

Authority: North York Community Council Item NY31.2,  
adopted as amended, by City of Toronto Council on  
July 19, 20, 21 and 22, 2022

## CITY OF TORONTO

### BY-LAW 928-2022

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 147 Overbrook Place.**

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 subject to this By-law from a zone label of RD (f15.0; a550) (x5) to RM (f7.4; a136) (x 240), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.6.10 Exception Number 240 so that it reads:

(240) Exception RM 240

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) A maximum of 10 **dwelling units** are permitted within 5 **semi-detached houses**;
- (B) Despite Regulation 10.80.20.40(1) a **dwelling unit** is only permitted in a semi-detached house;
- (C) The **front lot line** is the **lot line** abutting Overbrook Place and pedestrian entrances to the **dwelling units** will be located in the **front main wall** facing Overbrook Place;

- (D) Despite Regulation 10.80.30.40(1), the permitted maximum **lot coverage** is 69 percent;
- (E) Despite Regulation 10.5.50.10, a 1 metre **landscaping** privacy strip is required along the **rear lot line**;
- (F) Despite Regulation 10.80.40.40(1), the permitted maximum **gross floor area** is 2,400 square metres, the maximum **gross floor area** of each dwelling unit is 240 square metres and the minimum **gross floor area** for each dwelling unit is 200 square metres;
- (G) Despite Regulation 10.80.40.10(3), the permitted maximum number of **storeys** is 3;
- (H) Despite Regulations 10.5.40.10(2), (3) and (4), the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents to a maximum of 1 metre;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, to a maximum of 1 metre;
- (I) Despite Regulation 10.80.40.70(1)(2) or (3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 928-2022;
- (J) Despite Clauses 10.5.40.60 and 10.80.40.50 and (I) above, the following elements may encroach into the required minimum **building rear yard setbacks** and separation distances as follows:
  - (i) decks, porches, and balconies, to a maximum extent of 1.8 metres;
  - (ii) canopies and awnings, to a maximum extent of 1.0 metres;
  - (iii) window projections, including bay windows and box windows, to a maximum extent of 1.0 metres;
  - (iv) eaves, to a maximum extent of 0.3 metres;

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning By-law 7625.

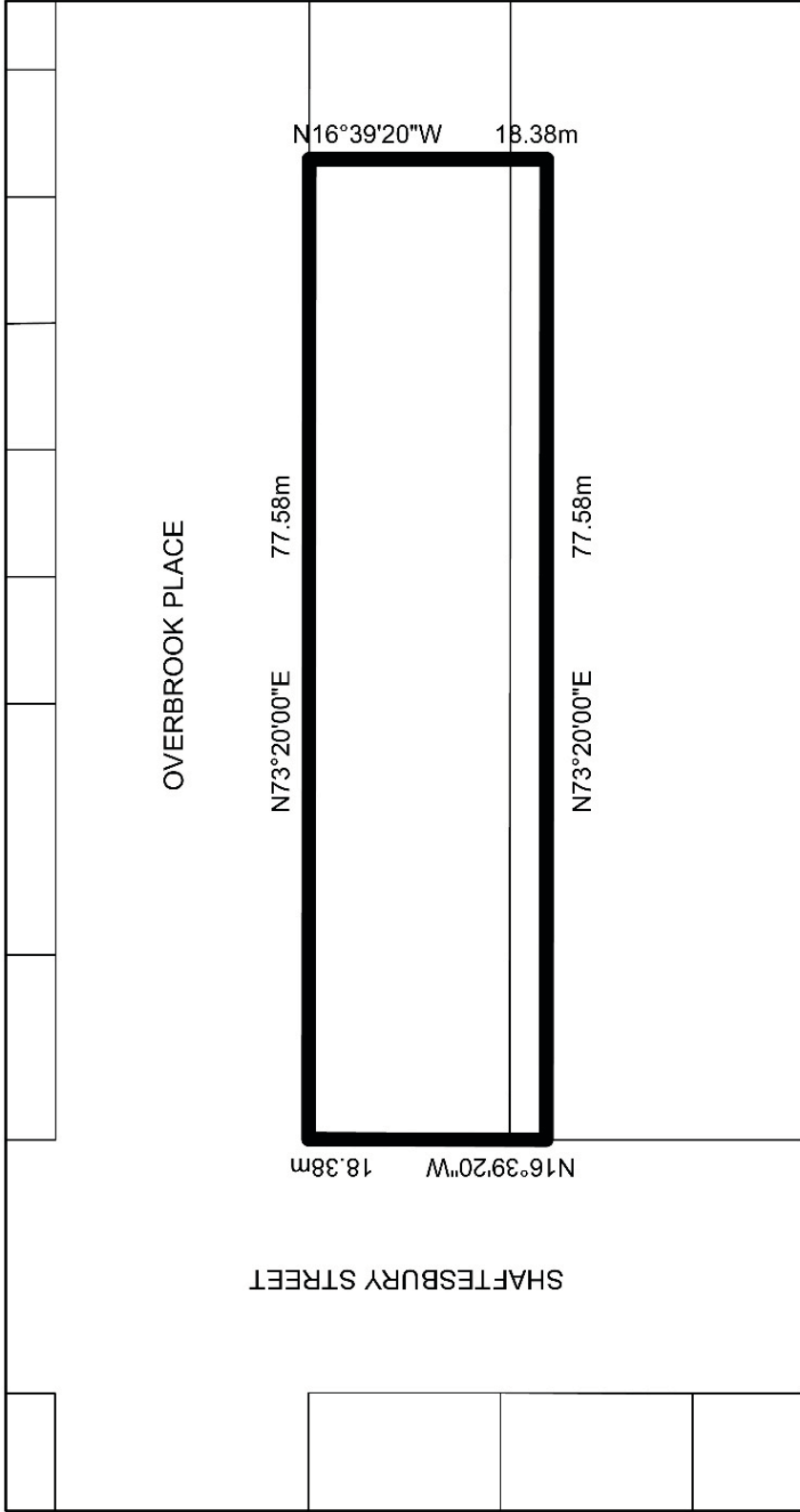
5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on July 22, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

