 50 percent of the **front yard** must be **soft landscaping**;
- (H) Despite regulations 10.5.50.10(2) and 10.5.50.10(3):
 - (i) a minimum of 35 percent of the **rear** and **side yard** area is required for **landscaping**; and
 - (ii) a minimum of 70 percent of the **rear** and **side yard landscaping** required above, must be **soft landscaping**;
- (I) Despite clause 10.60.30.20, the required minimum **lot frontage** is 38 metres and the required minimum **lot frontage** for each **dwelling unit** is 4.8 metres;
- (J) Despite regulation 10.60.40.1(3), the minimum width of a **dwelling unit** in a **townhouse** is 4.8 metres if the **dwelling unit** does not have an individual private **driveway** leading directly to the front of it;
- (K) Despite regulation 10.60.40.10(2), the maximum number of **storeys** is three and any level below the Canadian Geodetic Datum of 156.28 is not considered a **storey**;
- (L) Despite clause 10.60.40.40, the permitted maximum **gross floor area** is 1,260 square metres;

- (M) Despite clause 10.60.30.10(1)(C), the required minimum **lot area** is 442 square metres; and
- (N) Despite regulations 200.5.1.10(2)(A)(B)(C) and (D), the required minimum length and width of a **parking space** is:
 - (i) length of 5.6 metres;
 - (ii) width of 3.2 metres; and
 - (iii) regulations 200.5.1.10(2)(A)(iv), 200.5.1.10(2)(B)(iv) and 200.5.1.10(2)(C)(iv), with regards to the provision of additional width for an obstructed **parking space**, does not apply.

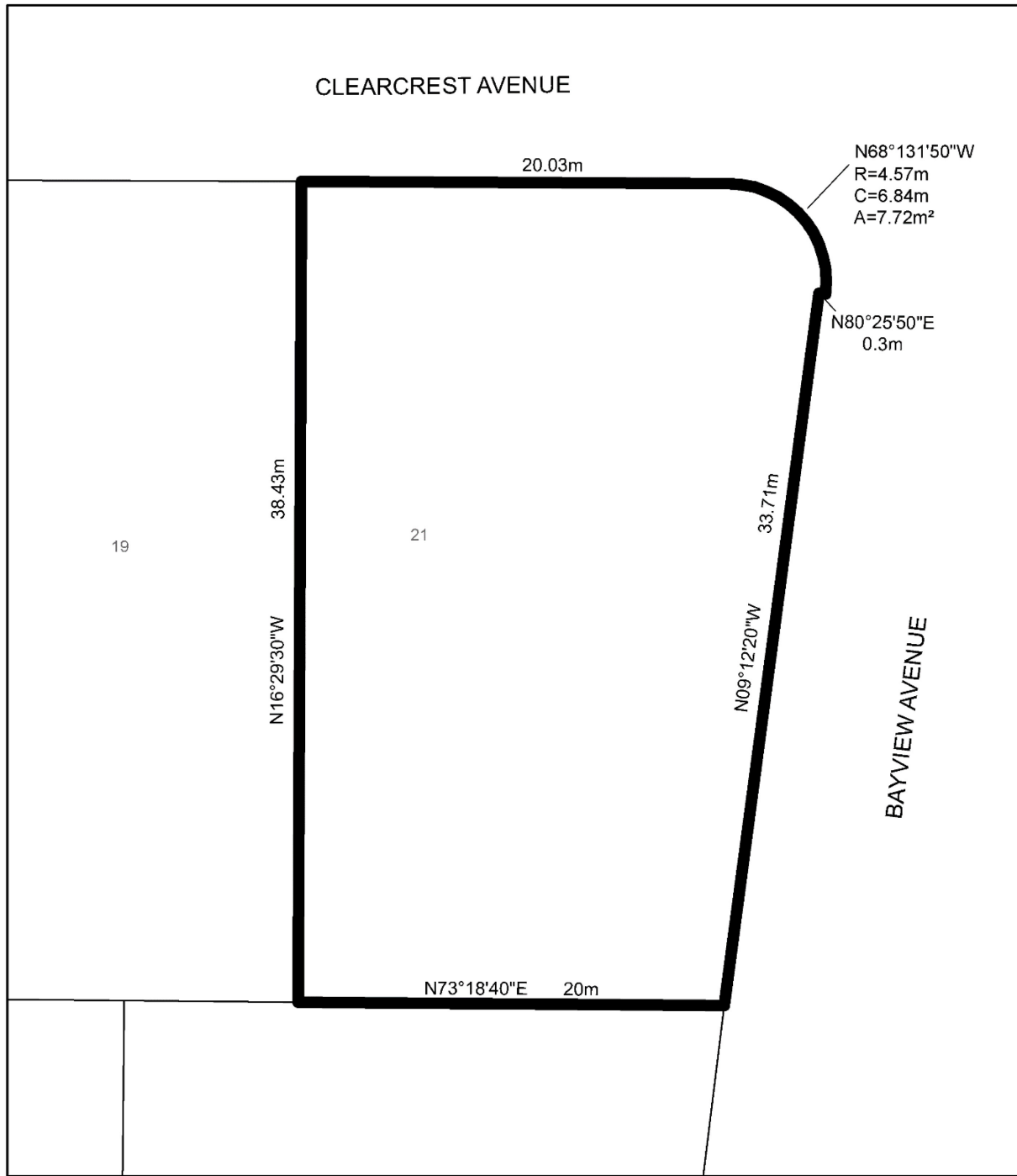
Prevailing By-laws and Prevailing Sections: (None apply)

