

Authority: Etobicoke York Community Council Item EY8.1, as adopted by City of Toronto Council on November 8 and 9, 2023  
City Council voted in favour of this by-law on November 9, 2023  
Written approval of this by-law was given by Mayoral Decision 23-2023 dated November 9, 2023

## **CITY OF TORONTO**

### **BY-LAW 1123-2023**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 596 Renforth 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; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law;

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, as amended, 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 I to a zone label of RM (u140) (x415) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30 for the lands subject to this By-law, from a lot coverage label of (no value) to a lot coverage label of 25 as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.6.10 Exception Number (415) so that it reads:

(415) Exception RM (415)

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 lands municipally known as 596 Renforth Drive, if the requirements of By-law 1123-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (M) below;
- (B) For the purposes of this exception, the **lot line** abutting Renforth Drive is the **front lot line**;
- (C) For the purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 148.84 metres;
- (D) Despite Regulation 10.80.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 48 (forty-eight) percent;
- (E) Despite Regulation 10.80.30.20(1), the required minimum **lot frontage** is 55 metres;
- (F) Despite regulations 10.80.40.10(1) and (3), the permitted maximum height and number of **storeys** for a **building** or **structure** is the number in metres following the letters "HT" and the value following the letters "ST" as shown on Diagram 4 of By-law 1123-2023; and
  - (i) for the purpose of this exception, a mechanical/ electrical room and rooftop access does not constitute a **storey**, provided the maximum gross floor area does not exceed:
    - (a) 330 square metres on each of "Block A" and "Block E" as shown on Diagram 4 of By-law 1123-2023;
    - (b) 290 square metres on each of "Block B" and "Block D" as shown on Diagram 4 of By-law 1123-2023; and
    - (c) 205 square metres on "Block C" as shown on Diagram 4 of By-law 1123-2023;
- (G) Despite Regulations 10.5.40.10(2) and (3), and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law 1123-2023:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed

- stairwells, roof access, maintenance equipment storage, chimneys, antennae and vents, by a maximum of 3 metres;
- (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, by a maximum of 3.1 metres;
  - (iii) parapets, by a maximum of 1.5 metres;
  - (iv) terraces, eaves and roof drainage by a maximum of 0.5 metres;
  - (v) guard rails by a maximum of 1.2 metres;
- (H) Despite Clause 10.80.40.70 and Regulation 10.5.40.70 (1), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law 1123-2023;
- (I) Despite Clause 10.80.40.80, the required separation of **main walls** are as shown in metres on Diagram 4 of By-law 1123-2023;
- (J) Despite Clause 10.5.40.60 and (H) and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances, as follows:
- (i) decks, porches, and balconies, by a maximum of 1.5 metres;
  - (ii) exterior stairs, access ramps and elevating devices, by a maximum of 2.7 metres;
  - (iii) architectural features, such as porch eaves, a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.6 metres;
  - (iv) window projections, including bay windows and box windows, by a maximum of 0.6 metres; and
  - (v) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.5 metres;
- (K) Despite Regulation 10.5.50.10(5), a **lot** with an **apartment building** must have a minimum 0.6 metre wide strip of **soft landscaping** along any part of a **lot** abutting another **lot** in the Residential Zone category;
- (L) Despite Regulations 200.5.10.1(1), 200.25.15.2(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 1.0 residential occupant **parking spaces** for each **dwelling unit**; and
  - (ii) a minimum of 0.2 residential visitor **parking spaces** for each **dwelling unit**;

- (M) Regulation 10.5.100.1(5), related to driveway access to apartment buildings, does not apply;

