

Authority: Scarborough Community Council Item SC6.6,  
as adopted by City of Toronto Council on July 19 and 20,  
2023  
City Council voted in favour of this by-law on July 20,  
2023  
Written approval of this by-law was given by Mayoral  
Decision 8-2023 dated July 20, 2023

## CITY OF TORONTO

### BY-LAW 780-2023

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 750 Huntingwood Drive.**

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 from a zone label of RD (x1121) to a zone label of RT (x366) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 366 so that it reads:

(366) Exception RT 366

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 750 Huntingwood Drive, if the requirements of By-law 780-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (O) below;
- (B) Despite Regulation 10.60.20.40(1), the only permitted **residential building** type is a **townhouse**;

- (C) Despite Regulation 10.60.30.10(1), the required minimum **lot area** is 690.0 square metres;
- (D) Despite Regulation 10.60.30.20(1), the required minimum **lot frontage** for each **dwelling unit** on a **lot** with a **townhouse** is 4.0 metres;
- (E) Despite Regulation 10.60.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 45 percent;
- (F) Despite 10.60.40.1(3), the required minimum width of a **dwelling unit** in a **townhouse** is 4.0 metres;
- (G) Despite Regulations 10.60.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 780-2023;
- (H) Despite Regulation 10.5.40.10(1) the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 173.72 metres and the elevation of the highest point of the **building**;
- (I) Despite Regulations 10.5.40.10 (1), (2), (3), (4), and (G) above, the following building elements may project above the permitted maximum height:
  - (i) Stairs and stair enclosures, enclosures or vestibules providing rooftop access, air conditioner units/screening, roof top terrace dividers/fences, guard rails, and parapets may exceed the permitted maximum height up to a maximum of 1.6 metres; and
  - (ii) The roof top terrace and associated structures, do not constitute a storey.
- (J) Despite Regulation 10.60.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 980 square metres;
- (K) Despite Regulations 10.5.50.10(1), (2) and (3), the **lot** must have:
  - (i) a minimum of 30 percent of the area of the **lot** for **landscaping**; and
  - (ii) a minimum of 40 percent of the **landscaping** required in (i), above, must be **soft landscaping**.
- (L) Despite Clauses 10.5.40.70 and 10.60.40.70, the minimum required **building setbacks** are as shown in metres on Diagram 3 of By-law 780-2023;
- (M) Despite Clause 10.60.40.80 (1), the distance between main wall of the same townhouse is 2.75 metres;
- (N) Despite 200.5.1.10(2)(A) and 200.5.1.10(2)(D), the required parking space within each dwelling unit in the building must have the following minimum dimensions:

- (i) length of 5.6 metres;
  - (ii) width of 3 metres; and
  - (iii) vertical clearance of 2 metres.
- (O) No portion of a **building** or **structure** on the **lot** may penetrate into a 45-degree **angular plane** projected from the average elevation of the ground along the east **lot line**.

Prevailing By-laws and Prevailing Sections: None Apply

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 20, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1