Enacted and passed on June 9, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

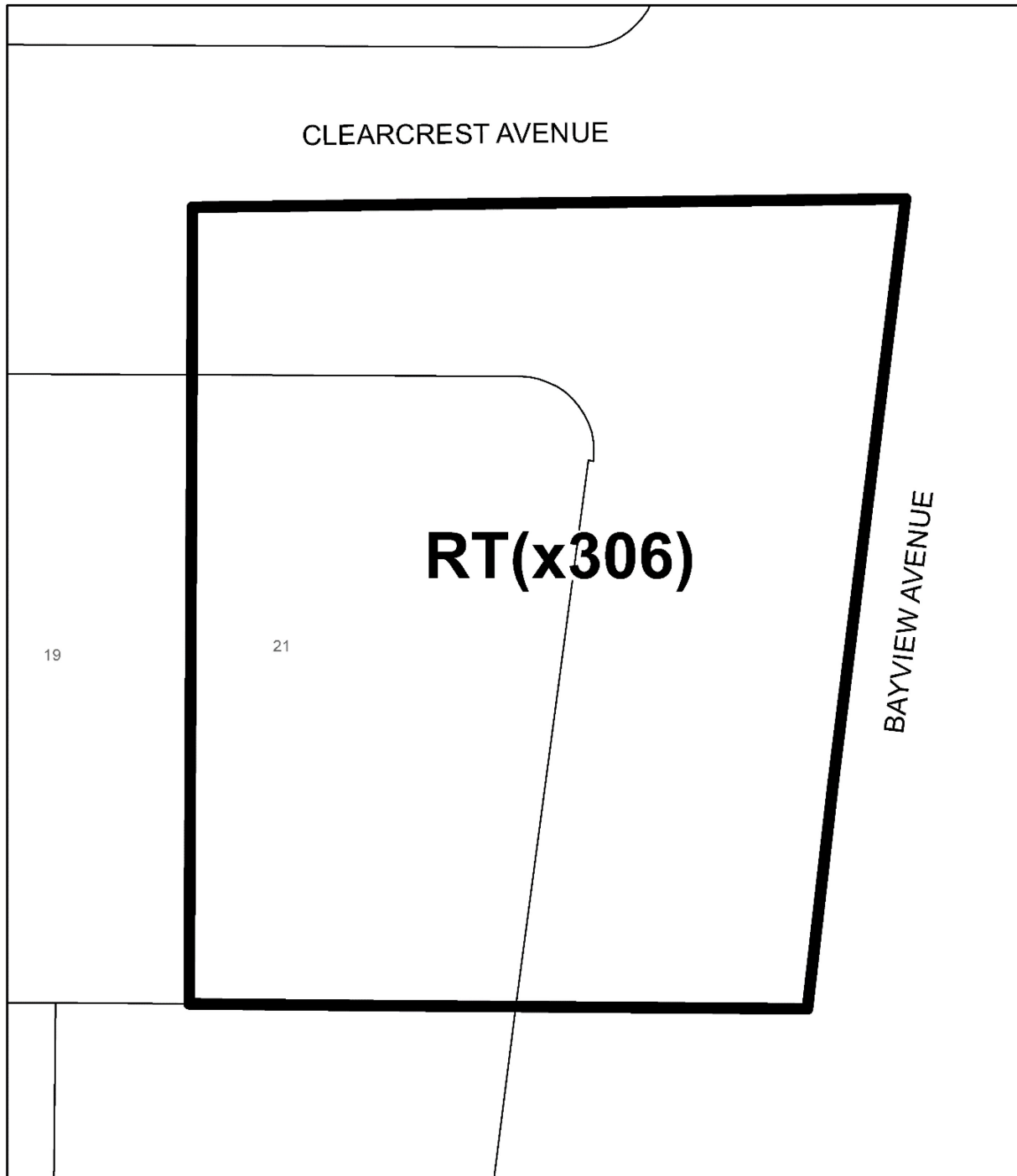
