

Authority: North York Community Council Item NY31.5,
as adopted by City of Toronto Council on May 11 and 12,
2022 and MM11.21, by Councillor Jaye Robinson,
seconded by Councillor Mike Colle, as adopted by City of
Toronto Council on October 11 and 12, 2023

CITY OF TORONTO

BY-LAW 987-2023

To amend By-law 452-2022, being a by-law to amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 196 Valley Road.

Whereas Council of the City of Toronto has the authority to pass this By-law pursuant to section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended; and

Whereas the City of Toronto has determined pursuant to Section 34(17) of the Planning Act that no further public notice is required; and

Whereas City Planning has determined that technical amendments must be made to the performance standards to reflect the plans and drawings approved by City Council;

The Council of the City of Toronto enacts:

1. Sections 4(G) to 4(Q) of By-law 452-2022 is amended to be deleted and replaced with the following new Sections 4(G) to (R):
 - (G) Despite Regulation 10.5.40.50(4), a front yard platform is permitted to a height of 1.41 metres;
 - (H) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 158.1 metres and the highest point of the **building** or **structure**;
 - (I) Despite Regulations 10.60.40.10(1) and (2), the permitted maximum height of any **building** or **structure** is the height in metres and number of **storeys** specified by the number following the HT and ST symbols, as shown on Diagram 3 of By-law 452-2022;
 - (J) Despite (I) above, parapets, mechanical units and associated screens, planters, architectural features, privacy screens or any roof **structure** which is used as an ornament of the **building** is permitted to project a maximum of 1.8 metres beyond the height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 452-2022;

- (K) Despite Regulation 800.50(255), the First Floor shall mean the floor of the building, other than an area used for a **parking space** and an area adjacent to a **parking space** within an attached garage used for waste and recyclable material storage, that is closest in elevation to the Canadian Geodetic Datum elevation of 158.1 metres;
- (L) Despite Regulation 10.60 40.40 (1), the permitted maximum floor space index is 1.1 times the area of the **lot**;
- (M) Despite regulation 5.10.30.20(1), the **front lot line** is the lot line abutting Bayview Avenue;
- (N) A minimum of two **parking spaces** must be provided for each **dwelling unit**;
- (O) A minimum of 1 visitor **parking space** is required;
- (P) Despite regulation 200.15.10(1), an accessible **parking space** is not required;
- (Q) Despite clause 10.5.50.10, a minimum of 525 square metres of landscaping must be provided, of which:
 - (i) a minimum 490 square metres must be **soft landscaping**; and
 - (ii) a landscape buffer must be provided as shown on Diagram 3 attached to this By-law 452-2022;
- (R) 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 158.7 metres.

Enacted and passed on October 12, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)