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

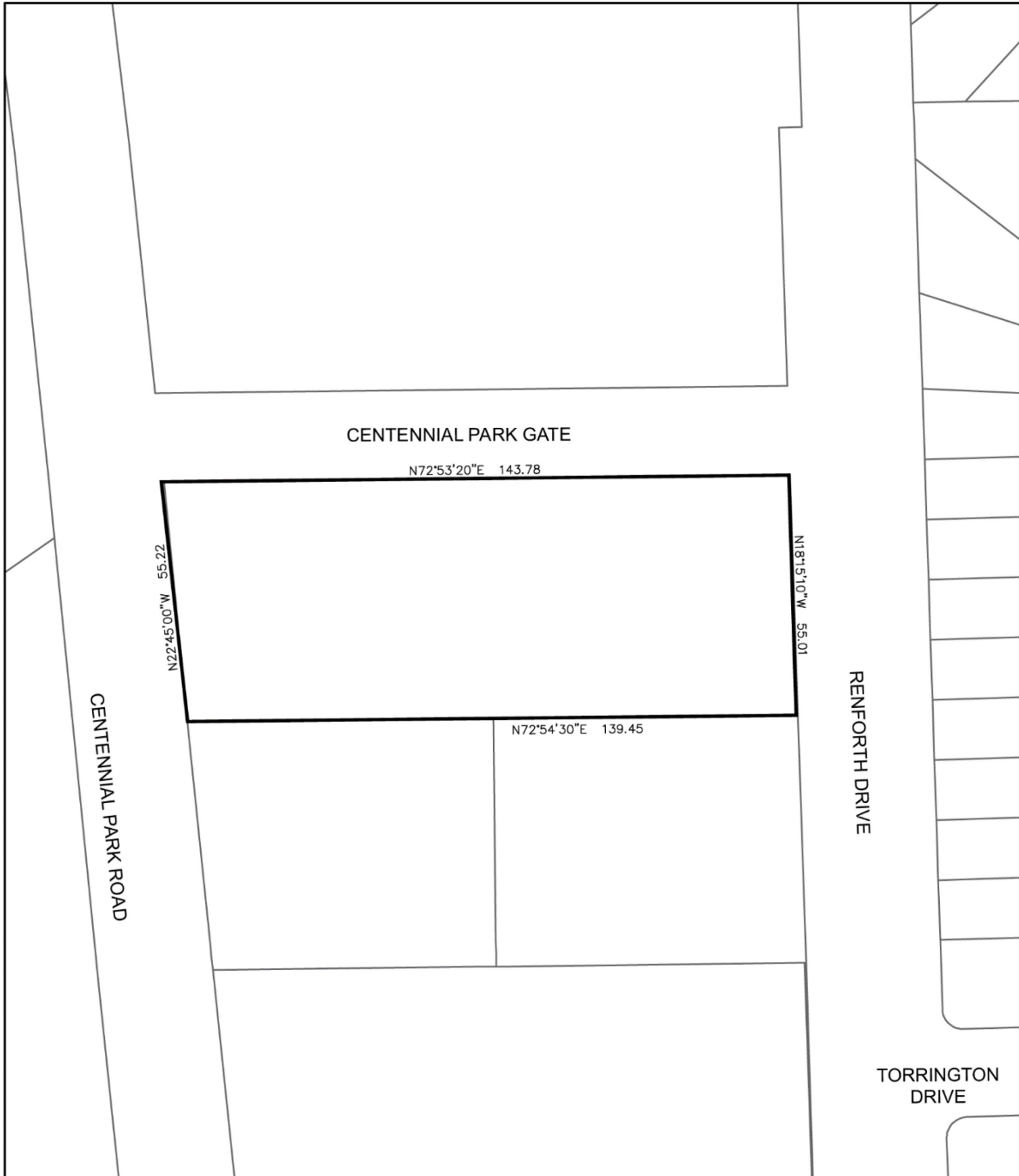
6. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.
7. Temporary use(s):
- (A) None of the provisions of By-law 569-2013, as amended, apply to prevent the erection and use of a temporary sales office on the **lot** for a period of not more than 3 years from the date this By-law comes into full force and effect.