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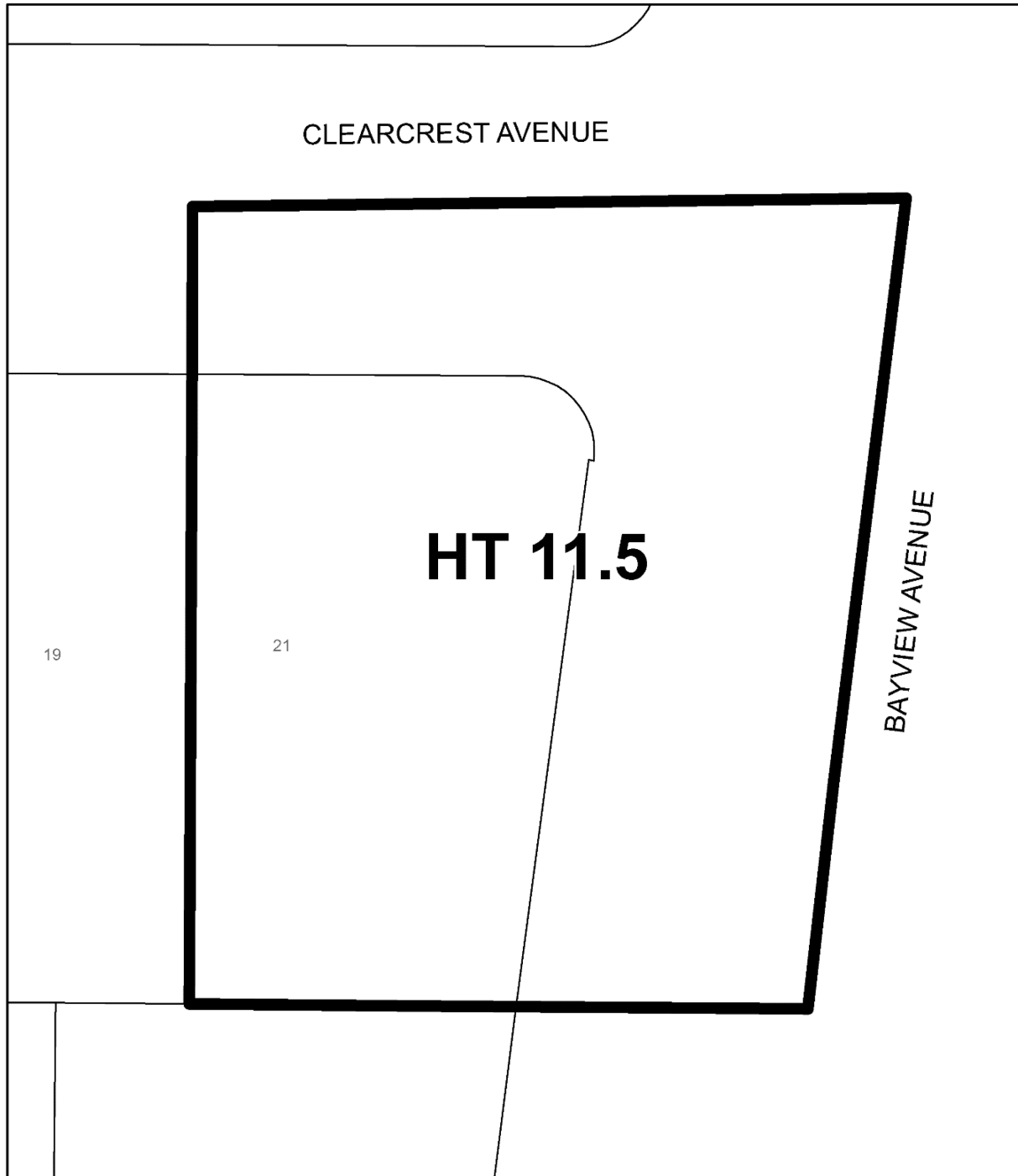