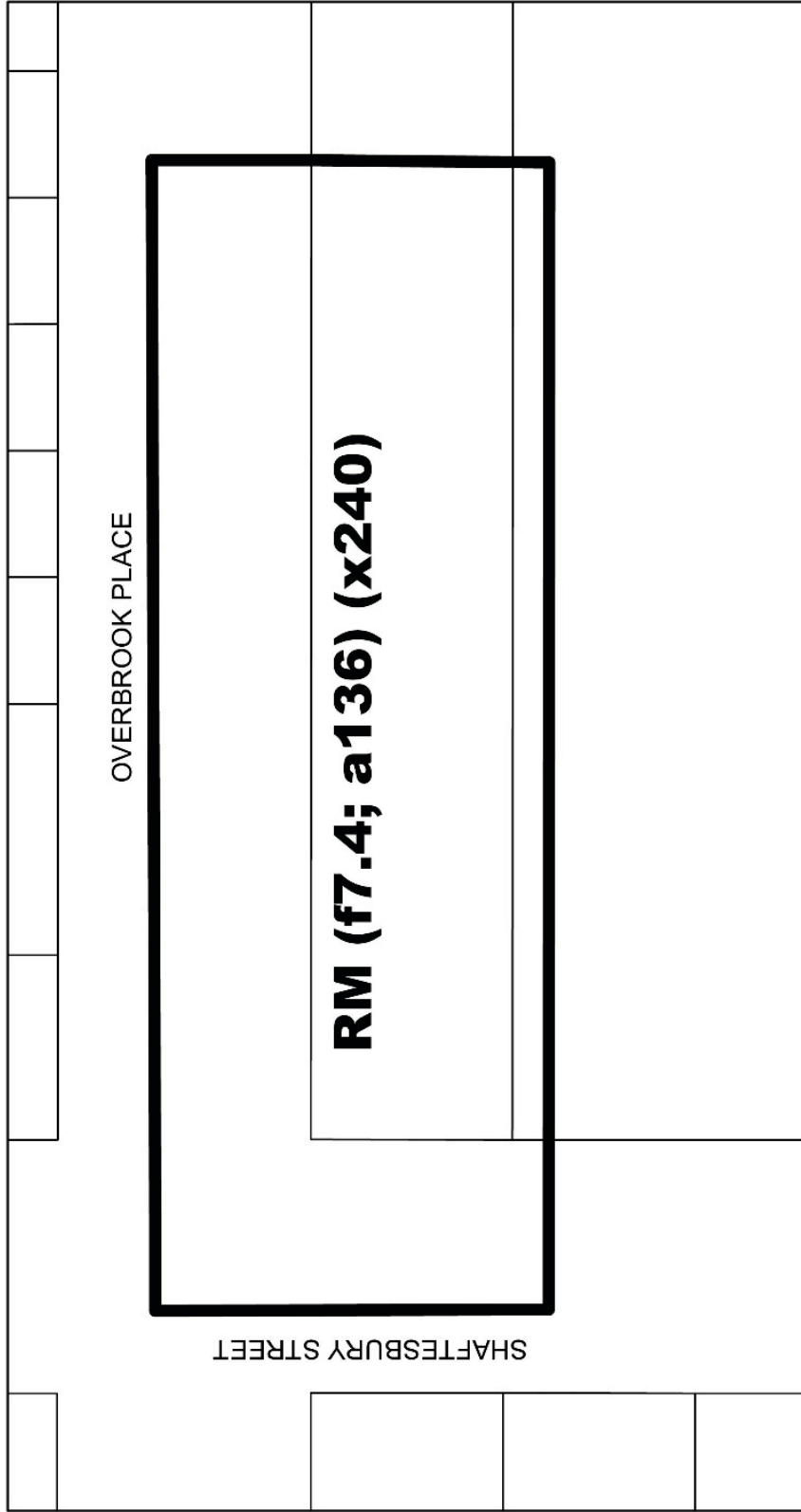


**147 Overbrook Place**

File # 20 212771 NMY 06 0Z



City of Toronto By-law 568-2013  
Not to Scale  
05/09/2022



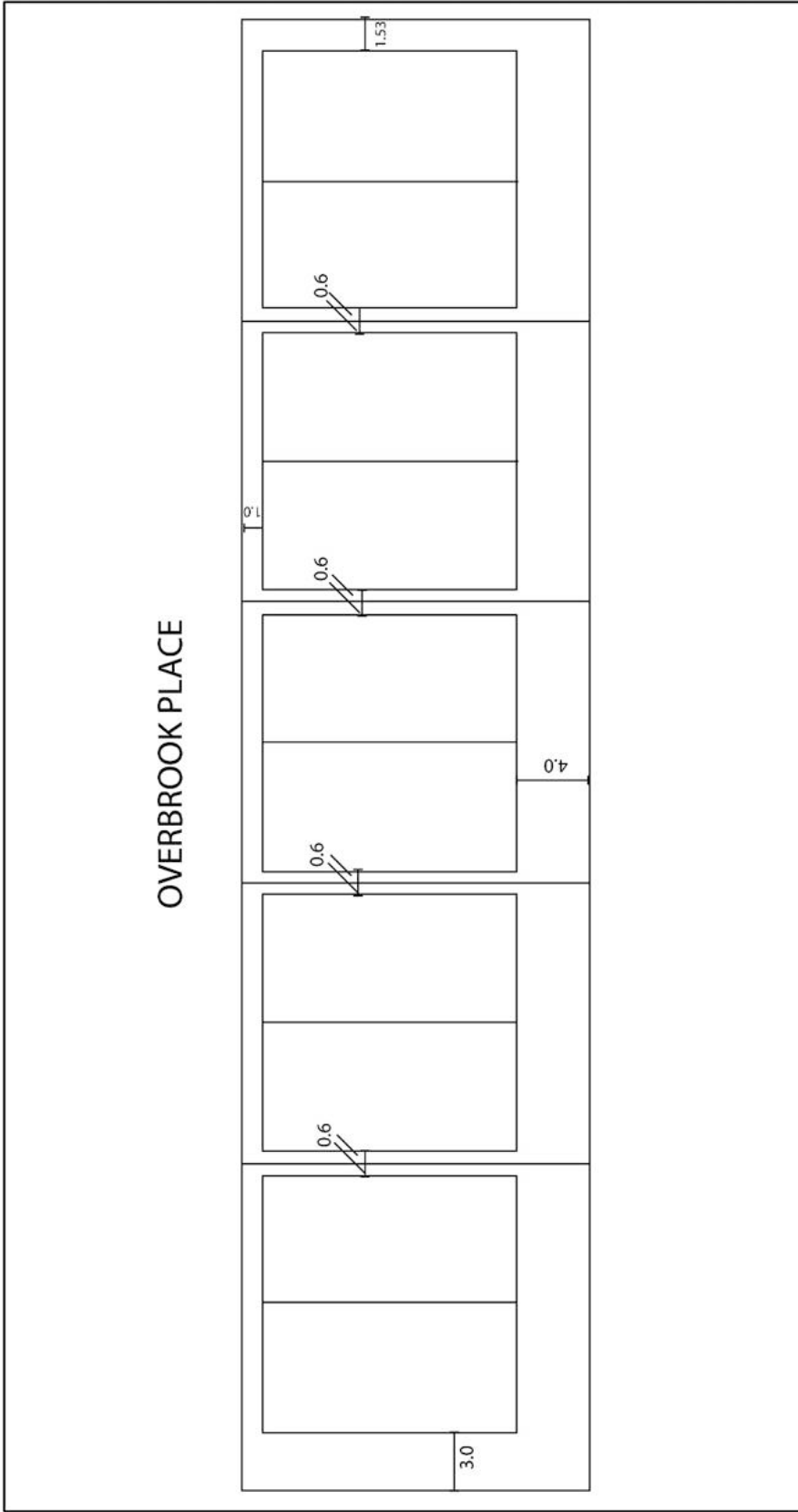
 **Toronto**  
Diagram 2

**147 Overbrook Place**

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City of Toronto By-law 569-2013  
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Diagram 3

**147 Overbrook Place**

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