Enacted and passed on November 9, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk


(Seal of the City)

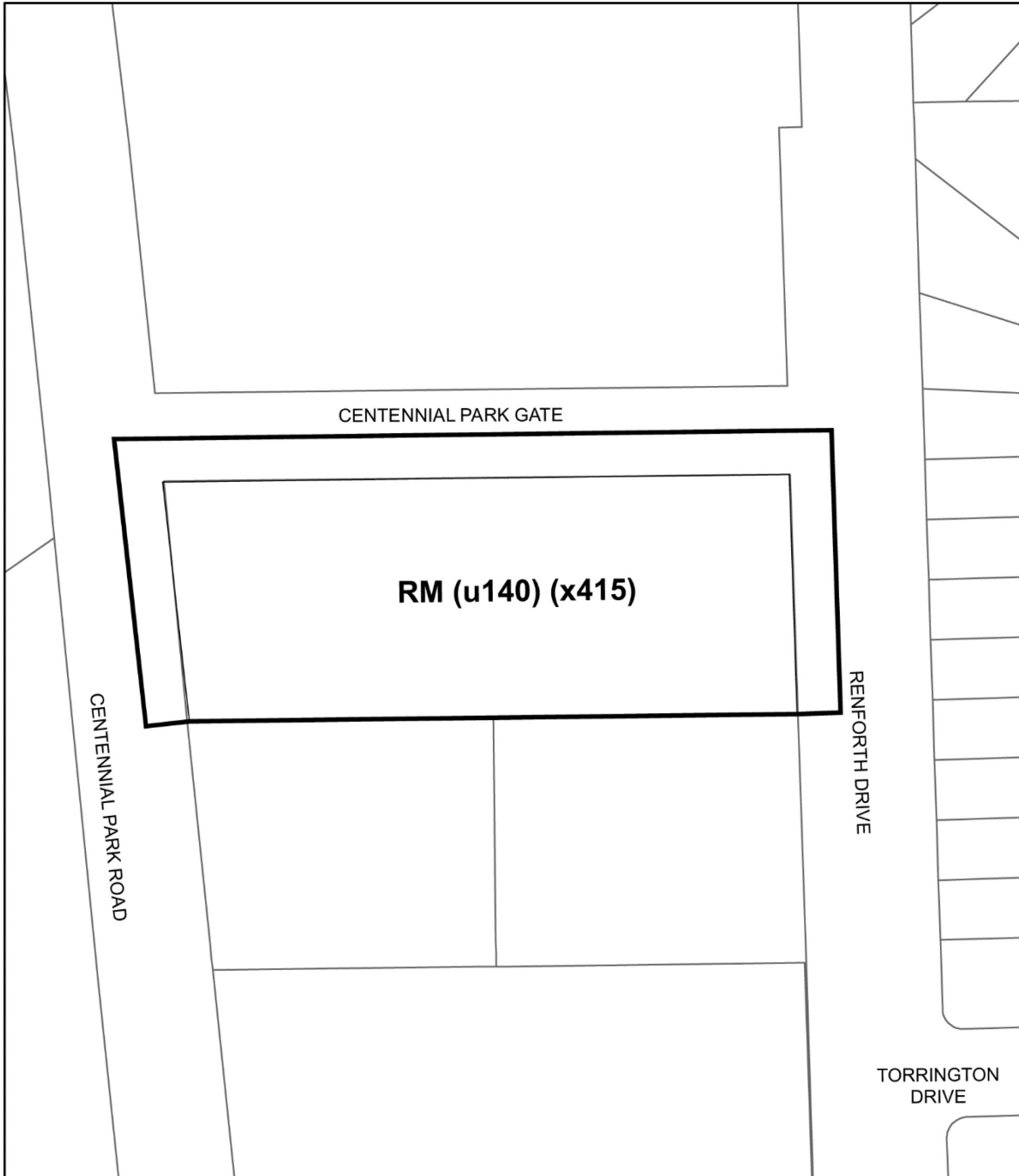