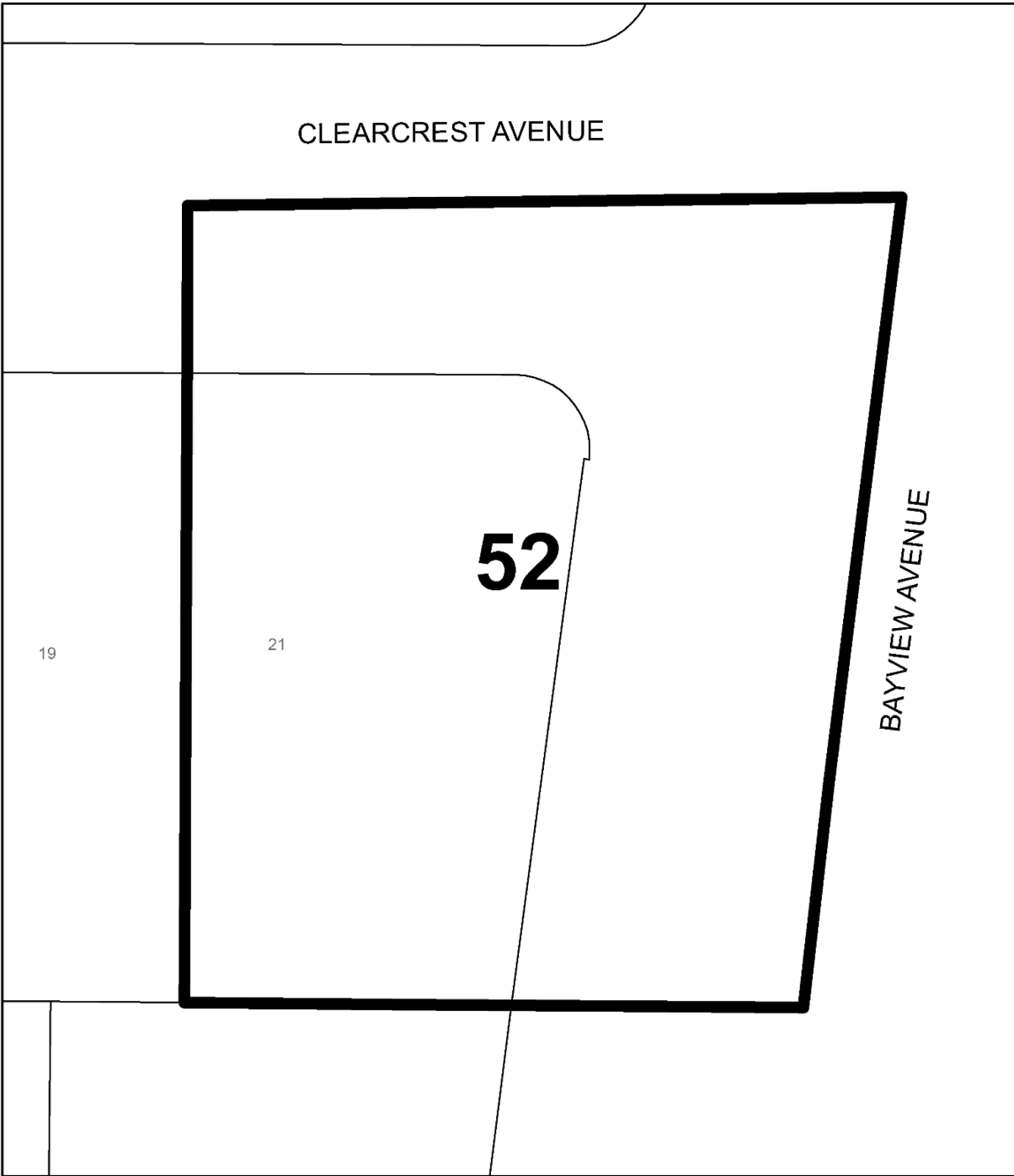
 **TORONTO**
Diagram 1

21 Clearcrest Avenue

File # 17 279785 NNY 24 0Z







 **TORONTO**
Diagram 4

21 Clearcrest Avenue

File # 17 279785 NNY 24 0Z