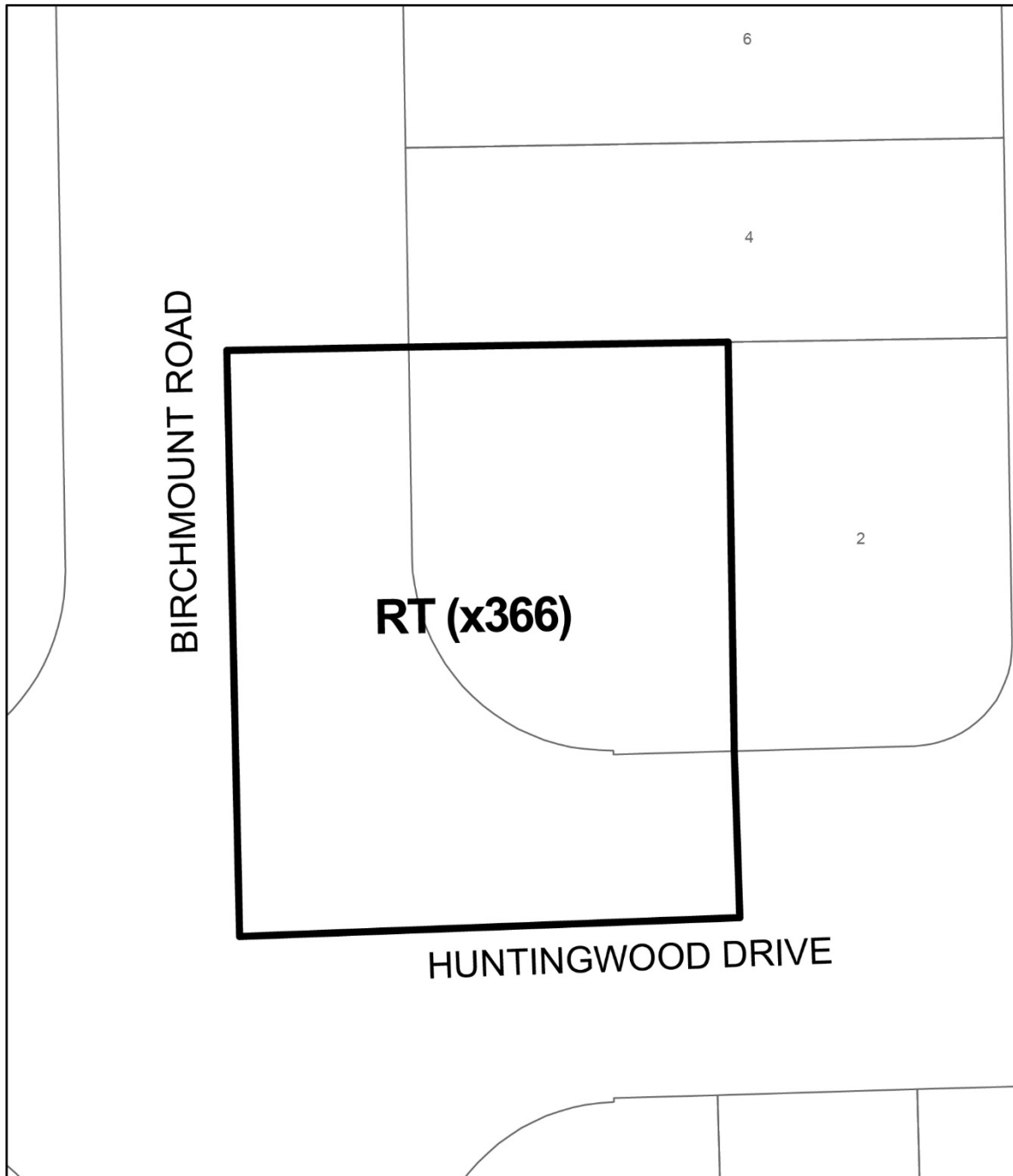


 **TORONTO**  
Diagram 1

750 Huntingwood Drive

File # 21 244299 ECS 22 0Z

**Diagram 2**

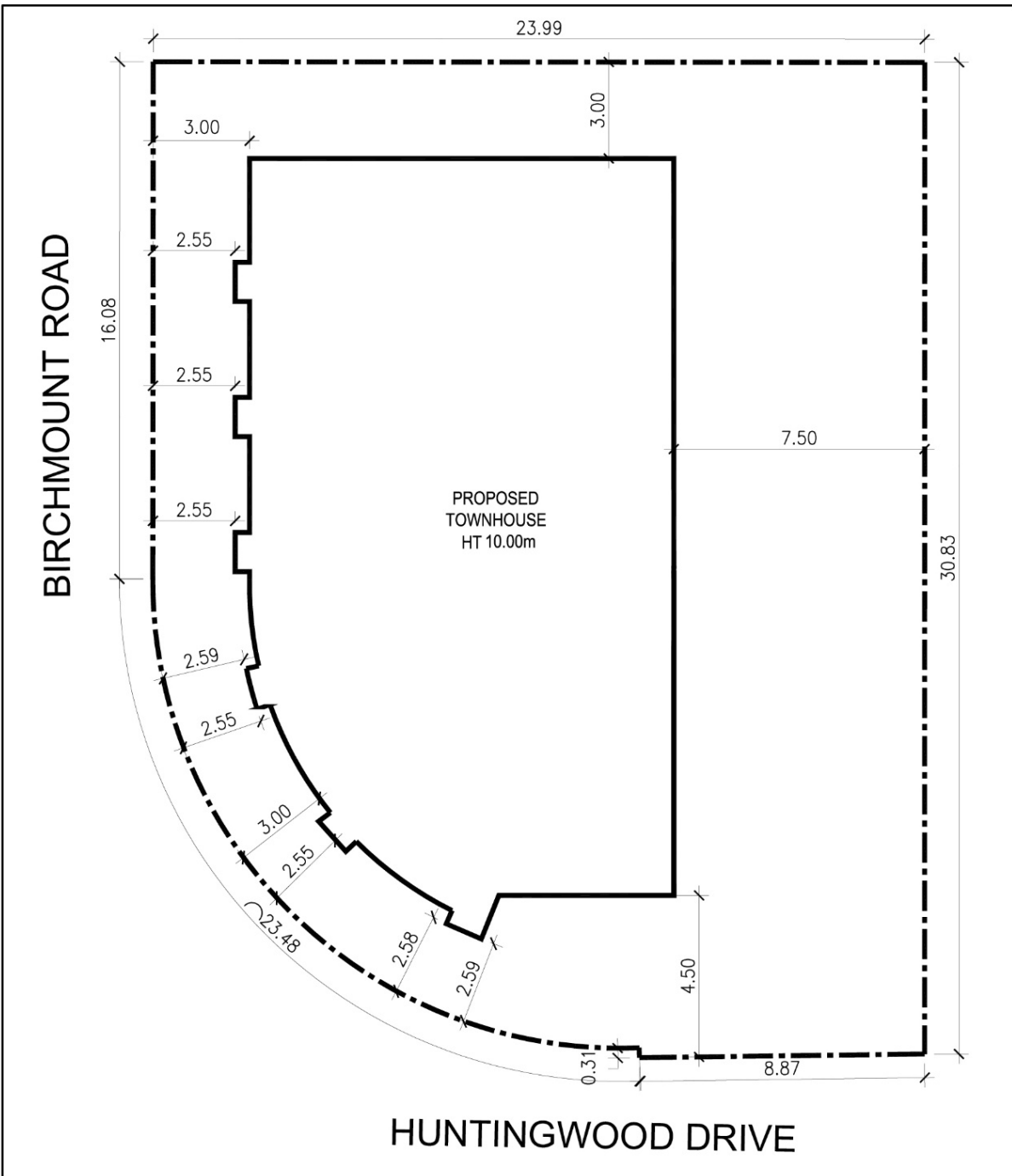


 **Toronto**  
Diagram 2

**750 Huntingwood Drive**

File # 21 244299 ECS 22 02

Diagram 3



 **Toronto**  
Diagram 3

750 Huntingwood Drive

File # 21 244299 ECS 22 0Z