 **TORONTO**  
Diagram 1

**596 Renforth Drive**

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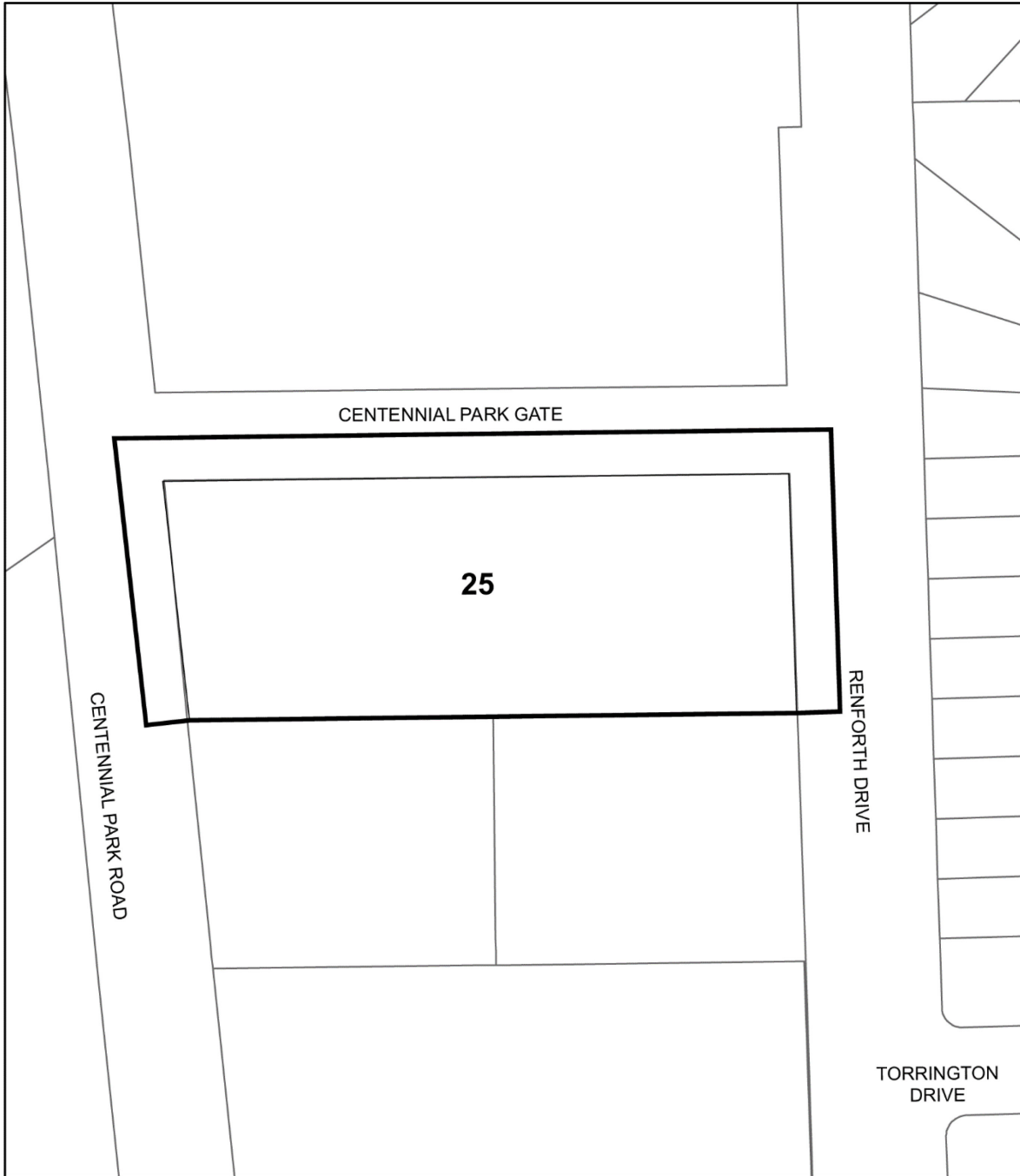
  
