

Authority: North York Community Council Item  
NY15.11, as adopted by City of Toronto Council on  
July 24 and 25, 2024  
City Council voted in favour of this by-law on July 25,  
2024  
Written approval of this by-law was given by Mayoral  
Decision 17-2024 dated July 25, 2024

## **CITY OF TORONTO**

### **BY-LAW 794-2024**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 1 Sandfield Road.**

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, as amended; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)";

The Council of the City of Toronto enacts:

1. The lands subject to By-law 794-2024 are outlined by heavy black lines on Diagram 1 attached to By-law 794-2024.
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 RD (f30.0; a1100) (x69) to a zone label of (H) RT (x374) as shown on Diagram 2 attached to By-law 794-2024.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 374 so that it reads:

(374) Exception RT 374

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 1 Sandfield Road, if the requirements of By-law 794-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (O) below;
- (B) For the purpose of this exception:
  - (i) The "first floor" is the **storey** located entirely above the Canadian Geodetic Datum of 163.26 metres;
  - (ii) A "basement" is any part of a **building** located below the "first floor"; and
  - (iii) A "basement", mechanical penthouse, and rooftop stair access are not considered **storeys**;
- (C) Despite Regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting York Mills Road;
- (D) Despite Regulation 10.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum of 163.26 metres and the elevation of the highest point of the **building**;
- (E) Despite Regulations 10.60.40.10(1) and (2), the permitted maximum height and number of **storeys** of all **buildings** and **structures** on the **lot** are the numbers in metres following the letters "HT" and the numbers in **storeys** following the letters "ST", as shown on Diagram 3 of the By-law [Clerks insert By-law number];
- (F) Despite Regulation 10.5.40.10 (2) and (E) above, parapets located on the roof of a **building** may exceed the permitted maximum height by 0.6 metres;
- (G) Despite Clause 10.60.40.70, the required minimum **building setbacks** are shown in metres on Diagram 3 of the By-law 794-2024;
- (H) Despite Regulations 10.5.40.60 (3), (5)(A), and (6)(B) and (G) above, the following **building** elements and **structures** are permitted to encroach into the required minimum **building setbacks** as shown on Diagram 3 attached to By-law 794-2024, as follows:
  - (i) Excavated and unexcavated porches and exterior stairs may encroach into the required west **side yard** to a maximum of 1.55 metres;
  - (ii) Excavated and unexcavated porches and exterior stairs may encroach into the required **front yard** to a maximum of 2.7 metres for Units 2 to 3 and a maximum of 3.2 metres for Units 4 to 7, as shown Diagram 3 attached to By-law 794-2024;

- (iii) A pilaster, cornice, sill, belt course, or other similar architectural features to a maximum extent of 0.9 metres; and
    - (iv) A bay window, box window, or other window projection may encroach into a required **front yard setback** and **side yard setback** to a maximum 0.85 metres;
  - (I) Despite Regulation 10.5.50.10(1)(D), a minimum of 60 percent of the **front yard** for Unit 2 must be **soft landscaping**, as shown on Diagram 3 attached to By-law 794-2024;
  - (J) Despite Regulation 10.5.50.10(2)(B), a minimum of 70 percent of the west **side yard landscaping** must be **soft landscaping**;
  - (K) Despite Regulation 10.60.30.10(1)(A), the minimum **lot area** is 1,600 square metres;
  - (L) Despite Regulation 10.60.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 51 percent;
  - (M) Despite Regulation 10.60.40.1(2), the permitted maximum number of **dwelling units** on the **lot** is 7;
  - (N) Despite Regulation 200.15.10.10(1), accessible **parking spaces** are not required; and
  - (O) A 3.0 metre strip of **landscaping** is required along the south **lot line**, as shown on Diagram 3 attached to By-law 794-2024.
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.
6. Holding Symbol Provisions:
- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to By-law 794-2024 must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
  - (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
    - (i) The Owner has prepared and submitted a revised Functional Servicing Report, Stormwater Management Report, Hydrogeological Report, and other supporting documents to the Chief Engineer and Executive Director, Engineering & Construction Services, to demonstrate that the City requirements can be met, and sufficient capacity exists to accommodate the proposed development of the lands to the satisfaction of the Chief