City of Toronto By-law 569-2013  
Not to Scale  
10/10/2023



 **TORONTO**  
Diagram 2

**596 Renforth Drive**

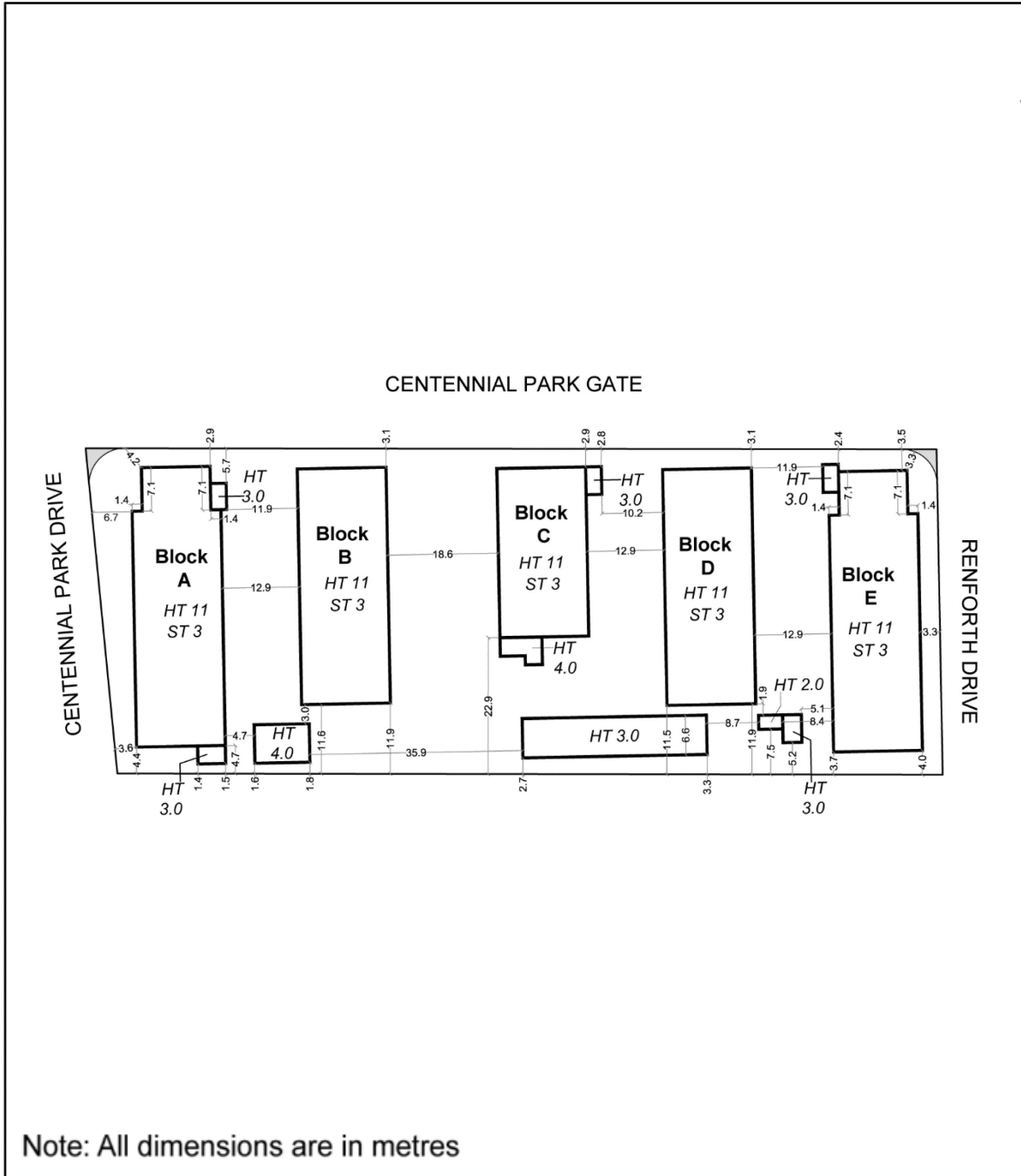
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 **TORONTO**  
Diagram 3

**596 Renforth Drive**

File # 21 192018 WET 02 0Z



 **TORONTO**  
Diagram 4

**596 Renforth Drive**

File # 21 192018 WET 02 0Z