Engineer and Executive Director, Engineering and Construction Services;  
and

- (ii) Should the engineering submission identify the need for upgrades or improvements to existing municipal infrastructure, and/or new municipal services, those upgrades, improvements and/or new services shall be designed, financially secured, and constructed through an appropriate development agreement(s) and be operational all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

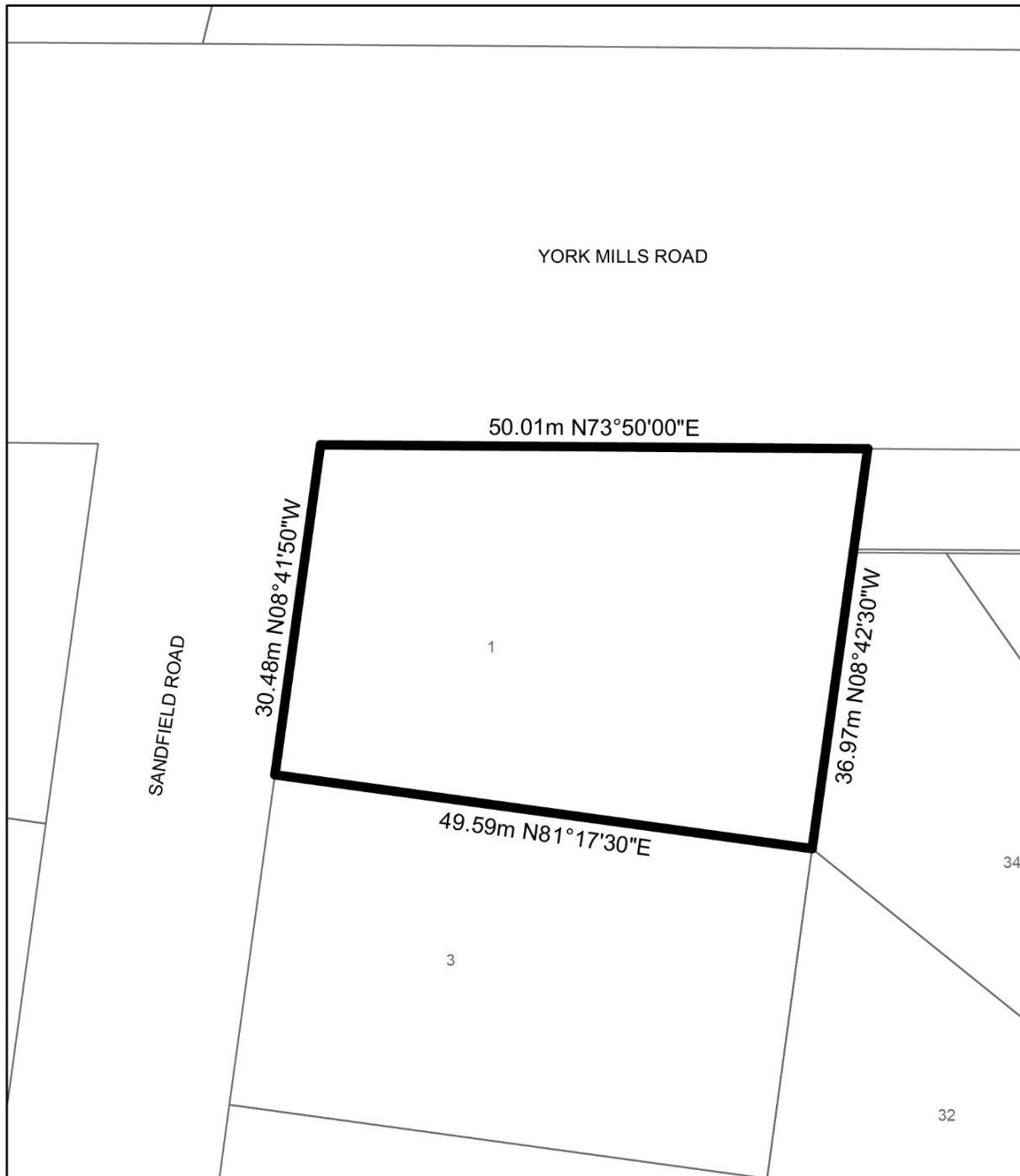
Enacted and passed on July 25, 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



 **Toronto**  
Diagram 1

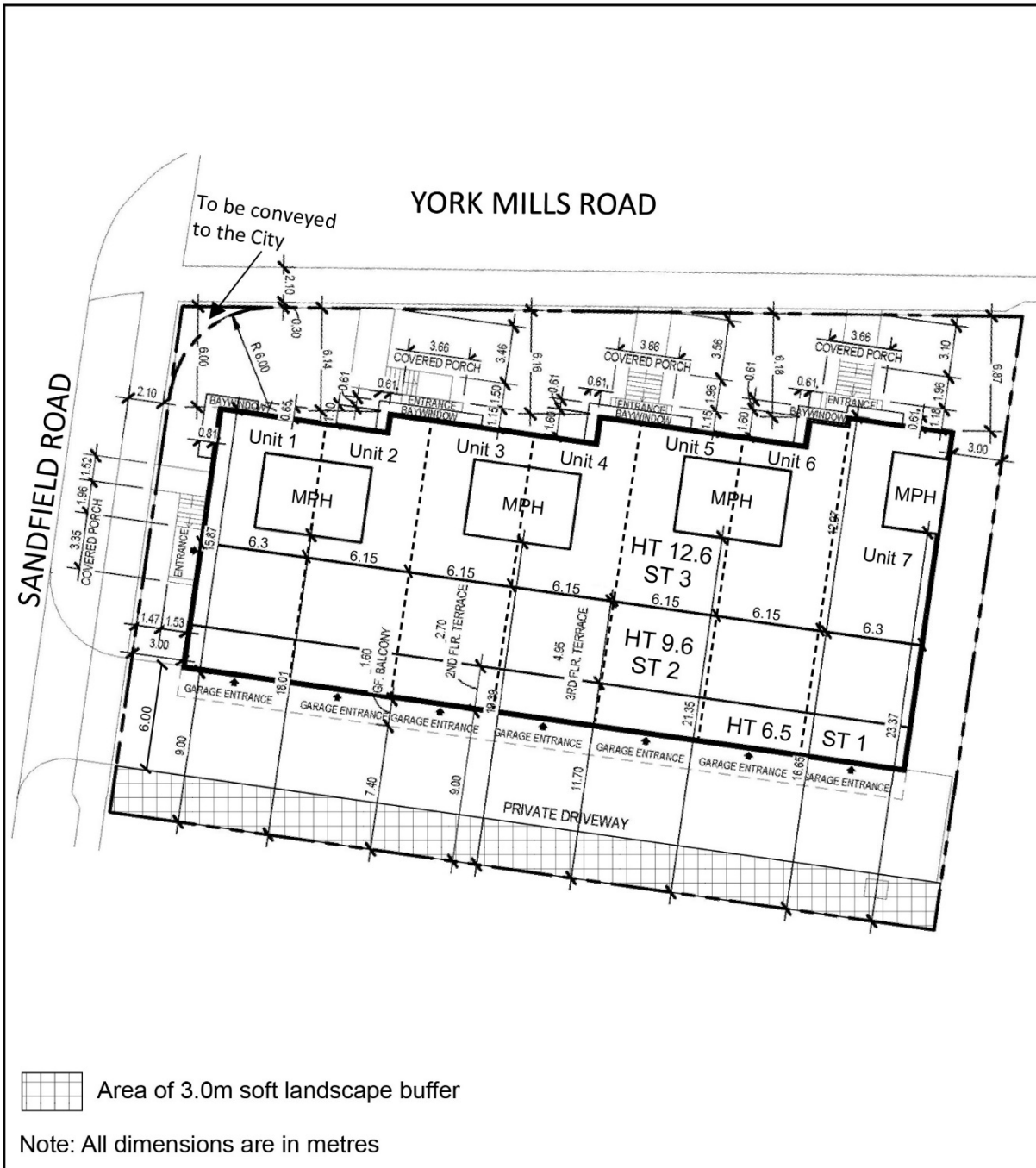
1 Sandfield Road

File # 23 229538 NNY 15 0Z

**Diagram 2**



Diagram 3



**TORONTO**  
Diagram 3

1 Sandfield Road

File # 23 229538 NNY 15 02